

Survey Responses

1276 Gladstone Avenue

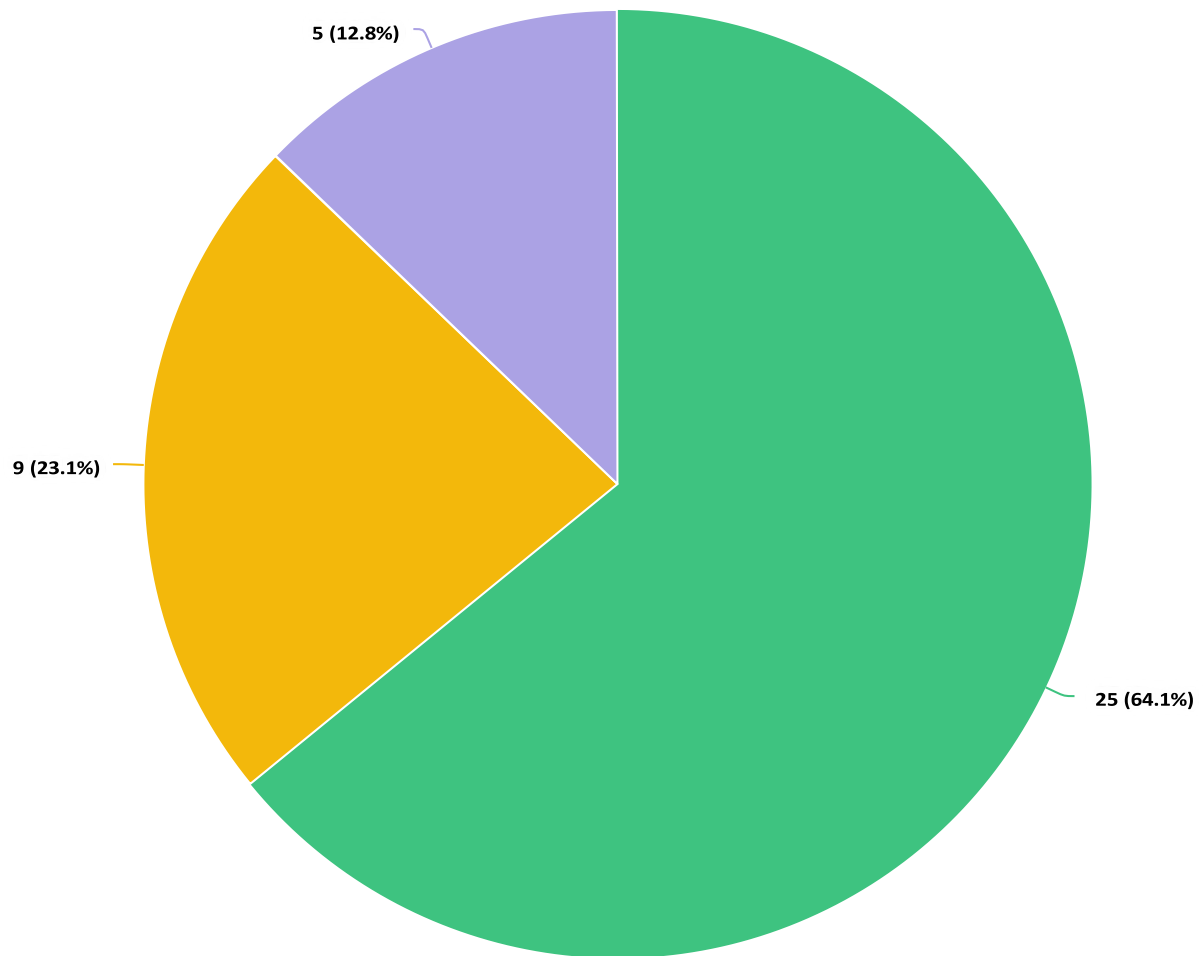
Have Your Say

Project: 1276 Gladstone Avenue



VISITORS					
66					
CONTRIBUTORS			RESPONSES		
36			39		
2	0	34	2	0	37
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 | What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1
Login: Anonymous

Responded At: Jul 13, 2023 21:23:35 pm
Last Seen: Jul 13, 2023 21:23:35 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Patrick Lourdu

Q4. **Your Street Address** 848 yates

Q5. **Your email address (optional)** not answered



Respondent No: 2

Login: Anonymous

Responded At: Jul 13, 2023 21:43:37 pm

Last Seen: Jul 13, 2023 21:43:37 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Sounds like a great way to extend the square to serve the community and add housing.

Q3. **Your Full Name** Kim Persley

Q4. **Your Street Address** 1215 Stelly St

Q5. **Your email address (optional)** not answered



Respondent No: 3

Login: Registered

Responded At: Jul 13, 2023 22:16:05 pm

Last Seen: Jul 13, 2023 05:01:52 am

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

This is exactly the type of proposal this community, and indeed, this city needs. We are sorely lacking in 3 bedroom units and this development has 6 of them. Compare this to the paltry sixteen 3-bedroom units in the massive 155 unit development just down the road. Further, the proposal to add a bakery will fill a niche in Fernwood Square and be a lovely compliment to the cafe, pub, general store and restaurants we already have. Please approve this project!

Q3. Your Full Name

Ryan Schumm

Q4. Your Street Address

1-1258 Gladstone Ave.

Q5. Your email address (optional)



Respondent No: 4

Login: Anonymous

Responded At: Jul 13, 2023 22:31:02 pm

Last Seen: Jul 13, 2023 22:31:02 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Love the idea of extending Fernwood Square further to the west!

Q3. **Your Full Name** Steve Palmer

Q4. **Your Street Address** 1611 Stanley Ave

Q5. **Your email address (optional)**



Respondent No: 5

Login: Anonymous

Responded At: Jul 14, 2023 07:02:16 am

Last Seen: Jul 14, 2023 07:02:16 am

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

not answered

Q3. Your Full Name

Mylène Boily

Q4. Your Street Address

Yates Street

Q5. Your email address (optional)



Respondent No: 6
Login: Anonymous

Responded At: Jul 14, 2023 07:09:10 am
Last Seen: Jul 14, 2023 07:09:10 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Ricky Duggal

Q4. **Your Street Address** 530 Herald Street

Q5. **Your email address (optional)** not answered



Respondent No: 7
Login: Anonymous

Responded At: Jul 14, 2023 07:09:10 am
Last Seen: Jul 14, 2023 07:09:10 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Maritia Gully

Q4. **Your Street Address** 1611 Stanley Ave

Q5. **Your email address (optional)**



Respondent No: 8

Login: Anonymous

Responded At: Jul 14, 2023 12:00:25 pm

Last Seen: Jul 14, 2023 12:00:25 pm

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Need more housing, very nice building

Q3. Your Full Name

Jack Burton-Krahn

Q4. Your Street Address

Burnside Road West, 950

Q5. Your email address (optional)



Respondent No: 9
Login: Anonymous

Responded At: Jul 15, 2023 23:40:18 pm
Last Seen: Jul 15, 2023 23:40:18 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Linda giang

Q4. **Your Street Address** 909 Darwin ave

Q5. **Your email address (optional)** not answered



Respondent No: 10

Login: Anonymous

Responded At: Jul 15, 2023 23:40:18 pm

Last Seen: Jul 15, 2023 23:40:18 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

Dynamic mixed use addition to the neighborhood that blends in well with its surroundings.

Q3. Your Full Name Leslie Rewega

Q4. Your Street Address 927 Pembroke st

Q5. Your email address (optional)



Respondent No: 11

Login: Anonymous

Responded At: Jul 15, 2023 23:40:18 pm

Last Seen: Jul 15, 2023 23:40:18 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

not answered

Q3. Your Full Name Lourdu arputham

Q4. Your Street Address 2295, Arbutus rd

Q5. Your email address (optional)



Respondent No: 12

Login: Anonymous

Responded At: Jul 20, 2023 10:59:36 am

Last Seen: Jul 12, 12 :12:12 am

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

I am in favour of more housing in the neighbourhood and excited by the prospect of a bakery, which could attract more customers for other local businesses in the fernwood square and beyond. This proposal recognizes and respects Fernwood as a bike-transit friendly neighbourhood.

Q3. Your Full Name Brooke Albers

Q4. Your Street Address 1707 Stanley Ave

Q5. Your email address (optional)



Respondent No: 13

Login: Anonymous

Responded At: Jul 20, 2023 16:29:17 pm

Last Seen: Jul 20, 13 :13:13 pm

Q1. What is your position on this proposal?

Other (please specify)

Could support with improved appearance.

Q2. Comments (optional)

As with 1310 Gladstone, the building looks like a generic utilitarian brick box. It looks cheap. There are more attractive brick warehouses. The design completely ignores the history, architecture, and character of the neighbourhood. (Recycled brick does not automatically give "character.") The addition of decorative elements, such as the trim and molding that was retrofitted to the grey brick building across from the Fernwood Inn, would make the building less of a "sore thumb" and a more harmonious addition to the area.

Q3. Your Full Name

Drew Shand

Q4. Your Street Address

1275 CENTRE RD

Q5. Your email address (optional)



Respondent No: 14

Login: Anonymous

Responded At: Jul 23, 2023 10:20:27 am

Last Seen: Jul 14, 14 :14:14 am

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

What a wonderful addition to the neighborhood! As a local stake holder we absolutely love the vibrancy and look of this project.

Q3. Your Full Name Michael Colwill

Q4. Your Street Address 1302 Gladstone/1308 Gladstone/1310 Gladstone/2009 Fernwood Rd

Q5. Your email address (optional)



Respondent No: 15

Login: Anonymous

Responded At: Jul 23, 2023 17:17:20 pm

Last Seen: Jul 23, 2023 17:17:20 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

not answered

Q3. Your Full Name Anna Hunt

Q4. Your Street Address 2656 Asquith st

Q5. Your email address (optional) not answered



Respondent No: 16

Login: Anonymous

Responded At: Jul 23, 2023 17:28:37 pm

Last Seen: Jul 23, 2023 17:28:37 pm

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

not answered

Q3. Your Full Name

Emma porter

Q4. Your Street Address

1136 Caledonia ave

Q5. Your email address (optional)

not answered



Respondent No: 17

Login: Anonymous

Responded At: Jul 24, 2023 08:44:34 am

Last Seen: Jul 24, 2023 08:44:34 am

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

I think this proposal will be a great addition to the Fernwood community. It aligns aesthetically and assists in the type of urban living people seek when living in this area - walkable, green space, and bike-friendly. As someone who lives in Fernwood, I feel it's valuable to give the opportunity, specifically to young families, to live in this beautiful community. Plus, another bakery or commercial space would only increase traffic from other areas to the heart of Fernwood Square.

Q3. Your Full Name Mary McNeill Knowles

Q4. Your Street Address 1911 Chambers Street

Q5. Your email address (optional)



Respondent No: 18

Login: Anonymous

Responded At: Jul 24, 2023 11:56:35 am

Last Seen: Jul 24, 2023 11:56:35 am

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

I've both worked next and lived next to Tonny's projects twice over the years and both projects are exceptional. Tonny is an honest developer, if you can believe it. 100% in support of this project. As an owner of a small business with social impact at the forefront and not too far from Fernwood and take care of people in that community. Housing is the number one collective stress that I see. This project is a must for moving forward . Tonny is the best person for the job. Thank you, Jamie McCallum Community Salons

Q3. Your Full Name Jamie

Q4. Your Street Address McCallum

Q5. Your email address (optional)



Respondent No: 19

Login: Anonymous

Responded At: Jul 24, 2023 18:02:34 pm

Last Seen: Jul 24, 2023 18:02:34 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

After reviewing the proposal for 1276 Gladstone, I want to voice my strong support. It adds opportunity a new bakery or small business to our square as well as a nice mix of unit types. The design also calls for the use of high end materials and brick to ensure the building fits into the existing aesthetics of the fernwood square. This is much much better than other materials and demonstrates the builders focus on quality. This is exactly what we are looking for in the missing middle initiative and I hope the Fernwood CALUC will support this build

Q3. **Your Full Name** Russell Reichgeld

Q4. **Your Street Address** 1903 Belmont Ave

Q5. **Your email address (optional)** not answered



Respondent No: 20

Login: Anonymous

Responded At: Jul 24, 2023 18:02:34 pm

Last Seen: Jul 24, 2023 18:02:34 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Really nice looking project that will fit into the fernwood square really nicely. Exciting to see the mixed use with a bakery on the ground level! Can't wait to see what opens up in the space.

Q3. **Your Full Name** Mackenzie Godfrey

Q4. **Your Street Address** 1903 Belmont Avenue

Q5. **Your email address (optional)** not answered



Respondent No: 21

Login: Anonymous

Responded At: Jul 26, 2023 08:31:25 am

Last Seen: Jul 26, 2023 08:31:25 am

Q1. What is your position on this proposal?

Other (please specify)

Needs extensive modification

Q2. Comments (optional)

Affordability: We don't need this kind of housing, we need affordable housing. Considerations of Health: Densification, altho perhaps necessary, does add mental, physical and emotional health pressures to already stressed, anxious and sleep-deprived populations. 1. Access to Sunlight, especially in winter, makes a huge difference to our mental health. Neighbours at the back (north side) of the building are two storeys downhill from the Gladstone level. The neighbours directly beside (northeast corner) would be submerged in a pit, with no light after noon. All the neighbours to the north would lose their winter sunlight, which barely rises above the existing rooftops. All the food growing on the east side would be disrupted. Taking off one storey, and grading the building height backwards along with the slope of the hill, would somewhat mitigate the loss of sunlight. 2. A large building will add constant fan, pump and motor noise into the surrounding neighbourhood, disrupting the nighttime quiet and wearing on nervous systems already stressed. Limit the building size to where you don't need these industrial ventilation systems. Make completely soundproof, the necessary fan/pump noises. 3. How healthy can it be for people to live in a basement with one tiny window facing a wall? This is not housing that will bring people off the street. Maybe better to use the underground level to add a few parking spaces to ease the congestion. Reality of biking with a family in six months of rain/freeze? 4. Since there is zero greenspace on the proposal, how about allowing all units access to the roof gardens as shared outdoor space, so they can grow a planter of food and socialize, have a sense of belonging to their little community, create something together. Then you'd only need one access stair to the roof. 5. Preserve the nighttime darkness and quiet. Keep lighting contained and downward-facing, and the minimum needed for the pathways. Don't use lighting to showcase the building. 6. We already don't have doctors, and walk-in clinics and daycare are all maxed out. Throwing out more (unaffordable) housing doesn't take in the whole picture. Scale: How about six units on the lot, with garden space, for a healthy, human, friendly neighbourhood scale? Keep higher developments on the north side of streets to reduce impact of loss of light. Wait to see how we handle the already-underway increase of density. Aesthetics/environmental: The reclaimed brick is lovely - will need replacing as it shatters with freeze and thaw. Is black the best wall colour for the effect on the neighbours on either side? for heat absorption, light, winter mood effect? Wait and See: We are going thru construction of property on Chambers and won't see the impact of the new density in the neighbourhood for several years. We don't know if our neighbourhood can absorb yet another increase of density.

Q3. Your Full Name

Diane Lade

Q4. Your Street Address

2-1275 Pembroke Street

Q5. Your email address (optional)



Respondent No: 22

Login: Anonymous

Responded At: Jul 26, 2023 11:18:03 am

Last Seen: Jul 26, 2023 11:18:03 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

What was presented at meeting requires adjustments to be inclusive of proximity of neighbours considerations.

Q3. **Your Full Name** Leia Mango

Q4. **Your Street Address** 5-1275 Pembroke street

Q5. **Your email address (optional)**



Respondent No: 23

Login: Anonymous

Responded At: Jul 26, 2023 13:19:46 pm

Last Seen: Jul 26, 23 :23:23 pm

Q1. What is your position on this proposal?

Other (please specify)

opposing original proposal and offering suggestions

Q2. Comments (optional)

I have lived in a co-operative community within the community of Fernwood for 33 years. Many of us here living in the 22 units at Springridge have been here longer. We understand change and the need for it. We have the advantage of understanding first hand what community is and what it can offer when cooperating with inclusivity and benefits us all. Density - in this location has already made much adjustment with homes being purchased, renovated, promised to be family dwellings, and then flipped for financial gain forgetting about people. Trust is required within and for community intention. We have been adjusting to garbage smells, bright lights glaring and noise factors causing us to remind neighbours we live here too. We have 156 housing development under construction across the street that will house many tenants so we don't really need this particular area to offer more. Visually - The design, if those bricks are available, is a monolithic block wall and will certainly be that from my yard. Sunlight will be blocked covering the view and flourishing garden from my living room space. The building is too big for this space and won't blend in. Create a design that does, less stories, less square. Beautify or at least actually blend in with the neighbourhood. Sound - after the construction noise and dust which we have been living with for several years already there will be fans, heat pumps and sounds of both business and housing. Build smaller scale housing. Air Quality - many of us no longer use scented products like Tide and Fleecy from dryer vents because we live in close proximity to others. We can't have a say in what neighbours do. This may seem petty until you or one of your children is reactive to chemical smells. Garbage rot directly on our property line with very little space to breathe. I wonder how much garbage there will be for all those living there. How will it be stored and collected? Adjusting - Our neighbourhood is going through a huge adjustment period and after construction there will be a huge influx of people, cars and traffic. We need time to adjust tooth's in our our neighbour and in our home environments. It is a fantasy and marketing proposal but not realistic that families will all ride bikes in the rain or have only visitors that cycle. Parking needs to be provided. As well known parking has been an issue in this neighbourhood for sometime. Balance - A good balance of space and density, greenery and concrete is needed. Fernwood is overbalanced in our required needs for housing density. Suggestions - Im happy this is step one of the plan. Build with less height and brick, include space and greenery in-between so there is airflow and light not just for neighbours but those living there. Just like our bodies where there is contraction and no flow, breakdown and disease occur and is not optimal healthy living. Let the neighbourhood have some time and space to see how we all do with this new 159 unit development. What about creating this one third of the size proposed with more room to breath, air space, less density. There may not be as financial profit for you but that will balance with an authentic community contribution where it can benefit us all.

Q3. Your Full Name

Leia Mango

Q4. Your Street Address

5-1275 Pembroke Steet

Q5. Your email address (optional)



Respondent No: 24

Login: Registered

Responded At: Jul 28, 2023 11:26:23 am

Last Seen: Jul 28, 2023 18:24:50 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Perfect place for higher density and brings more much needed amenities to fernwood - I'm unbelievably excited about having a Bakery within stumbling distance of my house - I like the design and hope this goes forward! The city might want to look in extending fernwood Square brick up to this area, and bringing the street up to sidewalk level - more thoroughly integrating Fernwood square and this new business (still providing car access for the parking lot, of course.)

Q3. **Your Full Name** Bentley Wood

Q4. **Your Street Address** 1464 Denman St

Q5. **Your email address (optional)**



Respondent No: 25

Login: Anonymous

Responded At: Aug 03, 2023 15:35:01 pm

Last Seen: Aug 03, 2023 15:35:01 pm

Q1. What is your position on this proposal?

Other (please specify)

Support with changes. Reconfigure proposed design.

Q2. Comments (optional)

Development proposal 1276/78 Gladstone St I am a direct neighbour on the east side of the development and these are my key points of concern : Scale: The project proposes to be 3 stories in the front grading to 4/5 stories high in the back. The length and width will extend to the extreme boundaries with 1 meter gap all around. This means we will have 2 meters between us and a 4 story brick wall with balconies overlooking our yard. The picture that they use in their proposal is not factual. Garbage: They propose the garbage to be in the back of the building. This means there will be garbage for 18 units and a restaurant against our shared fence, 1 meter from our rear entrance. We already have garbage bins backed onto the south side of our fence from the restaurants and apartments in the square. We will be surrounded by the stench of garbage on two sides. Parking: This building will have 50 beds and a restaurant with no parking for handicap, emergency, visitors, or families. As we all know parking is a premium on Gladstone with all the business and the theatre. Our street, Pembroke, takes the brunt of the parking for the square. This development will further impact an already burdened Pembroke St by the extra volume. Anti social: The developers consulted everyone on Gladstone St. except the two properties directly impacted by the proposed development. Food security: Food security is a big issue in Fernwood. The 4/5 story building will be cutting off light to the row house's gardens. There are two large established hazel nut trees that will be threatened if the development is granted its full scale. (we consulted with a retaining wall specialist to build a retaining wall behind the trees and he said he wouldn't do it because the roots of the trees reach into the yard behind them and the trees would die if the roots were cut.) The development proposes the building is built 1 meter from the trees. Cladding: Large parts of the building that are not clad in brick will be clad in black painted panels. These panels will intensify heat. A different colour would be more appropriate. Quality of life: The densely packed community and neighbours directly on either side of the development will have their quality of life greatly reduced by proximity, reduced light, noise, reek of garbage, dogs and cats, and laundry fumes. Taken from the Fernwood Village Design Guidelines 2022: The Fernwood Development Guideline 2.2 Character Defining Elements states: • Low-scale buildings ranging from one- to three-storeys in height. Guideline 5.1 Building Form, Scale and Orientation, 5.1.3 also states : Design new buildings and additions in such a way as to preserve views of the Belfry Theatre's spire, including limiting height or utilizing stepbacks for upper storeys if necessary. All the west side of the Spring Ridge Housing Co-op and others on Pembroke St. will have their view blocked if this development goes ahead as planned. Not against development. We understand housing is an issue. But we must also be careful to integrate properly into the surrounding community. From the Pembroke St view the building looks like giant tooth sticking out. Basically, the design is a giant box maximizing on squeezing in as many tenants as possible without giving attention to the community that is already here. I propose a build of terraced levels from two stories in the back to three stories in the front. I strongly oppose the garbage in the back. There is no way trucks can get back there, therefor there will be a pile of stinking garbage bins one meter away from my personal space that will need to be wheeled out every week. The garbage must go in the front. Jillian Player Director Spring Ridge Co-operative Housing Assc. 4-1275 Pembroke St Victoria BC V8T1J7 778-350-8881 jillianplayer@gmail.com

Q3. Your Full Name

Jillian Player

Q4. Your Street Address

4-1275 Pembroke Street

Q5. Your email address (optional)



Respondent No: 26

Login: Anonymous

Responded At: Aug 04, 2023 13:12:23 pm

Last Seen: Aug 04, 2023 13:12:23 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This is *exactly* the type of development we need in Fernwood. It will provide desperately needed family friendly housing with those families perfectly situated close to multiple schools, transit, shops, recreation and downtown. The project prioritizes people over parking which is a refreshing change and having a local bakery in the square will be awesome. I like the look of the proposed building as well, nice to see some modernity in design for once (I have had more than had my fill of knockoff British colonial). On top of all that, it's owned by someone who actually lives in Fernwood which is rare in these days of REITs. I am long time Victoria and Fernwood resident with no ties to the developer, I just really like this project as I see it ticking all the boxes for what we need in this city if we are ever going to address our housing crisis.

Q3. **Your Full Name** Ron Brogden

Q4. **Your Street Address** 1136 Empress Avenue

Q5. **Your email address (optional)**



Respondent No: 27

Login: Anonymous

Responded At: Aug 06, 2023 17:53:46 pm

Last Seen: Aug 06, 2023 17:53:46 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

City of Victoria Mayor and Council Re: 1276 Gladstone Ave. I am writing to express my concerns and opposition to the proposal for redevelopment of the property at 1276 Gladstone Ave. I have lived at 1253 Pembroke St. for 47 years and have seen many positive changes in the neighbourhood over that time. On many streets, the creation of new units by lifting houses and building ground-level suites has provided additional, and much needed, rental accommodation in our neighbourhood. These properties are examples of appropriate, human-scale and compatible housing for the Fernwood neighbourhood. However, the current proposal for 1276 Gladstone Ave. is totally unacceptable. It is completely out of scale with the rest of the neighbourhood and would destroy the quality of life of the residents in the surrounding homes. Increasing the number of people residing on a single family sized lot from one family to 40+ people plus commercial businesses is totally inappropriate. The housing currently being constructed on the west side of Vic High School will result in a huge increase in population and create even more traffic congestion on the small residential streets of Chambers and Gladstone. Adding another project with no parking and more people will only exacerbate this problem. A major reduction in the size of the proposed development and the inclusion of parking for residents would be much more appropriate for the size of the lot and a better fit for the small residential street and surrounding neighbourhood. Thank you for your attention to this matter, Sincerely, Mona Braschuk

Q3. Your Full Name Mona Braschuk

Q4. Your Street Address 1253 Pembroke Street

Q5. Your email address (optional)



Respondent No: 28

Login: Anonymous

Responded At: Aug 07, 2023 11:29:42 am

Last Seen: Aug 07, 28 :28:28 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

More housing density with some local amenities/commercial retail in a popular neighbourhood = a very good thing!

Q3. **Your Full Name** Myles Sauer

Q4. **Your Street Address** 4-1258 Gladstone Avenue

Q5. **Your email address (optional)**



Respondent No: 29

Login: Anonymous

Responded At: Aug 07, 2023 19:49:22 pm

Last Seen: Aug 07, 2023 19:49:22 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

I live 3 houses away from the proposed development, so I will definitely be closely affected in both positive and negative ways. However, I fully support the development because this city and neighbourhood are desperately in need of housing at all levels (low to middle incomes). So, any new housing proposal that allows for densification at any housing level is critical to the sustainability and positive growth of Fernwood and the city generally. I also strongly support the proposed commercial/residential split which will bring more business to the Fernwood square and make this a more desirable destination. Tony Kiptoo is very well qualified to manage this development and I am deeply impressed with the attention he and Ashley have paid to: environmental concerns, accessible units, rooftop space, shared resources onsite, car free planning (including bus and car share passes for tenants). I am also very pleased to see three bedroom units that specifically target families. As an aging member of the community, I take pleasure in its diversity and I worry that the increase in housing prices is pushing young families out of the central neighbourhoods. For me Fernwood's diversity, including socioeconomic, is essential to its character. And right now middle class families are losing out. This building will add to the neighbourhood in many ways. As a private house owner, there are potential changes to the street feel that might affect me. However, I am committed by my values to the broader interests of the community and support the neighbourhood and city plans for housing and commercial development around the Fernwood square.

Q3. Your Full Name Dr Sandra Collins

Q4. Your Street Address 1266 Gladstone Ave

Q5. Your email address (optional)



Respondent No: 30

Login: Anonymous

Responded At: Aug 07, 2023 20:00:58 pm

Last Seen: Aug 07, 2023 20:00:58 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

I have been a neighbor of Tonny and Ashley Kiptoo for a number of years. I appreciate their commitment to community, to Fernwood in particular, and was delighted to see their willingness to take on this massive project of housing development. Tonny is well definitely qualified to initiate and manage this task. I appreciate that it is a local person/couple who have entered this proposal, and not a big company from outside of Fernwood neighborhood. I am a homeowner just three houses away from the proposed project, also on Gladstone Ave, and although I am currently weary of noise, dust and mess from the reconstruction of Victoria High School I am willing to put up with another construction project for the sake of acquiring more housing for individuals and families in our neighborhood. We all know it is critical to provide more housing in this country, city, Fernwood, and I want to be a part of the solution by saying yes. And, I am excited about a potential bakery!

Q3. Your Full Name Gloria Kelly

Q4. Your Street Address 1266 Gladstone Ave

Q5. Your email address (optional)



Respondent No: 31

Login: Anonymous

Responded At: Aug 07, 2023 20:23:16 pm

Last Seen: Aug 07, 2023 20:23:16 pm

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

Please note this is a second submission by me. I want to also comment on the community forum for this proposal. I understand and value the intent of gaining community feedback. However, I was deeply disappointed in the personal attacks and rudeness of some participants at the meeting. This set up an adversarial tone that was, in my opinion, unnecessary. This makes me wonder about the usefulness of this process. I heard the concerns of some neighbours, particularly those in the coop housing on Pembroke. However, I do believe that Tonny and Ashley were incredibly gracious and willing to listen to those issues raised that were reasonable, most of which can likely be addressed with further information-sharing as the project progresses. I was astounded at the threats lobbied towards the Kiptoos about drawing on political associates/connections to oppose this project if certain people did not get their way. I found it disappointing to listen to the anti-capitalist rhetoric - and the negative characterizing of our lovely neighbours as somehow part of some "capitalist scheme" that has no business engaging in development in our neighbourhood. I hope that the city has the good sense to not bow down to whatever political connections are drawn into the conversation about this proposal. Tonny and Ashley are a middle-class, hard working couple who also provide rental housing on the existing property and who are extremely active contributors to Fernwood. To characterize their desire to create a commercial/housing building at their own expense that aligns with both the city and Fernwood's existing planning in this kind of negative light is unfair. Given the nature of the opposition raised, it appears more motivated by the self-interest of those who are living comfortably in single family homes on significant portions of land in unceded territory. That hardly fits the implied socialist, community-minded mentality of those attacking any development as evil capitalism. I believe this development is civic and community-minded.

Q3. Your Full Name

Dr Sandra Collins

Q4. Your Street Address

1266 Gladstone Ave

Q5. Your email address (optional)



Respondent No: 32

Login: Anonymous

Responded At: Aug 08, 2023 09:55:53 am

Last Seen: Aug 08, 2023 09:32:32 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

My principal objection is to the height and scale of the proposed development. It is described as being 3 stories high in the front on Gladstone Avenue and 4 stories - 5 including the vertical doors leading to the roof - at the east and south sides bordering Spring Ridge Co-op. The drawings used in the proposal are inaccurate, showing blank space where our houses are located. The co-op is at a much lower grade than 1276 Gladstone, with the result that the building will loom very high above our houses and back garden areas. I am concerned that this will cut out an inappropriate amount of light from the neighbouring homes, and will affect food production. I am requesting a shadow study be done to confirm this. I am also concerned that the well-established and food-producing hazel nut trees on our side of the property line will be killed by the development being built one meter away from the trees and destroying their root system. I am concerned about the plans for garbage collection, proposed to be at the back of the building bordering on Spring Ridge Co-op. No plans for how garbage will be taken to the street. I am concerned about the reliability of the developers. They consulted everyone in their proximity except for their two closest neighbours, who only found out about the proposal through the FCA newsletter. This is anti-social in my view. Given the current 159 unit development being built on Gladstone/Chambers, the neighbourhood will already be experiencing density changes and challenges. Let's take a pause or at least modify the proposal to be one story lower in the rear. The current proposal is presented in a very inaccurate manner and is inappropriate in scale and scope for the immediate neighbours.

Q3. Your Full Name

Rena Miller

Q4. Your Street Address

6-1275 Pembroke Street

Q5. Your email address (optional)



Respondent No: 33

Login: Anonymous

Responded At: Aug 08, 2023 12:39:27 pm

Last Seen: Aug 08, 33 :33:33 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Please see the following links for both an online and PDF version of my feedback document, which includes images, diagrams, and other media intrinsic to my feedback details: Web version: https://docs.google.com/document/d/e/2PACX-1vQEz83cBgKeSM2lq5Gz-2Sg_CJNIFouqWMOI3-hSUbP-1vOSTCJ_f6FYp0bMws5275WoKr_0-UUiNn/pub PDF version: <https://drive.google.com/file/d/1vZLk1MKZbUgubfhWC081Je-N3mwmcODP/view?usp=sharing> PDF of petition against this proposal: <https://drive.google.com/file/d/1Tt456Y82eIUfYcXjPZqSm2DyJM5mySG8/view?usp=sharing> Note that I have copy/pasted the text from the above documents, in case this text field is the only source through which you will consider feedback. ***** To ► Development Services City of Victoria The developers CALUC Re: rezoning and development proposal for 1276 Gladstone Avenue Folder #: CLC00414 Development tracker link: <https://tender.victoria.ca/WebApps/OurCity/Prospero/Details.aspx?folderNumber=CLC00414> Feedback submission date: August 8, 2023 PDF of this document available here. PDF of petition can be found here. Introduction This is an appeal to reject zoning changes and the development proposal at 1276 & 1278 Gladstone Avenue (1276 Gladstone, hereafter). This appeal details why this proposal is not appropriate for a number of reasons, which include scale, housing equity, neighbourhood-planning compliance, and other considerations. From the outset, I have to acknowledge that this is a long document; however, we are discussing a proposal that will affect dramatically the surrounding neighbourhood properties and many existing, longtime residents. So, it is my hope that this document is read as intended, which is to do the feedback process justice, an opportunity that one hopes has the capacity to provide a sober second thought during a critical development period in ləkʷəŋən Territory and Fernwood's history. I will use examples from The City of Victoria's "Fernwood Village Design Guidelines" (FVDG), the "Fernwood Community Plan" (FCP), and other related documents to show the many ways in which the developers' (Tonny Kiptoo and Ashley Kiptoo) proposal fails to meet many key criteria for maintaining "the character that led to the Village's designation in the first place" (FDGV, 5). The FVDG calls for "well designed new construction that is sensitive to the historic character, form and scale of the Village and its surroundings," and understandably calls for any new developments "to enhance [my emphasis] what makes this place special" (5). For those living immediately around 1276 Gladstone, the developers' proposal detracts from and diminishes the living and neighbourhood experiences of those around it. Foremost among the proposal's shortcomings is its failure to recognize the intrinsic connections between the appropriate design for the appropriate place. While the frontage of the proposal "is for a three-storey (plus roof deck)" (Colin Harper Architect, Letter to Mayor and Council, 1), the proposal has not accounted for the consequences for the adjacent properties to the northwest, north, northeast, and east. This design will in relative terms be in some cases closer to 5 storeys. This last point is particularly important because a salient reason this proposal has so many people against it (see attached petition) is its scale. Impositions of scale and proximity Simply put, this development is too big for the neighbouring buildings and surrounding properties. What the images in the development plans fail to show is that 1276 Gladstone is on a rise, especially relative to the properties immediately to the north and east of the lot. The "Rear Yard Elevation" rendering on page 27 of the "2023-07-25 - Plans_Revisions" document presents a distorted and disproportionate mockup of the space. Here is the plan's rendering of the rearward property's view: This view is neither proportionally correct nor visually accurate. Granted, this is a mockup, but it goes without saying that these mockups are critical to non-experts being able to visualize as accurately as possible how a architects intend a design to blend into the surrounding area—to distort the visual is to distort the capacity for fulsome decision making, and therefore distort the capacity for fairness in the proposal-discussion process. What is presented, next, is a height-adjusted mockup that uses the proposal's own images to show something closer to accuracy for what the development would look like for the properties to the northwest, north, and east. Note that the roofline caused by the vertical roof extensions, required for doorways to the roof, creates what is in effect, in terms of shading and sightlines, an additional storey. Note that the image above also shows that 1276 Gladstone property is toward the top of a rise. Our co-op housing unit (which sits directly to the east, or left, in the above image) has a backyard that sits roughly 2-2.5m (6-8') below average grade on the 1276 Gladstone lot. The units to our east are also built into a depression, such that the last unit in our fourplex is another 2m down. As proud as we are of our small gardens and food growing spaces, we already often joke that it's like trying to farm at the bottom of a well. A four storey building would look to us more like a 5

storey building, and the addition of the vertical extensions of the roof make this build visually closer to 6 storeys. All of this loss of afternoon light would affect our capacity to continue to grow our own food, maintain carbon-capturing garden spaces, and transition to power independence through solar power, something our co-op has intended to do in the years ahead, with our fourplex as the intended test-case, as we have south-facing roofs. The current design, for us and the surrounding neighbours, ignores a fundamental intent and objective of the FNP, which is to “Ensure homes of all types have sufficient access to sunlight, fresh air, privacy, open spaces, and other amenities that support livability” (64). The development would also block for many neighbours a cherished and valuable siteline to the Belfry Theatre. The FDGV notes, in section “2.2 Character Defining Elements,” that one of the core “character-defining elements” governing the design guidelines is to acknowledge the importance for views of the Belfry, noting that “Views of the Belfry Theatre’s spire [serve] as a landmark, focal point and visual terminus” for the surrounding neighbourhood (FDGV, 7). The development as proposed would terminate the Belfry view for a significant number of surrounding properties, as shown in the following diagram. The close proximity of the development will have a dramatic effect on the immediate properties and people, altering fundamentally the look and feel of these existing spaces. These changes are particularly acute for all the nearby properties. Our fourplex’s western wall, for example, sits 2m from the lot line. The developers’ plan, which proposes 1m side-lot setbacks narrows this already small gap to the adjacent building even further. Furthermore, these setbacks will be decreased toward the rear of the property line. We already feel the lighting loss and presence of the current building, and an additional height, like that of the proposed development, will loom over us and our neighbour’s properties. Note, again, that the natural slope of the land is such that toward the rear of the property, the height increases significantly, relative to the surrounding properties, effectively blocking the view to the west entirely for many existing residents. The developers state that the “building is designed with sensitivity to context, and builds upon, without replication or mimicry the character of Fernwood village, through a contemporary application of brick and storefront glazing;” however, the side-cladding of the building is shown as what one assumes is painted black corrugated steel, which is not in keeping with the designs called for in the FDGV. Moreover, the thermal collection from this material will increase the temperature of the surrounding area, which will affect growing conditions and comfort for the nearby residents. Indeed, the Colin Harper Architech’s “Letter to Mayor and Council” includes a note about installing “Canopies to reduce solar gain in summer months,” presumably because this is a significant design concern. Put another way, the frontage gestures towards design compliance, but the majority of the building does not. What is perhaps the most perplexing aspect of the plan’s scale is that the “2023-07-25 - Plans_Revisions.pdf” document contains guidelines intended specifically to manage appropriate scale. Note that in the second column, the Guidelines specify “low-rise” buildings of “up to approximately three storeys.” This same column notes that “Buildings of four and five storeys may be considered [...] depending on site conditions and context,” and it is clear that the context for the developer’s plans need to be reconsidered in light of the fact that the majority of the building’s scale is dramatically disproportionate and overwhelming to the surrounding buildings and properties. To underscore the necessity for developments to attend to matters of scale, page 19 of the FCP literally highlights that any new developments “provide diverse living options at neighbourly scales, including through the retention of character homes through conversion.” This final quote also opens a window of opportunity, one which I will discuss more below, that the developers ignored either by intention or oversight: they could have proposed a lift the 1276 Gladstone house in order to add another storey, and to add infill housing in the form of a garden suite/carriage home, thus increasing housing density, retaining local character and sitelines, retaining green spaces, and keeping within an appropriate and reasonable neighbourly scale. However, what we are presented with is a design that appears to maximize rental density over liveable scale considerations. Page 50 of the FNP encourages “housing that is designed to be livable and complement its surroundings,” and the developers’ design does not appropriately complement its surroundings, which are a mix of small scale and cluster homes, with green spaces between and around each residence. As the following overlay image shows, the developers’ design is disproportionate to the surrounding properties. Its setbacks and height dominate the lot and its surroundings. Moreover, its use of “stamped concrete” paths as a perimeter and its side and rear walls of black, corrugated steel do little to humanize its design, which appears in contrast to the property’s current character of unique homes as overtly industrial, something more in keeping with storing objects than housing people. Environmental considerations Dog feces and garbage Another proximity concern arises with the design’s placement of the dog wash station and the garbage collection areas. As to the former, we have to consider a scenario in which 18 dogs (one per unit) are using a dogwash station multiple times per day, and dumping dog-feces bags into nearby garbage containers. This presents both noise (barking) and smell problems for the surrounding neighbours. The same is true of garbage containers, which could (the “2023-07-25 - Plans_Revisions” does not define this) contain both residential garbage (roughly 25-40 people, depending on renter density) and commercial garbage (garbage from the proposed bakery). Consider, too, that both the dog wash station and the garbage area would sit directly across from a neighbouring unit’s bedroom windows. Further, longtime

residents of this neighbourhood know that Fernwood has struggled with a rat problem for many years, and all three of the aforementioned features present vermin risks in their own right. Carbon-capture loss The Lawn Institute (yes, this organization actually exists), reports that “grasses can accumulate and deposit carbon into the soil by approximately one-half ton of carbon per acre year for 30 to 40 years,” and that even urban lawns can sequester “between 200 and 1,800 lbs of carbon per acre per year” (see <https://www.thelawninstitute.org/environmental-benefits/carbon-sequestration>). 1276 Gladstone would lose this sequestration capacity (and removing the lawn would release the captured carbon), as it has both a back lawn and lawn and garden spaces between the existing houses. The design submitted by the developers does not list the tonnage of concrete required for the apartment building’s foundation. Even popular media is beginning to understand more fully the environmental costs of concrete—a 2019 Guardian article went so far as to call it “the most destructive material on Earth” (see <https://www.theguardian.com/cities/2019/feb/25/concrete-the-most-destructive-material-on-earth>). Page 31 of the design plan notes the inclusion of “4-Proposed Vine Maple trees,” and the term proposed should be emphasized, as the property to the west already has established tall trees, and so any new trees would not grow in the location suggested due to both shade and root competition. Page 31 of the design plan also indicates the retention of existing trees, suggesting that these trees are part of the development property, as seen in the following image: This aspect of the plan is very troubling as it suggests that the retained trees would remain, at the developer’s behest, as part of the overall design consideration. In other words, the developers are leveraging this aspect of the current space to create a narrative of green-space concern. However, this is a misrepresentation on two fronts. First, the trees in the design are not on the 1276 Gladstone property: they are on the other side of the 1276 Gladstone property line (and fence) and are maintained and owned by Spring Ridge Coop (see image below). Second, the notion of “retaining” these trees fails to account for their gradual demise due to loss of light and the root disturbances caused by digging a foundation only 1m back from the lot line, as proposed. Finally, and in a broader environmental context, the “Summary Letter” mentions “Only native and adapted vegetation,” and “Drought tolerant vegetation,” but given the scale of the building, relative to the lot line, these additions can hardly make up for the carbon-sequestration maintained by the existing greenspaces on the 1276 Gladstone lot. It is laudable that the developers are considering the addition of vegetation, but what they present could be considered Wonder Bread logic because it expunges existing ecological nutrition already in place, adds a paucity of additives, and suggests this reduction has some kind of equivalency with the original. At a time when the mantra of “reduce, reuse, recycle” is front of mind for many, it is more important than ever to marry design and sustainability. Consider that the developers will be removing two well-maintained and recently fully renovated homes, which is itself an environmental cost because these houses will have to either be demolished or shipped elsewhere. Light pollution A World Economic Forum report from 2022 relates that light pollution is a serious health concern for people and wildlife. The report sites studies that point to the negative health effects of artificial light, which include increased risks for “obesity, sleep disorders, depression, diabetes, breast cancer, and more” (see <https://www.weforum.org/agenda/2022/06/light-pollution-health-climate>). In the case of the adjacent properties, the lightscape, including lights from residential windows, spot and path lighting, and other lights, would increase dramatically, especially since the building’s height is more than double the height of the surrounding houses. Lighting from this development, especially at night, will alter fundamentally the environment, comfort, and health of the people in the surrounding houses. Many buildings are using LED lights, for understandable reasons to do with power conservation and cost; however, these LED lights are often blue-spectrum lights, “which are thought to be the most disruptive” (weforum.org). Woodsmoke and monoxide risk for new residents In the 22 co-op units near 1276 Gladstone, the vast majority burn wood as their primary heat source. All the co-op wood stoves are professionally cleaned annually and well maintained, but they still produce smoke during the burning season, which generally begins in September and ends in early June, depending on seasonal variability. Generally, the smoke is not a problem because the houses surrounding the co-op are all approximately the same height. I point this out as a concern because any windows above two storeys, especially given the proposed development’s close proximity to nearby buildings, will inevitably experience consistent smoke pollution. It goes without saying that this is far from ideal for the health and well being of the building’s residents. We had planned to transition to solar assist heating, with the co-op row house to the east of the 1276 Gladstone property as a proof of concept, but the shade resulting from the proposed design would mean that peak sunlight in the summer would cease at roughly 3:00 PM and shoulder-season light would end at roughly 1:00 PM, making the installation both cost- and power-ineffective. Design alternatives The Summary Letter notes that the developers intend to supply “Victoria’s Missing Middle housing stock,” which the Housing Strategy Annual Review 2022 defines as those earning over \$85,000 annually. This same review defines Missing Middle Housing as follows in a footnote on page 7: homes that are somewhere between a higher-density apartment and a single-family home, often missing from residential communities. Townhouses and houseplexes (duplexes, triplexes, etc.) are common forms of missing middle housing. House conversions and smaller apartment buildings can also

be considered part of the missing middle, as well as secondary suites and garden suites when accessory to other missing middle housing forms. It would appear that the developers focused on the “smaller apartment buildings” aspect of these examples and, arguably, at the cost of viable alternative solutions. The developers can supply the Missing Middle Stock, build a neighbour-considerate design in terms of scale and proximity, minimize their environmental footprint, and still make for-profit housing if they lift the house at 1276 Gladstone and build a carriage home between the two existing buildings. Page 64 of the FNP, under the heading of “Neighbourliness,” states that designers should “Ensure new buildings are good neighbours within streets and public spaces, and transition sensitively to existing and future buildings next door.” Take the following, recent build, which is on the corner lot of Ridge Road and Pembroke Street. This lot is significantly smaller than the 1276 Gladstone property and yet the designers and builders found an innovative way to increase housing density, maintain look and feel, and minimize the skyline disruption by lifting the main house (fronting Pembroke St.) and building a carriage home toward the back of the lot. Prior to this refresh, the building appeared to be in need of care, and neighbours observed over the course of months as the builders raised and renovated this existing home. This is an example of good development in that it sees existing housing as an asset, not landfill. I entreat the developers to consider alternative approaches to working with what is already in place. This approach saves tremendous costs, environmentally and financially, and would encourage a unique design, something Fernwood has the fortune of encouraging by virtue of its quirky design and architectural history, and the City’s expressed celebration of this aspect of Fernwood’s character: “Its unique and human scaled heritage buildings and eclectic mix of restaurant patios, shops, arts and culture venues and organizations” (FVDG, 4) In closing of this section, I would ask the City and the developers to consider this important passage in the FNP: “To encourage a variety of housing options throughout the community and consider small scale commercial on a case-by-case basis in appropriate locations.” I have shown some ways of many in which the developers’ proposal is neither small scale nor appropriate in this particular case. Please reject the developers’ proposal. In overall terms, it is not in keeping with “Well designed new construction that is sensitive to the historic character, form and scale of the Village and its surroundings,” and it does little to “enhance what makes this place special” (FVDG, 5). Additional considerations Thus far, this appeal has emphasized what I see as the salient reasons to reject the developers’ plan, at least in its current form. I have also proposed alternative design options that could make for a better fit in a number of ways. What follows is a list of concerns and considerations for the developers and the city to address. Each could produce its own fulsome analysis, but for the sake of brevity in an already long piece, I will provide them as a brief list. Lack of parking and ableism? Parking is already an infamous problem in Fernwood. None of the developers’ documents mention that Fernwood Square and the surrounding blocks are subject to regular and overwhelming parking pressure due to Belfry Theatre attendees and during the school year, when students, teachers, and staff at Vic High increase traffic and parking needs dramatically on Gladstone Avenue. As a lifelong cyclist, I would appreciate the bike parking spaces in the design, but I have friends and family with disabilities and mobility issues, and they in turn have educated me on the need for timely emergency vehicle access, as well as the benefit of having close-proximity access to their residences. By removing underground and nearby parking for residents, this design could be seen as ableist. I was pleased to see the acknowledgement of accessibility in the Summary Letter, which states that “ground floor units are designed as adaptable dwelling units to provide inclusive housing options to those with disabilities,” but the design speaks only to the interiors of the units. The deep setbacks at the front of the property and the absence of parking diminish significantly the accessibility friendliness of this design. I flag this ableism-in-design concern because page 25 of the City’s own “Housing Strategy Annual Review 2022” notes numbers from BC Housing to indicate that, by proportion, the combination of people with disabilities and those who require wheelchair access in need of housing actually outnumber families. The developers’ Summary Letter states that the current design is for a “residential unit-mix,” comprising “6 studio units, 4 one-bedroom units, 2 two-bedroom units and 6 three-bedroom units.” At the recent development proposal meeting, the developers noted the critical need for family housing, and while this is certainly true, and perhaps always has been for every growing city, there is arguably a more pressing need for accessible housing. Please consider these accessibility needs in light of the alternative presented here, that is, for a garden suit, or similar solution. The City already acknowledges some advantages provided by garden suites, with respect to accessibility, noting that “These types of dwellings provide housing with a front door to easily access the street, access to green space and offer additional rental units that are not available in the primary rental market” (Housing Strategy Annual Review 2022, 48). Finally, page 10 of the FNP places the following desire at the top of the list of its “Guiding Principles and Objectives:” “1. Advancing equity, diversity, and inclusion.” The developers’ design appears to miss the mark on this critical consideration. Undue population burden? The CRD’s “Caledonia” development is well underway, and is roughly 200m away from 1276 Gladstone property. The Caledonia development is for 158 units, which will increase Fernwood’s population dramatically. It will also increase foot, bike, vehicle, commercial and other traffic in the area. We cannot know exactly what effects will result in this population

increase in an already dense neighbourhood. It seems reasonable, in light of imminent increase to population, to suggest that the city consider a temporary (5-10 years) construction moratorium on medium to large scale developments until the outcomes of this population increase can be absorbed and better understood. I acknowledge the need for housing, but housing stock is only one part of a longterm, healthy-neighbourhood housing strategy. The FNP reports, under the "Community Make-up" heading, that Fernwood is currently "home to close to 10,000 residents in over 5,000 households," and that this "neighbourhood has the highest total number of family households, household types and age of residents is quite diverse – with a mix of families, seniors, youth, couples, and singles" (13). In light of this existing housing diversity, the mixed residency design proposed by the developers could be interpreted as the least needed type of housing Fernwood requires at this time. Conversely, the City's Housing Strategy Annual Review 2022 notes that "unit affordability targets" are lagging behind at 31 percent for those earning \$55,000 median income (33). The proposed development is intended for incomes of \$85,000, which is arguably missing the mark for City's broader housing objectives. Is this Missing Middle design missing something? The FNP reports, under a heading of "Housing Choice," that a key objective for new housing is to "Create opportunities to add a mix of housing in and near the village that supports people of different incomes, lifestyles, and household types" (26). As it stands, this "rental housing" (Summary Letter) development would contribute to a housing target that is already exceeding expectations. The Housing Strategy Annual Review 2022 places market housing rental progress at 68 percent, while affordable rental housing targets lag "slower than we'd like" at 48 percent. Certainly, Missing Middle housing has a place in broader housing discussions, but affordable housing is simply a more pressing concern at this time in Fernwood. People with the financial means (85K+/year) and mobility have the option to purchase and rent in multiple housing markets, which low-income people do not. The developers have an opportunity to make a mixed income building a reality, or to make a housing co-op (a well proven approach to housing and financial security for a broad range of incomes). Instead, the market rent housing they propose merely continues the rental category of the property's existing rental model.

Drainage and compaction? To reiterate, 1276 Gladstone sits toward the top of a rise. Currently, the lawn and green spaces absorb a significant volume of rain run-off, minimizing downstream effects on soil erosion, soil compaction, and sewer run-off. The developers plan to install a concrete perimeter and will presumably have to dig to hardpan to lay the building's foundation. How will the extra weight of this building affect surrounding stability? Where will the increase in water run-off be directed? Is the current retaining wall between 1276 Gladstone and 1275 Pembroke capable of withstanding increased compaction loads? These geostability issues are crucial to consider in a seismically active region. Concluding considerations Wholistic development takes into account sustainability and is guided by more than financial and housing trends: it accounts for equitable access to shade during a clearly changing climate; it accounts for sunlight for solar power potential and growing cycles for urban food production, and the greenhouse gas emissions in its construction. Wholistic design considers the health effects not just of a building's tenants but also the surrounding properties and existing people. Wholistic "development patterns are the key to sustainability" (Steffen Lehmann and Gaëll Mainguy, 34). This appeal is intended to encourage the developers to look more deeply into the nuances associated with their design and the dramatic outcomes it could have for the livability of the surrounding neighbours. Consider, first and foremost, the lived experience of an apartment building built right next to your current house, one that would significantly reduce light to gardens, increase noise and light pollution, and introduce barking dogs and garbage containers next to everyday living spaces. It is not nimbyism to want to see appropriate, considered, human-scale design, nor to protect a long-worked-for harmony in one's permanent home and favourite neighbourhood. Nor is it nimbyism to have serious concerns about the geostabilization consequences of a development of this scale. To the City, I encourage you to continue to examine narratives of inevitably around the housing question, to pause when needed to use approaches already codified in your development principles that "new development is dependent upon site size, orientation, and context," and notably that "Achievable densities may be limited by the ability to adhere to good urban design principles" (FNP, 27). I believe that the 1276 Gladstone rezoning and development is wanting in enough areas to be inappropriate urban design. Please see the attached petition of signatures in support of rejecting the 1276 Gladstone proposal and development. Thank you. Kim Shortreed Spring Ridge Co-op Housing Association kimsshortreed@gmail.com Petition link.

Q3. **Your Full Name**

Kim Shortreed

Q4. **Your Street Address**

1275 Pembroke Street Unit 4

Q5. **Your email address (optional)**



Respondent No: 34

Login: Anonymous

Responded At: Aug 08, 2023 13:28:40 pm

Last Seen: Aug 08, 2023 13:28:40 pm

Q1. What is your position on this proposal?

Other (please specify)

Correction required to my previous submission

Q2. Comments (optional)

I submitted an extensive response to this proposal on July 26 and received confirmation of receipt. I MEANT to say, development with any height should be kept to the SOUTH side of the street in order to cast shade on the road, NOT on neighbours. I got mixed up because this development would be on our south side which is also uphill from us, and would leave some of our co-op members living in a dark pit, as well as taking the light from our food gardens. We need to see a shade study thru all the seasons.

Q3. Your Full Name

Diane Lade

Q4. Your Street Address

2-1275 Pembroke Street

Q5. Your email address (optional)

not answered



Respondent No: 35

Login: Anonymous

Responded At: Aug 08, 2023 15:20:38 pm

Last Seen: Aug 08, 2023 15:20:38 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

August 8, 2023 Jesse McNelly 1255a Pembroke St. To whom it may concern: I am writing regarding the rezoning submission for 1276 Gladstone avenue. I am opposed to this proposed development. There are several reasons for my position on this matter. Although the proposal is shown to be three stories up from street level in Gladstone, this fails to account for the fact that the properties adjacent to north and east of the proposed development are set well below street level on Gladstone, which would in practice make the building at least a four if not five story structure on those borders. This is clearly outside the Fernwood development guidelines of one to three stories. It seems very arbitrary to only consider the height of the building for compliance purposes based on one street facing alone. The construction of this proposed building to be placed only 1 meter back from bordering properties would essentially eliminate any privacy for residents adjacent to it, and due to the structure's actual height, it would also look out into private areas of all the adjacent houses back yards on Gladstone and well into the private areas of people living in the adjacent co-op. The fact that the proposal makes no accounting for parking is utterly naïve. Citing the route 22 bus service as a key transportation service is also disingenuous. That route is one of the least well served of all the bus routes in Victoria. This development, if it goes ahead as planned, will undoubtedly see increased pressure on already scarce parking on Gladstone and surrounding streets. I agree that more people not using cars is a desirable thing, but realistically, to provide no provisions for people to park their vehicles is just irresponsible. It gets cold and wet in Victoria. People will want to drive. It should be noted that the principals behind this proposal made no effort to consult with the owner of the house directly to the west of the property and people living in my co-op who would be most directly affected by it. This demonstrates a lack of good faith in my opinion. There are issues related to garbage and noise, and other quality of life concerns that shoe-horning a proposed 18 units into a space as small as the lot under consideration would create. This is too much density for the space. This proposal is unsuitable for the neighborhood in its present form. I respectfully ask that the committee hear these concerns and consider them carefully as the decisions you will make will not only impact the developers, but also every other person that lives near the structure they are proposing. As it is currently positioned, the project is unacceptable, though there may be a way forward if the neighbors are not the only ones being asked to make compromises.

Q3. Your Full Name Jesse McNelly

Q4. Your Street Address 1255 Pembroke Street

Q5. Your email address (optional)



Respondent No: 36

Login: Anonymous

Responded At: Aug 08, 2023 15:20:38 pm

Last Seen: Aug 08, 2023 15:20:38 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

There are a number of reasons I am not in support of the proposal for 1276 Gladstone Avenue. The proposal is overly greedy and does not appear to contemplate the effect it would have on its closest neighbours bordering the 'small urban village' designated area and the Fernwood residential environment, in general. I think it is important to point out that Fernwood Village is a priority 4 (out of 4) for the Official Community Plan and such density does not make sense in this area. Here are a few of the issues I note with the current proposal: -1- It's almost completely hard-scaped and there is no mention of how water run-off will be managed in order to avoid flooding in lower-elevation neighbouring lots. In addition, full hard-scaping will affect issues like heat islands in the summer and eliminate ground level beneficial insects that are invaluable to the neighbourhood flora and fauna. The proposed landscaping is insignificant and poorly thought out How are they actually going to plant trees on the west side? And how are they going to build below-grade units with a mere 1m setback without killing the large trees that currently exist along the rear boundary? -2- Lack of parking is a major issue in an area that is already experiencing street parking issues. While the developers are pushing for car-free living, there is no way to guarantee that none of the tenants will ever own a car or have visitors who arrive in cars. Also, this proposal does not appear to contemplate people who aren't 100% healthy. Zero parking will hinder the ability to have home care professionals visit people in their homes. This no-parking proposal ignores the Small Urban Village Place Character Features of rear-year off-street parking. I've used public transit in Victoria since 1990 and, unless you are going downtown or to UVic, the transit system is frustratingly difficult to use. -3- The proposal is too dense. Building an 18-unit structure on a single residential lot with low neighbouring buildings will definitely stress the neighbours with issues like light pollution, mechanical equipment noise/venting, blocking off sunlight to a significant number of neighbours' gardens. Also, what is the burden going to be on infrastructure like sewage with such a large increase in density? -4- The waste storage proposal is unsuitable. The garbage and compost generated by 18 units (plus a commercial unit) will be significant and I have concerns regarding location of the containers, sanitary maintenance of the containers, smell, volume of the waste, as well as how it will be transported to the front of the development for removal. I am not opposed to densification and I believe there could be development on the single residential lot that would increase available rental units AND be kind to the neighbours and neighbourhood. I would like to see a proposal with considerate/reasonable setbacks, environmentally-friendly and realistic landscaping, maximum two-storey height to fit in with the Fernwood aesthetic, acceptable waste storage/handling, and off-street parking (that could be converted to something else at a later date if Victoria improves the transit situation and everyone is able to give up their vehicles). I do not see the community value in the addition of another commercial space in the neighbourhood (that could cause stress to the immediate neighbours). Commercial space would not increase available housing and we already live within walking distance to bakeries and all the shops we need. Also, the developers are proposing a bakery (but businesses come and go as the economy changes) and since the developers don't appear to care about impacts their money-making pursuits have on their close neighbours, I don't trust them to lease the space to businesses that rely on customers with zero vehicles and are considerate of the existing neighbours. The above are not my only concerns with the proposal as there are too many to enumerate in this form. The proposal was presented as the developers' 'contribution' to the community but, realistically, it is a money-making venture for the sole benefit of the developers with the goal of market-value rentals. I would not be surprised to learn that the intent is for high-profit, short-term rentals instead of facilitating long-term residents. As the proposal currently exists, I see only derogation of both the health of their neighbours and the current enjoyment of the neighbours' properties.

Q3. Your Full Name

Krista Hale

Q4. Your Street Address

1263 Pembroke Street

Q5. Your email address (optional)



Respondent No: 37

Login: Anonymous

Responded At: Aug 08, 2023 15:20:38 pm

Last Seen: Aug 08, 2023 15:20:38 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am deeply disappointed in the massive building proposed for 1276 Gladstone. This huge structure is not in keeping with the Fernwood neighborhood and looks like something for downtown. With miniscule setbacks and larger scale than any other buildings on surrounding residential lots, it will tower over an entire block of homes, blocking any light into their windows and gardens and adding so much more traffic, noise from balconies, windows, entries, laundry and garbage in very tight proximity to their neighbors. The proposed structure -- which is misrepresented to appear much smaller in scale in their presentation drawings -- is so much taller than the surrounding buildings in the neighborhood. Three storeys in the front is actually 4-5 storeys from the rear (and because it is on the upslope it will appear even taller from the Pembroke side), in addition they show a large roof structure which will cast even longer shadows and project noise throughout the neighborhood. Their Pembroke neighbors grow food gardens for food security and these will be dramatically affected by lack of light. Adding 40+ people and a retail bakery restaurant with no parking in this already crowded neighborhood is ridiculous. The developers' presentation of net-zero parking as a positive is a detriment for all of us who live nearby. On Pembroke Street we already see the entire Fernwood Village and its patrons careening down our dead-end street looking for the few available "non residential" parking spots within walking distance. Cladding their massive structure in brick and black panel siding will emit incredible heat toward the surrounding homes, and with virtually no setbacks, in case of an earthquake, the brick may sheer off to fall on top of their neighbors' homes. California prohibits building new structures with brick due to earthquake safety concerns. Adding 18 units plus a business (bakery?) onto a small residential lot is just way too big in scale. A bakery, with heavy truck deliveries and a nighttime work schedule will create so much noise so close to many residential homes as to be unbearable. Please take into account the many homes at the rear of the structure who will be impacted by this, not just the front-facing design. One last word about the transparency of the developers and their masquerade as "neighborhood and family friendly." They were unwilling to reveal the rental rates for these proposed apartments. Any development plan would have to have the minimum rents known in order to calculate the viability of building. Some people at the planning meeting seemed to think these units were "affordable family housing" because there were a few 3 bedroom units proposed, while the true rental costs are going to be "market rate" i.e. sky-high to support this for-profit business venture. I know that there were up to 5 students living in a 2 bedroom unit at the Fernwood Inn in order to afford rent there a few years ago... this could increase the number of people in the building exponentially. Even the new-ish structure, former home of the Yoga Studio down the block on Gladstone, while large, is only two storeys in front and its sides face a business and a parking lot, not family homes. It is much more in keeping with the neighborhood "vibe." This gargantuan structure, unfortunately, is not. I would support a dramatically reduced scale of development with more setbacks and a more neighborhood-friendly design.

Q3. Your Full Name

Corinne Mah

Q4. Your Street Address

1281 Pembroke St

Q5. Your email address (optional)



Respondent No: 38

Login: Anonymous

Responded At: Aug 08, 2023 15:20:38 pm

Last Seen: Aug 08, 2023 15:20:38 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

In medical interventions, a rule of thumb is ensuring the right dose of the right medicine at the right time. While arguably we are in desperate need of housing interventions in Victoria, a similar logic ought to apply - the right size development in the right location at the right time. The 18-Unit, 4-5 storey proposal for 1276 Gladstone meets none of those rationales in its present form, creating problems rather than solving them for the neighbourhood. Fernwood is not a high-density, modern urban area, but a historic residential neighbourhood where this development would stick out like a sore thumb for the block and village, and is a blatantly opportunistic effort to stretch the limits of the The Fernwood Development Guidelines, which clearly states "low-scale buildings ranging from one- to three-storeys in height". Furthermore, while we welcome the large new affordable housing project beside the high school, it is about to bring an estimated 140 new residents to the area - perhaps we should see how that influx is integrated into the community before adding an additional 40+ residents. The proposal is inappropriately sized, designed, and timed. As a person who has worked with numerous communities in urban, rural, and on reserve settings to develop efficient, affordable, high performance multi-unit residential buildings, often with a co-housing, community-oriented ethos, I am extremely disappointed to see the lack of imagination nor a basic respect for human dignity in this development - both for potential residents and existing neighbours. As one of those neighbours (I am part of the Spring Ridge Co-op), I find it problematic and anti-social that the proponents brought character witnesses to the initial community conversation and lauded their own "engagement" done with the wider neighbours, but pointedly neglected to talk with those households beside and behind them who would be most impacted by their design. The claim to not know what the future rental costs will be is also disingenuous, as rental income is key to factoring loans and pro forma costs. Furthermore, the presentation's complete erasure of our building and the errors in the depiction of the proposed building's height relative to our property was a calculating miscalculation intended to minimize the sense of impact to us. Thus far, the lack of transparency and manipulations are troubling and do not engender trust. The proponents have the right to build on their properties, but not to totally impede the neighbour's enjoyment of their own homes in order to make private gains. No consideration to our quality of life was given in the siting of garbage, set backs, green space, cladding, and challenges created by the volume of renters (+40 people in the site of a single family home). In more detail, spillover effects of this project would include: - Size - the proposed design is pushing to the extremity of the allowable set-backs of 1m to the property line for width and length, and proposed height of 3 storeys in front and 4-5 in back (+rooftop patios?) exceeds the Fernwood Development Guidelines by 2 storeys. The engineering required to make this development's foundation both seismically stable and weight bearing are a concern with the pre-existing challenges of slope and rise hovering over our co-op properties. Furthermore, 40+ new renters in the space of 2 moderately sized family homes is excessive. - Parking- Not reasonable to have zero parking planned for 18 units + business. The current parking spill-over effect onto Pembroke St (in front of our co-op) from the existing businesses and theatre on Gladstone will be exacerbated by the lack of parking in this proposal. - Design - No apparent effort to conform to the clearly articulated Fernwood Development elements beyond a partial brick facade. Nor does brick cladding stand up to some seismic or emergency conditions, sloughing-off onto our very nearby homes and property in the event of an earthquake or fire. The use of black cladding on the sides will radiate heat to the neighbours - not climate friendly. - Noise - from the ventilation/HVAC/heat pumps/restaurant operations and venting, as well as from renters and patrons. -Light - for security there would inevitably be bright lights in the common spaces that would be on at all hours, as well as simply intrusive lights from the numerous units themselves. -Re: natural light, the proposed build would completely cut off sunlight to our unit and our neighbour until almost noon, and for our other co-op neighbours most close to this project, from noon onward. We all have thriving gardens that include well established fruit and hazelnut trees, grape vines, food garden pots, and rare native plants - many of these would not survive this light restriction, nor the impacts on roots. - Smell - the choice to site garbage collection from 40+ people plus a restaurant less than 2 m from an existing residence is deeply inconsiderate and inappropriate. The siting of this smacks of the piling on effect of environmental justice concerns, given there are already garbage bins backed onto the co-op's fence from the existing restaurants and apartments in the square. We also have several co-op members with allergies and sensitivities and so we restrict the use of fragrance for our laundry - 18 additional units doing laundry has the potential to create health concerns for our members. -

Privacy - beyond the general imposition of having multiple units looking down into our home and yards at close range, it is not unreasonable to expect there would be de facto encroachment from the accoutrements off of renter's balconies given the maximized footprint. - That this would be a pet-friendly development for 18 units is absurd given the lack of green space in the design. Already there is an abundance of pets in the neighbourhood taxing the nearby parks, and this would exponentially aggravate noise, smell and conflict impacts. The design is also concerning in terms of the quality of life for the rental tenants: -the proposed basement suites are not designed with well-being of the residents in mind, with one small window -small roof-top playpen areas would not suffice as reasonable outdoor space for 2 and 3 bedroom family-oriented units -It is not realistic that there would be zero parking for this development. Even if renters were to conform to this (which is doubtful), is there to be no parking for guests, emergencies, people with disabilities, nor for patrons of the business? - negligible green space Having our co-op's real quality of life concerns dismissed out of hand by being characterised as NIMBY is as inaccurate as it is uncharitable - Spring Ridge co-operative has been part of the fabric of this community since the 1980s, and are collectively in favour of more affordable housing being built, as demonstrated by our support of the much larger project beside the high school. At present, despite being a fairly dense co-op (22 units across approx 6-7 lots), we maintain vibrant shared gardens and private spaces, while providing affordable and subsidized housing to many of our neighbours, many of whom are on fixed incomes or assistance. We had explored developing more density in our own property, and may still, with the aim of creating more housing security for others. But we cannot abide our quality of life being impacted to line the pockets of developers building more luxury rentals that keep people in precarity. This is not the right size, right place, nor right time for this development as proposed. Some re-designs could include: - A smaller, tiered/staggered design that is not a maximizing modern box designed to push to the furthest extent allowable. - A creative design that considers what is reasonable, aesthetically appropriate to the neighbourhood, and reduces impacts to the neighbours. - Rather than "solar-ready", actually having solar or other high-performance efficiency and natural building aspects to off-set the expanded footprint and climate impacts while reducing operational costs. - Green space, gardens, and other human centred design elements that foster community and quality of life (i.e. european co-housing), rather than maxing out the available square footage. Thank you for your time and consideration. We look forward to seeing revised designs.

Q3. **Your Full Name**

Larissa Stendie

Q4. **Your Street Address**

8-1275 Pembroke St, Victoria BC

Q5. **Your email address (optional)**



Respondent No: 39

Login: Anonymous

Responded At: Aug 09, 2023 09:03:32 am

Last Seen: Aug 09, 2023 09:03:32 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

The proposal at 1276 Gladstone Street has recently come to my attention and I am quite struck by the covetous use of space and disregard to the surrounding community. Too big and too dense- Four storeys, a meter from all property lines, 18 apartments and a bakery? Seems an obnoxious amount of action on a double lot. The noise of 30+ tenants, garbage, pets and around the clock activity of a bakery are all major concerns. Parking- This area is already parking challenged with a theatre, school and many old homes having limited to no parking. To think that everyone will ride bikes or take transit is a nice idea but completely unrealistic, especially with a commercial business in the front. Green spaces- Although this proposal includes zero green space it is surrounded by gardens and trees, many of which will be affected greatly if not destroyed by this looming development that will block sunlight and disrupt existing root systems. Affordable housing- I am an advocate for affordable housing and in full support of the 158 unit building currently being erected down the block. This proposal is trying to sell itself as affordable and sustainable and all the other buzz words but reeks of the capitalist principals that are not what Fernwood is about. Maintenance- The existing property has never struck me as a place that has had much care and attention. A development of this size will not only be very expensive to build but also to maintain. I fear a cheaply constructed building with minimal maintenance. As our small community of Fernwood experiences its eminent growth spurt I can only hope that we move forward with a graceful tone that continues to complements the charm we have built and appreciated about this neighbourhood. Sincerely yours, Cristina Woods

Q3. Your Full Name

Cristina Woods

Q4. Your Street Address

1265 Pembroke Street, Victoria, BC, V8T 1J6

Q5. Your email address (optional)