

Pamela Martin

From: Britta [REDACTED]
Sent: Tuesday, August 29, 2017 7:54 PM
To: Public Hearings
Subject: Regarding Sept. 7 hearing on 345 Quebec Street

To Mayor and Council:

I reside at 405 Quebec Street, to the south of the existing Harbour Towers hotel.

I support the application to change the zoning to R3-Q, thereby allowing the re-development of the hotel into a residential rental property. I have read through the materials presented to the Committee of the Whole on June 22. This appears to be a solid proposal that will add to Victoria's stock of rental accommodation.

I would like to draw one major matter to your attention, though I am certain you have considered it already. This project will only help address the need for added rental housing if the management of the property and individual renters are prohibited from renting or using units for "airbnb-type" accommodation.

I would also like the City to request that the re-developed property remove and not replace the two bright, lighted signs on the south side of the building. In the few lines the developer devoted to lighting, this was not specifically mentioned.

The current property has an above-surface parking lot; in order to reduce traffic congestion in the immediate neighbourhood during construction, it would be good if this lot, rather than Oswego and Quebec streets, were used for materials, workers' vehicles, disposal bins, site office, etc.

Finally, I am looking forward to having a more "residential" feeling to the Quebec-Oswego corner. I think this may help create the demand for lower speed limits on Oswego Street as well as crosswalks at this intersection and at all four crossing points at Oswego and Superior.

Thank you for considering these comments.

Britta Gundersen-Bryden
405 Quebec Street, Unit 308
Victoria, BC V8V 4Z2

Pamela Martin

From: JOHN CLIFFORD-JONES [REDACTED]
Sent: Tuesday, August 29, 2017 6:53 PM
To: Public Hearings
Subject: 345 Quebec Street

To whom it may concern:

Ref: Amendment Bylaw to rezone from a T-1 Zone to R3-Q Zone for LOT A of LOTS 926-930, 945 & 954, VICTORIA, PLAN 24914

It would be a social and financial hardship for this area of James Bay to be subjected to additional affordable residential units. The oversubscribed category of such dwellings has increased to an extent that this neighbourhood is at saturation point; to add to the already heavy burden on the city's taxation resources would be irresponsible.

It is to be hoped sufficient dissension is forthcoming to dissuade the city from missing an opportunity to realise the potential presented by such a valuable landsite as these Lots offer. There are a number of local hotels which inevitably mean the district embraces a significant transient population, heavy transport demand and resort traffic; in addition, further pollution arises from cruise ship coaches etc.

My postal address:

Suite 704-225 Belleville St.
V8V 4T9

Please do not disclose my postal and email addresses.

Pamela Martin

From: Gwen Topfer [REDACTED]
Sent: Wednesday, August 30, 2017 12:07 PM
To: Public Hearings
Subject: Zoning Regulation Bylaw Amendment No1113 No. 17-085

I would like to register my concerns re the above re-zoning for the Harbour Towers Hotel site.

- . does this proposed re-zoning mean changes to the existing footprint or height of the building?
- . if this re-zoning is approved I would not want to see this as a precedent for future development in and around this area of James Bay – ie re height restrictions
- . what will happen on the space now used as outdoor parking (cnr Pendray & Quebec)?
- . would this space be landscaped as mentioned in your letter? More green space is needed.
- . there is already a lack of parking downtown – what provision would be made for the owners/tenants of this proposed development?
- . currently the five-way intersection at Cross, Pendray & Quebec & Belleville streets is hazardous Particularly in tourist season when extra tourists, buses, taxis, pedicabs, cyclists etc are added to the normal traffic including pedestrians
- . as a resident owner of “Laurel Point” condos directly opposite the hotel we have to negotiate this corner several times each day and it is hazardous
 - We have many seniors and retirees living in our building and safety Is an ongoing concern.....
- . could a traffic light or a pedestrian-controlled light be installed at that corner?

I am unable to attend the Council meeting on September 7, but would appreciate the above concerns being addressed.

Sincerely,

Gwen Topfer & James W. Topfer
225 Belleville St #612
Victoria BC
V8V 4T9

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