

Mayor and Council  
City of Victoria  
#1 Centennial Square  
Victoria BC V8W 1P6

RE: 1039-1043 Meares Street

Dear Mayor and Council;

I am writing as the Owner of 977 Fort Street- 976 Meares Street to express my support for the Rezoning and Development Permit application for 1039-1043 Meares Street.

The proposal to redevelop the surface parking lot for residential use is entirely appropriate and deserves enthusiastic support to move forward.

The proposed design is a contemporary interpretation of the old 3-storey walk-up typology with surface under-building parking to the rear of the lot, common amenity spaces and a live-work unit at grade, a mix of unit types on the upper levels, and a common amenity area on the roof. There are many examples of the 3-storey typology in the local area that have served the residential housing market in the City well for over 50 years - this project is well positioned to serve the market for the next 50 years and beyond.

The building is enhanced by clean lines in the form and massing, a restrained palette of materials and colours, and the integration of design features that reference the work of a renowned local artist which adds a layer of meaning and interest to the project that is too often lacking in contemporary design.

As a local land-owner, neighbour, and interested design professional I welcome the addition of this project to the neighbourhood and hope that Council will see their way clear to recommend approval of the Rezoning and Development Permit.

Sincerely,

A solid black rectangular box redacting the signature of Charles Kierulf.

Charles Kierulf architect AIBC MRAIC  
Owner

Galachle Enterprises Inc. / 977 Fort Holdings Ltd.  
977 Fort Street Victoria BC V8V 3K3

[REDACTED]

---

**From:** Victoria Mayor and Council  
**Sent:** November 22, 2023 3:09 PM  
**To:** Public Hearings  
**Subject:** Fw: 1039 Mears St

---

**From:** Max Sydenham [REDACTED]  
**Sent:** November 22, 2023 2:14 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 1039 Mears St

Mayor & Council,

I've been provided a copy of the plans for the Meares St application made by Jawl/Cascadia, and I support it being approved.

As a past resident of Fairfield, but now living elsewhere in the City, I strongly support new forms of housing being provided in this area. As young professionals, my partner and I would have appreciated housing stock like this to have been available when we moved three years ago. The issue of limited supply forced us to look elsewhere and ultimately forced us out of the neighbourhood we had pride and fond memories in.

The location of this development is a no-brainer, given that it replaces surface parking, and is more or less adjacent to new bike lanes the City has built. A positive impact to our community.

I urge you to approve this proposal.

Thanks,

302-835 Dunsmuir Rd, V9A 5B8

Max Sydenham  
[REDACTED]

**From:** [Hannah Hayworth](#)  
**To:** [Public Hearings](#)  
**Subject:** 1039-1043 Meares Street  
**Date:** November 22, 2023 6:52:51 PM  
**Attachments:** [Outlook-hugkkijz.png](#)

---

Dear Mayor and Council,

I am writing today to express my support for the proposed new housing project for 1039-1043 Meares Street. Not only is this a beautiful addition to our vibrant Downtown community, but it also aids in increasing supply to help tackle the housing shortage, and for those of varying financial positions. I am a young Realtor who is just at the start of my career, so not only do I experience the fear myself of never being able to hold ownership of property in my lifetime, but I also see first hand clients who share the same anxieties, especially as interest rates take many out of the market.

I was also pleased to see that this project is proposed to be built where a parking lot currently sits, so as to not displace current residents or businesses. With the many initiatives council has taken to encourage the use of environment friendly methods of transportation such as cycling, I think this location makes sense. This is supported by the building's proposed oversized bike room as well.

I am a neighbour not far from Meares street just a few blocks up in a rental in Fairfield. I have always loved the stretch from where I am to the Meares/Cook/Vancouver Street areas because it does not feel far from home to me, both in distance and in the general feel of the neighbourhood. This building blends with the homey yet urban landscape already in place. This isn't a tower being proposed. It is similar to the successful Black and White project in storey height, size, and location, a building which I have always specifically admired and would like to be able to afford to buy in. Lastly, I don't see the general culture of this location changing much with the BC Housing project for youth coming out of foster care, and even if it did worsen slightly, that still doesn't take away the demand for this safer area of downtown.

Regards,

Hannah

Hannah Hayworth

REALTOR®

—  
Clover Residential Ltd. | [REDACTED]  
394 Moss Street, Victoria, BC, V8V 4N1  
Cloverresidential.com

THE  
**FOLIO GROUP**



*This email transmission and any accompanying attachments contain confidential information intended only for the use of the individual or entity named above. Any dissemination, distribution, copying or action taken in reliance on the contents of this communication by anyone other than the intended recipient is strictly prohibited. If you have received this communication in error please immediately destroy it and any attachments and notify the sender by email, telephone or fax.*

[REDACTED]

---

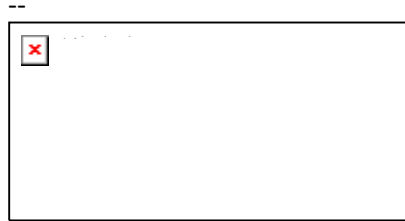
**From:** Jesse Hlady Studios [REDACTED]  
**Sent:** November 23, 2023 11:31 AM  
**To:** Public Hearings  
**Subject:** Plans for 1039-1043 Meares Street

*Hi Mayor and Council,*

*I have reviewed the plans for 1039-1043 Meares Street and would like to express my support. I am a property and business owner in the immediate vicinity and feel that the height and density is consistent with other buildings in the neighborhood.*

*Sincerely,*

*Jesse*



~Jesse Hlady Studios

***"Where Life Becomes Art & Art Comes to Life"***

Photographer / Videographer: Jesse Hlady Studios  
Portrait & Wedding Instructor: Camosun College  
Website: <http://jessehladystudios.com>



 us on Instagram [Jesse Hlady Studios Instagram](#)

[REDACTED]

---

**From:** NsqArchitecture (NsqA) [REDACTED]  
**Sent:** November 23, 2023 9:06 AM  
**To:** Public Hearings  
**Subject:** 1039 & 1043 Meares Street (REZ00827 & DPV00212) - Letter of Support

Two Whom It May Concern ;

Please accept this email in support of the Rezoning and Development Permit with Variance at 1039 and 1043 Meares Street.

Our office is located across the street in the Mosaic Building, and we feel that this development would be a welcome addition to the street. It is in keeping with the character and scale of surrounding developments. We find the variance for parking to be a supportable request given the location of the building, and the available public transportation and active transportation networks nearby.

Thank you for your consideration of this project.

Regards,

Nicole Showers, Architect AIBC & Nicole Parker, Architectural Technologist AIBC

**NsqArchitecture Ltd.**  
1060 Meares Street  
Victoria, BC, V8V 3J6

[REDACTED]  
w: [www.nsq.ca](http://www.nsq.ca)