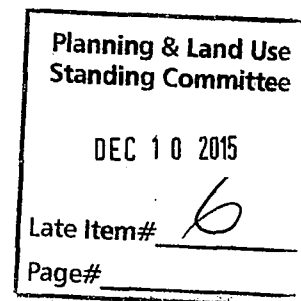


Janice Appleby

From: mayorandcouncil@victoria.ca
Sent: Wednesday, December 09, 2015 1:32 PM
To: Janice Appleby
Subject: FW: Proposed Songhees Marina Development



FYI - Late correspondence

Thanks,
Monica

From: dougevans@telus.net [mailto:]
Sent: Wednesday, December 09, 2015 12:32 PM
To: mayorandcouncil@victoria.ca
Cc: Council Royal Quays
Subject: Proposed Songhees Marina Development

Dear Mayor and Council,

I am Doug Evans, owner of the condominium unit 106 in Royal Quays which will be adjacent to the proposed Songhees Marina development.

I have long been concerned about the potential negative impact this development will have on the usage, life style, and property value of my condominium unit.

I purchased this unit to take advantage of the beauty of the inner harbour, and the ambiance of the condominium community that runs adjacent to the harbour walkway.

I have not contacted Council prior to this as proposals have continually changed including the nature of the development.

I am now led to believe that the proposed Marina development is being considered by Council and that the new proposal includes a restaurant will be **situated approximately 100 feet from my bedroom**. Obviously, I am concerned that this will cause considerable down grading in the value of my property, but more importantly, will totally disturb what has been a treasured location for the last 20+ years.

In particular, I would like to bring to council member's attention the following concerns:

- Exhaust fumes and smells (from a restaurant) blowing into the condo units all day,
- Garbage storage and collection (especially if not monitored often) which will have visual and odour impact on residents of the condominium,
- Potential littering of grounds around the development and blowing onto condominium property,
- Noise emanating from the facilities and disturbing condo units residents daily,
- Hours of operation (i.e. 9 am to 11 pm ?) - must be quiet time for the condo units,
- Light pollution from signs and facility lighting shining into condo units both night and day,
- Impact of ingress, egress and traffic patterns that need to be addressed to minimize noise and impact on condo units and adjacent streets,
- Parkade and Songhees walkway security including camera security to avoid problems and potential disputes regarding traffic and people actions,
- Secure parking impacts which will affect the current secure parking for the condominium and owner's vehicles, as well as increasing in//out congestion.

I am sure there are other items that I have missed like the size of vehicles allowed in the parkade, not to mention vehicles leaking fluids, exhaust fumes, etc. without proper mitigation.

Perhaps there are City by-laws to address some of these concerns, but the City should examine what issues have arisen with other restaurants in residential areas, and their resolution.

Please consider the above concerns when evaluating this proposal and **keep in mind the local residents**, not just the commercial entrepreneurs and their not guaranteed proposal propaganda.

Thank you.

Doug Evans
Victoria BC Canada



Craig Norris

From: Doran Musgrove <[REDACTED]>
Sent: December 9, 2015 12:38 PM
To: Anita Walper; Craig Norris
Subject: To Mayor & Council, Development permit #000440 for 1 Cooperage Place

Anita:

Further to my letter of November 30th, I have since met with Craig Norris, Director of Strategic Planning of Community Marine Concepts Ltd.. The purpose of the meeting was to (a) review the plans in general and (b) to review the easterly & southerly setbacks of the building. The proposed floating building design and location appear satisfactory and although the setback reductions are substantial, they are in keeping with the requirement to provide a protected kayak route.

With regard to the City of Victoria letter of November 27th, there is no objection to the decreased setbacks as shown.

Doran Musgrove
Vic West Community Association
Chair - Land Use Committee

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