

July 9, 2014

City of Victoria
Planning Department
#1 Centennial Square
Victoria, BC, V8W 1R6

RE: 1521 and 1531 Elford Street, Victoria, BC

Dear Mayor and Council,

I am the owner of 1539 Elford Street, the heritage house on the corner of Elford and Begbie streets. I am contacting you as I am deeply concerned about the proposed rezoning and development at 1521 and 1531 Elford Street, which is adjacent to my property. Elford Street enjoys significant pedestrian traffic and has a high-profile location next to Stadacona Park.

I believe the proposed four-storey, 32-unit condo building is wholly inappropriate for this location. In the new OCP, the 1500 block of Elford Street is designated Traditional Residential. If the adjacent property is rezoned and the development approved, my house would be the only one left on the block, creating a very disjointed aesthetic. I believe that a large condo building spanning three-quarters of a short block with a heritage house orphaned at the end lacks creativity, foresight and smart urban planning.

Stadacona Park is a special urban oasis surrounded by heritage houses that allows people to enjoy the green space with minimal views of buildings. The proposed development would forever destroy that, putting a large concrete condo building visible from within the park. This would be very unfortunate for the city and the many citizens who use the park.

There is an opportunity here for smart, human-scale development that would both increase density and enhance the street and park vistas. Individual heritage-style strata buildings or townhouses are two examples of better choices that would provide a graceful transition from the large buildings on the south and west sides to the heritage houses and park on the north and east sides. A very attractive, coherent look and feel on the block could be achieved.

These lots fall within DPA 16 guidelines. As stated in the OCP, the objectives that justify this designation include:

- To support multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three

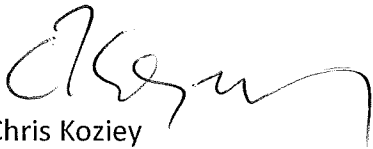
storeys, or lower. – *This proposal is four storeys and is an abrupt transition to both my house and Stadacona Park.*

- To integrate multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including its heritage character. – *This proposal is not at all complementary to the established heritage character of the area.*
- To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions. – *The proposed building does not enhance the place character of the area or streetscape, nor respond to the heritage and park location with sensitivity and innovation.*
- To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility. – *This proposal is not human-scaled, infringes on the privacy and quality of the open space in Stadacona Park, and the privacy of my house.*

Currently Elford, Begbie and Belmont streets surrounding the park represent intact streets of original heritage houses. I believe any development in this area needs to be sensitive to this, as well as to setting a precedent for future development around Stadacona Park – development that is forward thinking while respecting the urban oasis of the park and the heritage character of the neighbourhood.

Please consider my concerns when reviewing this proposal.

Sincerely,



Chris Koziy
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