

Steve & Betsyn Clark

Borderline Investments Inc.

301-1640 Oak Bay Ave

Victoria BC V8R 1B2

Feb 22 2017

Re: proposed development at 986 and 988/90 Heywood Avenue

Dear Victoria Mayor and City Council

My wife and I wish to express our support for the Condo development at 986, 988 and 990 Heywood by Tri-Eagle Development Corporation.

My wife and I own two rental apartment buildings in the immediate Cook Street Village area. 1020 Park Boulevard and 1122 Mc Kenzie Street. We are very familiar with the area and the community.

The Jawl's reached out, explained and informed me regarding the project and I am very impressed. Their consideration for the area and the neighbors is very evident. There is no question the density and aesthetic décor "fits".

Importantly as owners of 5 apartment buildings in Victoria we are aware of how difficult finding residential accommodations can be. Increased inventory is clearly required to meet a variety of growing demands. Supply answers low vacancies and high cost. Further "supply" centrally located such as this, supports well known environmental and transportation concerns.

This will be a much desired and quality project and we are happy to express our support.

Sincerely,

Steve and Betsyn Clark

February 11, 2017

Samantha and Ian Beare
201-1014 Park Boulevard
Victoria, BC
V8V 2T4

Dear Mayor and Council,

This letter is in support of the Tri-Eagle Development Project on Heywood Avenue in Fairfield.

We believe that the architecture, density and construction quality of the proposed building will be an asset to Fairfield and the city. This building brings in 29 dwelling units with a secure underground. p

Consultation with the developer and neighbourhood has been ongoing. The developers have met with us and another resident in our building 3 times. Concern was expressed by us about the height of the building and we were happy to hear it has been reduced. It is our understanding that the developer has been more than willing to work with the neighbours to address any concerns they may have. Neighbourhood input has resulted in a lower height building, a building which protects the privacy of adjacent neighbours and a building that contributes to the beauty of the area with extensive landscaping. Providing parking and bicycle storage in a secure underground benefits not only the residents but the neighbourhood where parking is challenged and bike thefts are common. Encouraging bicycle travel in Victoria cannot occur without secure storage. This is becoming a significant challenge for those of us wanting to use bicycles for transportation.

We look forward to seeing this building completed and meeting our new neighbours.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Samantha Beare', with a long horizontal flourish extending to the right.

Samantha and Ian Beare

c.c Oliver Tennant, Tri-Eagle Development Corporation
330-4392 West Saanich Rd.
Victoria, BC
V8C 3E9

February 15, 2017

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

To Mayor and Council:

Subject: 986/988/990 Heywood Avenue

I am a resident of Hampton Court, located at 159 Cook St. Being situated close to the Cook Street Village and near this development, I wanted to provide my feedback on the proposed development.

I am in support of this redevelopment. The primary reasons are as follows:

- *The care and attention to reduce the affect to the direct neighbours.* It seems to me that the Developer has really listened to their direct neighbours and made some pretty dramatic changes to accommodate their interests including; Piano windows to increase privacy, stepped back yard to reduce massing at the property line, screening along N/S walls to increase privacy.
- *The size in respect to others close by.* It seems to me that this building will not overpower those that are nearby given the heights are very similar to the Tweetsmuir. Also, with the top floor being stepped backed (providing more deck space but less internal space), the building does not feel as big as a standard four story.
- *The number of floors.* While the developer could have opted to go higher, staying at the four floors reduces the impact of shading on their neighbours.
- *The positioning on the property.* Again related to shading, having the building located in the South West corner reduces the impact of the building on the properties directly to the North and East.
- *The mix of suites.* While Cook St Village is not really a community of families with young children, having a suite mix including larger two bedrooms goes a long way at making this accessible to families.

It is great to see a developer engaging with the community, listening to their needs and responding in a responsible and respectful manner.

Sincerely,

Steve Hutchinson
12-159 Cook St
Victoria, BC V8V 3W9
[REDACTED]

February 20, 2017

Re: Tri-Eagle Development Project at 986 & 988/990 Heywood Avenue

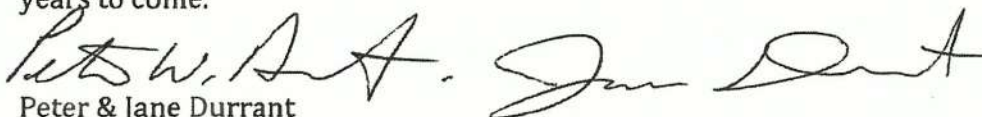
Dear Mayor and Council,

This is to provide a letter of support to the proposed Tri-Eagle Development project at 986 & 988/990 Heywood Avenue in Fairfield.

Based on the briefings I have attended and our discussions with the development team I am very confident that this project will benefit the immediate area for the following reasons:

- The design of the building is excellent and will both fit in with the neighborhood and add a new touch of classic modern architecture.
- The development team has conducted an extensive neighborhood communications campaign and have actively solicited and listened to residents feedback. Many design elements have been incorporated in to the building based on neighbours comments.
- The team met with us and many other neighborhood residents many times and listened to our concerns. Our primary concern was the proposed height of the building and they have now reduced the proposed height by one foot.
- The construction of a mid-size high quality condominium building on this property is consistent with the adjacent properties along this portion of Heywood and Park Boulevard.
- Design elements have included underground parking for residents and guests thereby reducing the potential pressure on parking spaces along Heywood.
- Surface and secure underground bike storage has also been included in the design. Many people use bikes as their regular mode of transportation in this area. The inclusion of secure bike storage will get more people out of their cars and on to bikes in our area.
- The way the building is situated on the property will minimize the privacy and sunlight impacts on the surrounding buildings and residents.

I cannot stress enough the degree to which this development team worked with the neighborhood to lay out the proposed plan and listened to residents ideas and concerns. Compared to other developers I have worked with and am aware of, this team has done a much better community engagement job. The result should be a building that fits in with the neighborhood and will meet the needs of residents for years to come.



Peter & Jane Durrant
302-1014 Park Boulevard, Victoria, BC

Mayor & Council
City Hall
1 Centennial Square
Victoria, BC V8W 1P6

February 20, 2017

Jenny Marshall
1326 Richardson Street,
Victoria, BC V8S 1P7

Re: 986 and 988/90 Heywood Avenue Proposal

I am writing this letter to express my SUPPORT for the development at 986 and 988/90 Heywood Avenue.

This is one of the last building sites bordering our historic Beacon Hill Park and it is important to me that the development of it is treated with respect and sensitivity. I have seen the revised building plans and believe that the developer has proven their commitment to developing this spectacular property with the consideration it deserves.

The building design is exceptional. I believe that Cascadia Architects have designed a building that is contemporary in its overall design yet is still aesthetically pleasing AND fits visually both in its scale and proportion with the neighbouring buildings on Heywood Avenue. The extensive use of wood screening and natural substrates as well as the overall colour scheme proves that the developer has invested the time, resources and finances to get this project right.

I also believe that we need more insightful examples of quality architecture in our City and this is a project that should move ahead as it has been proposed.

Kind Regards,

A handwritten signature in black ink, appearing to read 'J Marshall', with a large, stylized initial 'J'.

Jenny Marshall

231 – 964 Heywood Avenue

Victoria, BC V8V 2Y5

February 21, 2017

Mayor Helps, City council

Victoria, BC

Re: 986-990 Heywood Avenue, Victoria, BC

Dear Mayor Helps,

My parents who also live in Fairfield plan to move into the proposed four-story complex at 986-990 Heywood Avenue. My wife and I live at 964 Heywood, north of the site and we feel based on what we have seen and heard about the building that it will represent an asset to the area. It will blend in well set as it will be beside a similarly-sized building but updated in design and very well constructed. We understand Tri-Eagle has a good reputation in this regard.

Yours truly,

A handwritten signature in cursive script that reads "Andrew Lang".

Andrew Lang

February 27, 2017

Dear Mayor & Council:

We have called Cook Street Village home for the past 7 years and live very close by to this proposed development, just one block away. We are in complete support of Tri Eagle Development & Jawl Residential on 986,989,990 Heywood Avenue and are excited for what it will bring to the expansion/growth of Cook Street Village/Beacon Hill Park area.

We are especially pleased for the "Boutique" style of condominiums this project will bring to Heywood Avenue and the east side of Beacon Hill Park as we personally feel this area is in need of rejuvenation.

Sincerely,

Laura Corfield & Andy Rogers

Sutlej Street Owners/Residents



14 February, 2017

To Mayor and Council:

Re: 988 Heywood Avenue, Victoria.

With regard to the development above, we have reviewed the plans with the developer's representative. We are appreciative of the changes made to the original plan particularly that the building has been slightly lowered. This will help somewhat with the loss of light to our home.

We expressed concern for a large cedar and other shrubs situated on our property very close to the property line. They provide us with privacy and a sanctuary for wild birds. We hope that consideration will be given to the roots of these plants when the site is being excavated.

Maureen and Robin Applewhaite
907 Oliphant Ave.
Victoria, B.C.

David Jawl

From: Gus Albucz [REDACTED]
Sent: Friday, October 7, 2016 10:48 AM
To: David Jawl; Kelly Albucz
Subject: 986,988/990 Heywood Avenue Updates

Good morning David,

Thank you for the updates regarding the Heywood project. Since the construction backs onto my mother's property at 220 Vancouver it has a direct impact on her environment. As per our discussions you know the importance of the proposed footprint and associated setbacks of the building given its proximity to our house. From what I have seen to date, I am delighted with the dimensions, setbacks and the attention given to landscaping considerations to create townhouse style living on the first floor.

I would also like to add that the amount of effort you and your team has exhibited to keep us informed is beyond anything I had expected. My mother is 87 years old and the concept of a development team displaying a "good neighbor..... good will" attitude is foreign to her. I have explained it to her and she is now comfortable with the eventual outcome and how you are proceeding.

We have known for years that the Heywood properties were going to be developed and are relieved to see detailing with respect to finish, windows and landscaping. We support the Heywood project and look forward to more updates as you work through the process.

Sincerely,

Gus Albucz

Mayor Helps and Council

Oct 20, 2016

Re: Development Application for the property located at 986,988/990
Heywood Avenue from Jawl Residential, Tri-Eagle Development Corp,
Cascadia Architects and LADR Landscape Architects

To Whom it May Concern,

As the Strata (#463) that will share the north property line with the new development, we initially had many questions and concerns. The development and design teams right away reached out to introduce themselves and share their initial thoughts on the project. Each unit was visited separately to determine and record shadow and privacy impacts. Joint follow up meetings were arranged with our group to review options. Eliminating balconies directly on their north side and setting back the top floor have minimized our concerns. They have put all the parking underground to minimize noise and enhance the back yard appearance. The SW positioning of the building on the lot will help with a reduction in shadow.

We have been pleased with the collaborative approach to date and look forward to continued discussions regarding privacy and landscaping options for the treatment of our joint property line.

Please let this letter serve as support from the 4 Unit Townhouse Strata #463 (905-911 Oliphant Ave) situated on the north side of the property to be developed.

Sincerely,



Linda Heneault,
Acting President, Strata #463
911 Oliphant Ave.

The Mayor and Council City of Victoria,

Feb 15, 2017

Good day,

We are neighbours to the proposed development 986 and 988/90 Heywood Avenue.
Our address 905 Oliphant Ave. V8V 4V4.

We are pleased to report that from the start of the project the developers have been very attentive to our input and our concerns re location and design. We are affected by the proposed building as we will be losing some view and sunlight.

All in all the developers have done their best to mitigate the impact of the new building on our property and have made at least six + visits to consult with us.

Dealing with Jawl Residential and Tri-Eagle Development has been a very pleasant and professional experience.

Ann and Ian MacMillan
905 Oliphant Avenue
Victoria B.C. V8V 4V4




OT

Oliver Tennant

'Maryan Meek'

2/23/2017

RE: Oliver Tennant re: Heywood Ave.

 You replied to this message on 3/6/2017 1:48 PM.

>> On Feb 21, 2017, at 7:50 PM, Maryan Meek <[REDACTED]> wrote:

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>> To : City of Victoria, Mayor and Council

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>> Regarding the proposed project at 986 & 988/90 Heywood Avenue

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>> My husband and I are long time owners of 980 Heywood avenue. I have also lived in the immediate neighbourhood

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>> on Sutlej Street for almost 60 years. I've remained part of this community, starting with the virtually all single family

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>> dwellings to the inclusive, higher density apartment/condos dwellings it is today.

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>> I support growth and greater community involvement, and I support this project.

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>> Thoughtful & tasteful change is welcome. I am impressed with the design, which considers not only aesthetic and

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>> privacy matters, but also quality building materials.

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>> We're excited to see this project go through.

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>> Sincerely & honestly yours,

>> Maryan & Eric Meek

Connected



100%