

Leanne Taylor

From: Michael Jones [REDACTED]
Sent: March 2, 2017 10:20 AM
To: Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); pmaddoff@victoria.ca; Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Leanne Taylor
Subject: REGARDING HEIGHT VARIANCE FOR THE DEVELOPMENT AT: 1144, 1148, 1152, AND 1154 JOHNSON STREET & 1406 CHAMBERS STREET:

REGARDING HEIGHT VARIANCE FOR THE DEVELOPMENT AT:

1144, 1148, 1152, AND 1154 JOHNSON STREET & 1406 CHAMBERS STREET:

Dear Mayor, Council & Planning:

As we approach another public meeting regarding the proposed Kang & Gill development at the above address(es), we must speak out once again regarding policy at City Hall & impact on the “welfare, enjoyment and comfort” of the existing neighbourhood. Specifically, we want to discuss the perceived 'need' for a 6 story building.

The Kang & Gill project stands out among all projects east of Cook Street, either recently completed, currently under construction or in the planning stages by virtue of it's proposed height:

- The Maddison at Oak Bay & Richmond is 4 stories
- Black & White at Cook & Fort is 4 stories
- On the Park at Elford & Pandora- 4 stories
- The Wade, next door at Cook & Pandora 4 stories
- the recently completed block at Chambers & Pandora 5 stories

Somehow, each of these developers felt these heights to be adequate to render a reasonable profit.

This Council has spoken out repeatedly about the impact that development will have on existing gardens in this, 'The City of Gardens': (horticulturalists have advised that the southern portions of these properties will have to be replanted as the existing 'full sun' species die off). Additionally, there have been concerns about impact in the '*transition zones*' (*albeit here*) between the core and the residential community.

Even before the city mandated 1 metre move north, this building will leave the neighbouring houses to the north *completely in the dark* for several weeks around the Winter Solstice. That is: **No sunlight!**

If you care to look at these gardens, you will find among *them models of food production & highly developed aesthetics (both sought after features of this council)*. These gardens will be in the dark even longer than the houses which share them.

On considering a variance for height, one cannot imagine a motive *other than avarice* for compromising the neighbourhood in this way. After all, the rest of the development community in this area have decided that maximum dollars, (either in their bank accounts or in the tax base) are not the bottom line & that aesthetics is a strong variable in this equation.

Sincerely....

The residents of 1100 Block Pandora