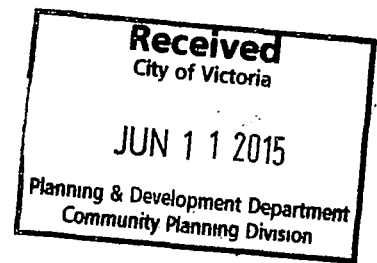


Patricia S Wilson

12 Pilot St.

Victoria, BC, V8V 2A4



6 June 2015

Michigan houses relocation to 224 Dallas Road

It is come to my attention that 2 of the Michigan Street houses will be relocated to 224 Dallas Road.

I have been the James Bay resident since 2008. It is a delight to live in this neighborhood. I enjoy the eclectic architecture on my many walks through the neighborhood. I appreciate the work that has been done to maintain the community heritage. I applaud their ongoing efforts.

Equally, I am delighted to see new developments as is proposed for *Capital Park*. I am grateful to live in this community and for the Concert/Jawl development project.

I am happy to see relocation of the remaining 2 Michigan Ave. houses.

I was hoping that they would find a pleasing location in an area of significant Victorian, such as the empty lot on the Kingston/Pendray street corner.

The harbor area is **more protected from the elements** and would help maintain the wooden structure. The wind/driving rain elements along the Dallas Road/Juan de Fuca sure are not conducive to tall wooden structures, particularly those of the 1800s. They do much better in the protected harbor area.

For the safety of the structures, and more importantly its occupants; it would be best that they not be placed closely together because of the increased fire risk particularly in such tall structures. I know this may compromise its location at 224 Dallas Rd. because of the lot size restriction. However, there may be other historical neighborhoods in Victoria (Humbolt Valley) that could welcome these homes more safely -for personal and architectural security.

I also understand from a business point of view the developers interest in the view Dallas property.

It will be an expensive venture to move the Michigan Street structures. View lots tend to bring a higher real estate selling price.

However, from a real estate point of view - views will be limited with small window size needed for historical integrity. This may limit sale income potential.

The forces that will relocate the Michigan Street houses to Dallas Road may already be in place

if that is the case,

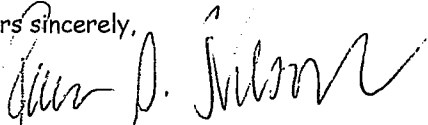
Please keep the Michigan houses in line with the other structures on Dallas Road

It would be sad to have the houses pushed forward (southward closer to the Dallas roadway) especially with the added height.

Please do not add any further structures such as a garage to impede visual integrity particularly in a historical house. Parking pad or protected Dock Street parking would be safest for the laneway.

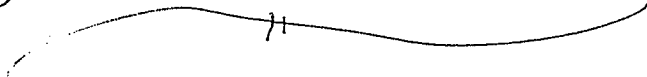
I look forward to ongoing thoughtful, well integrated changes in the James Bay community to ensure its continued vibrancy.

Yours sincerely,



Patricia S Wilson

1. JAMES BAY NEIGHBOURHOOD ASSOCIATION - 10 JUNE 2015 MEETING / jbna@vcn.bc.ca
2. JAWL PROPERTIES LTD - #100 - 3350 Douglas Street, Victoria, BC, V8Z 3L1
3. HERITAGE ADVISORY PANEL, City of Victoria



Lauren Martin

From: Lauren Martin
Sent: Thursday, August 06, 2015 3:45 PM
To: 'Dave Jarvis'
Cc: Murray Miller
Subject: RE: 222/226 Dallas Rd

Hello Dave:

A Public Hearing is not yet set for the applications for 222 and 226 Dallas Road. When a date is set, signage indicating the date will be posted on the property and a notice will also appear in the Times Colonist.

Lauren

Lauren Martin
Secretary, Heritage and Board of Variance Sustainable Planning and Community Development City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0382 F 250.361.0386

-----Original Message-----

From: Dave Jarvis [REDACTED]
Sent: Thursday, August 06, 2015 3:23 PM
To: Lauren Martin
Subject: 222/226 Dallas Rd

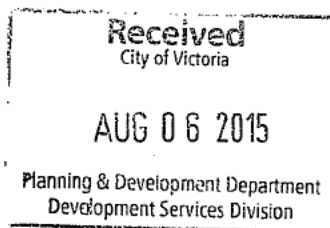
Hi Lauren,

I live at 33 Dock St. and am a bit concerned about the heritage properties blocking the waterfront view.

Do you know when the date is for the Council Chamber hearing at Victoria City Hall?

Thank you,
Dave Jarvis

--
[REDACTED]



Lauren Martin

From: Murray Miller
Sent: Thursday, July 09, 2015 12:11 PM
To: [REDACTED]
Subject: 222-226 Dallas Rd, Victoria (Heritage Alteration Permit with variance)

Dear Ms. SurrIDGE,

Thank you for your voice message and for leaving an email address for reply.

I understand that you own property located at 25 Dock Street and that you have been informed about a development that is proposed for the property located at 222-226 Dallas Rd. In relation to notification, the City is required to notify owners and occupiers of adjacent properties of Public Hearings involving Heritage Alteration Permits that have a variance.

At the time of writing, no Public Hearing has been set for this application.

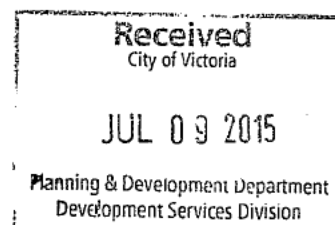
I trust that the above information is helpful.

Regards,

Murray

Murray G. Miller, MRAIC, CAHP, MCITP, MRTPI, IHBC, MCIP, RPP
Senior Heritage Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0533 F 250.361.0557



Lauren Martin

From: Darla Abercrombie [REDACTED]
Sent: Friday, Jul 17, 2015 1:46 PM
To: Murray Miller
Cc: Lauren Martin
Subject: 224 & 226 Dallas Road

Attention Mayor and Council:

My family and I live in the second building behind the proposed development. We have a unique roof-top deck that overlooks the property towards the ocean and Olympic mountain range.

The view from our top deck is the defining feature of our home, and is the reason why my husband chose this property. We felt assured that the city height restrictions would protect our panoramic view and the value of our home in the years to come.

By allowing the height variance, our view will be boxed in and significantly blocked from the ocean side.

Our concerns are not noted in the JBNEA meeting minutes, because we were not notified of the proposal or meeting in advance. I only found out, too late, from a neighbour when it sounded like the decision had already been made because they said that after consultation with the City, the developer had already purchased the property.

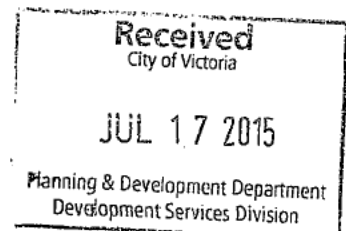
I contacted the developer and learned they are able to adjust placement but not existing heights. We took time to consider the impact on our view, because we like the developer and we like to support heritage houses.

However, sitting on our top deck, the impact is much bigger than pictures can outline. There is a sense of spaciousness and expanse towards Dallas Road and beyond that is precious to us. With the proposed height variance, we will be looking into the back of two houses.

Please do not move these two over-height houses to this ocean-front lot. They can be better preserved away from the damp, and have less impact where their height does not block our valuable view.

Thank you for your time,

Darla Abercrombie
29 Dock Street
Victoria, BC



Lauren Martin

From: Murray Miller
Sent: Monday, August 10, 2015 8:45 AM
To: Marie Surridge
Cc: Lauren Martin
Subject: RE: Proposed changes on Dallas Road

Dear Ms. Surridge,

Thank you for your follow up enquiry.

The application that you have referred to is still undergoing amendments. The type of application that is being prepared requires notification to owners of adjacent properties (in terms of Land Use, this means abutting/adjoining/sharing a property boundary with the subject property) and includes those properties that are immediately across the street from the subject property.

I trust that this clarifies the City's practice in meeting this type of notification requirement.

Regards,

Murray

-----Original Message-----

From: Marie Surridge [REDACTED]
Sent: Friday, August 07, 2015 11:54 AM
To: Murray Miller
Subject: Proposed changes on Dallas Road

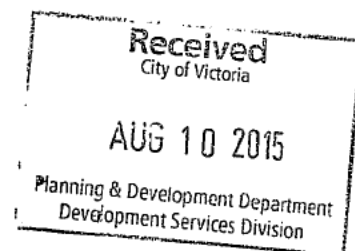
Dear Mr Miller,

I contacted you several weeks ago to ask if you would provide me with information about proposed changes at 224 Dallas Road. My property at 25 Dock Street is adjacent, in the sense of the word as defined by the Oxford English Dictionary, to the subject property of these changes. I consider that I should have been notified of them from the time at which they were proposed. I am now again writing to ask for full information on this subject, and should appreciate your giving that information to as soon as you return to the office.

I wish to assess the effect the changes would have on my property. Obviously, I cannot do that without knowing what is being planned.

Yours sincerely, Marie Surridge

Sent from my iPhone



Lauren Martin

From: Murray Miller
Sent: Wednesday, Jul 22, 2015 8:14 AM
To: Lauren Martin
Subject: FW: Dear Mr. Miller

For follow up once the PH date has been confirmed.

From: Catherine . [REDACTED]
Sent: Tuesday, Jul 14, 2015 5:47 PM
To: Murray Miller
Subject: Dear Mr. Miller

Attention: Mayor and Council

My name is Catherine Clark of 55 Dock Street. I understand two three storey heritage home are going to be placed on Dock and Dallas. I have been told by a neighbour that there will be a variance in height restrictions and set-backs.

Is there a public meeting scheduled for this undertaking? If so, when and where?

I will attend as I will lose some view and therefore property value.

Thank you,
Catherine Clark

