

Lucas De Amaral

From: Chantal Meagher [REDACTED]
Sent: Thursday, November 23, 2017 4:23 PM
To: Ben Isitt (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Victoria Mayor and Council; Pam Madoff (Councillor); Geoff Young (Councillor); Margaret Lucas (Councillor); Public Hearings
Subject: 515 Foul Bay Road -- objection to proposed development

Dear Mayor and Council

I am writing to express my opposition to the proposed development of the historic property on 515 Foul Bay Road. This proposal is completely inappropriate for the neighbourhood for a number of reasons, including:

- The number of houses proposed for the lot, and the proposed heights for the buildings, are both excessive.
- Many Garry Oak and other mature trees will be removed. Removal of on site trees and blasting will also affect mature trees on neighbouring properties.
- Blasting will destroy rock outcrops, natural features and Garry Oak meadows
- The proposal calls for a significant reduction in setbacks.

The developer has requested a ridiculous number of variances from existing zoning regulations. Such regulations have been put in place for good reasons, such as protection of privacy, health and safety, and neighbourhood character. If Council were to approve these requests, it would make a mockery of these regulations, and call into question Victoria's commitment to rules-based management of urban development.

A willingness to allow such a project to move forward would certainly lead me to also question Council's commitment to what is best for the city, its residents, and preservation of its character. To permit such a development to move forward in spite of such a multitude of reasons for rejecting it out of hand would be to put the interests of one developer ahead of all those who have made this community their home. Is this really where the priorities of Council lie?

The OCP guidelines highlight the need to "maintain and enhance neighbourhood character including the heritage character of buildings, landscapes, and streetscapes". Clearly the proposal does not even come close to respecting these guidelines.

I urge you to reject this proposal, and demand something more appropriate for the neighbourhood, and in keeping with current zoning.

Sincerely,

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Chantal Meagher

Lacey Maxwell

From: Kam Lidder [REDACTED]
Sent: November 23, 2017 11:26 AM
To: Lisa Helps (Mayor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Charlayne Thornton-Joe (Councillor); Pam Madoff (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Chris Coleman (Councillor)
Cc: Janet Simpson; [REDACTED]
Subject: 515 Foul Bay

At some point, I have to wonder if what the mayor and council say or do and city staff and planning actions mean anything. As they say, actions speak louder than words.

How is it appropriate to replace a heritage mansion that has been converted into 5 rental suites and replace it with 3 homes, likely to be multi-millions each?

Is the fact that there are currently renters there that makes this something to consider versus if renters were still living there?

When do we stop prioritizing the wants of developers and people who want to purchase luxury homes over the declining Woodland in Victoria?

I was just in Surrey and I was stunned at how much greenery is everywhere. Somehow they manage to have both density and preserve and build green space. From my mothers' house walking less than 15 minutes, I can enjoy several urban forest not to mention the neighbouring green spaces around the neighbourhood.

From my house on Wils Spencer, in less than 15 minutes, I can walk to the cemetery at Pioneer Square. That's the only public green space near me. Government house would be okay when it's open, so it's not a public green space. I can walk to neighbouring Fernwood to Stadacona park but more than 15 minutes away.

Oak Bay council unanimously turns down proposal to cut down 1 garry oak. Victoria, not likely?

Perhaps Mayor and Council, should consider addressing the needs of people who live in this city that make less than our Mayor and the council members. With the exception of the Mayor, who's salary is well above the average.

As yourself, if you could afford to rent or buy in Victoria if all you lived on was your taxpayer paid salary as a Councillor or less.

Kam Lidder
Victoria Resident

Lacey Maxwell

From: Tom and Margaret [REDACTED]
Sent: November 23, 2017 4:36 PM
To: Councillors
Subject: 515 Foul Bay Road

Dear Councillors:

We understand that you will be considering a development application for this property, which is approximately 1.2 acres containing a Samuel MacLure heritage mansion. In our view the development is just not the right fit for this property.

It appears to us that the applicant plans to destroy many of the natural and beautiful attributes of the property by adding 3 modern houses which adds nothing positive to the property or neighbourhood.

We are deeply concerned about the loss of the green canopy that trees provide. Removal of 19 of 37 trees on site is definitely not positive and is in fact a big scar for the neighbourhood. Many of these trees are mature Garry Oaks, which we should be protecting along with the rocky outcrops and of course, the heritage homes.

Also, we understand that Panhandle subdivisions are not permitted under the neighbourhood plan.

It seems that this large developer is “pushing the envelope” and trying to set precedent. The application requires far too many variances and adds nothing of merit. More expensive luxury housing does however provide a huge profit for the developer.

Let us not follow the many mistakes of Vancouver in relation to its once beautiful areas of heritage homes and tree filled properties.

Please deny the application.

Margaret Sheehy and Tom Roberton
549 St Charles Street
Victoria, V8S 3N9

Lacey Maxwell

From: Phil Calvert [REDACTED]
Sent: November 23, 2017 4:05 PM
To: bissitt@victoria.ca; Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Lisa Helps (Mayor); Margaret Lucas (Councillor); Pam Madoff (Councillor)
Cc: Victoria Mayor and Council; Chantal Meagher; Janet Ellen Simpson; Don Cal; Donald Hamilton
Subject: Proposed Development for 515 Foul Bay Road

Dear Mayor and Council

I am writing to express my opposition to the proposed development of the historic property on 515 Foul Bay Road. This proposal is completely inappropriate for the neighbourhood for the following reasons:

- The number of houses proposed for the lot, and the proposed heights for the buildings, are both excessive.
- Many Garry Oak and other mature trees will be removed. Removal of on site trees and blasting will also affect mature trees on neighbouring properties.
- Blasting will destroy rock outcrops, natural features and Garry Oak meadows
- The proposal calls for a significant reduction in setbacks.

The developer has requested at least 15 zoning variances from existing zoning regulations, which have been put in place for good reasons, such as protection of privacy, health and safety, and neighbourhood character. If Council were to approve these requests, it would make a mockery of these regulations, and call into question Victoria's commitment to rules-based management of urban development.

The OCP guidelines highlight the need to "maintain and enhance neighbourhood character including the heritage character of buildings, landscapes, and streetscapes". Clearly the proposal does not even come close to respecting these guidelines.

I urge you to reject this proposal, and demand something more appropriate for the neighbourhood, and in keeping with current zoning.

Sincerely
Phil Calvert
1347 Craigdarroch Road
[REDACTED]

Lacey Maxwell

From: Sean Cavanagh [REDACTED]
Sent: November 23, 2017 3:18 PM
To: Victoria Mayor and Council
Cc: Debbie Pungente
Subject: Re: Development Proposal at 515 Foul Bay rd.

Good afternoon Mayor and Councillors

With tonight's hearing on the development Permit proposal for 515 Foul Bay rd, I wanted to express how much this development will impact us, our neighborhood, our privacy and the enjoyment of our home. As I have mentioned below, the proposal does not appear to factually show the view from our house as it actually is and will be. I took a picture today so I could help you see just how harshly this house will destroy the enjoyment of our current property. If approved, we essentially will have to sell our property before anything can be built, as it will not be saleable at the same value once people see how there is no privacy for the enjoyment of the yard.

I will not re-iterate all below, but am sick with dread and foreboding as we await a decision on whether or not our lives will be completely turned upside down, and we will be forced to move because of a developer wanting to make a profit at our expense.

sincerely,
Sean Cavanagh
Resident and Owner of 533 Foul Bay Rd.

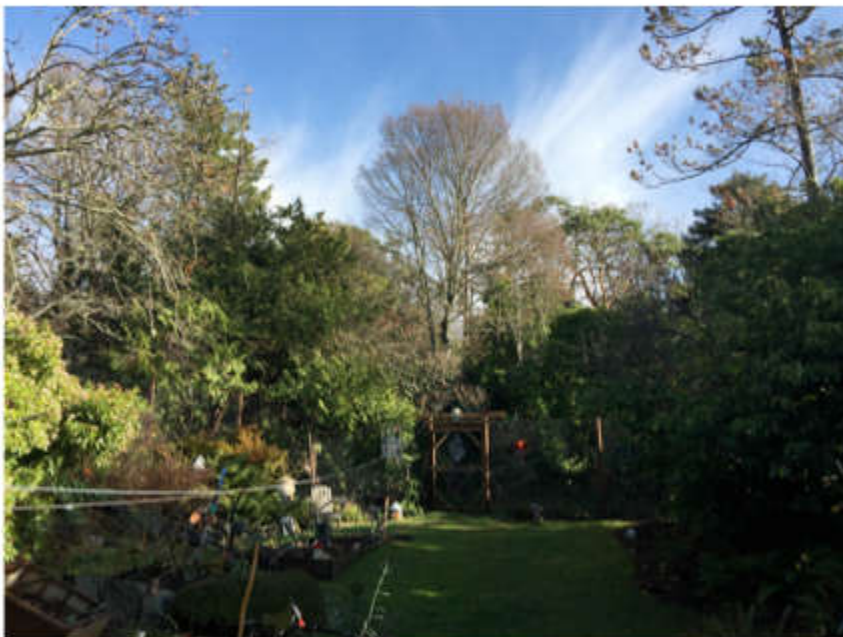


Photo taken at 1:30 PM Nov 23, 2017

As you can see we have a wonderfully private backyard that provides us with privacy, light, and natural flora and fauna as our backdrop, this is why we love our home and neighborhood so much. The Gonzales Hill area is a world class sanctuary of nature and native ecosystems.



I do not have photoshop skills, but the block represents the introduction of House A 5 feet from our back lot line.

We will completely lose the privacy and enjoyment of our home and yard with allowing the current proposal.