

May 31, 2017

Attention City of Victoria Council

Re: 986 Heywood Avenue – Condominium Development

Please accept my letter in support of this thoughtful and well-designed condominium project submitted by Tri-Eagle Developments. I have known and worked with Tri-Eagle for almost 20 years having a similar background in development and real estate with my career of 25 years with Jawl Developments and now a licensed agent with Newport Realty Ltd.


Tri-Eagle's reputation is award-winning and they are amongst some of Victoria's finest developers and builders. Their commitment to the communities and neighbourhoods throughout Victoria are proven with quality projects and lasting architectural prominence.

I have also worked with Cascade Architect, Gregory Damant, for over a decade and his thoughtful planning and efficiently designed homes and buildings are a perfect match with Tri-Eagle's commitment to lasting architecture in Victoria. The refreshing approach to design shines through with this development and I especially appreciate the extensive landscaping and thoughtful screening blending the boutique condo building into the existing neighbourhood and alongside current single family homes.

The demand for concrete and steel construction, with larger footprint condominiums is incredibly high within local Victorians especially. I have several clients that are considering a move into 986 Heywood as they are also drawn to the quality finishes, thoughtful floor plans and desirable location.

I fully support this project going forward and look forward to having many of my clients calling 986 Heywood Avenue home!

Sincerely,

DocuSigned by:

6F6907B59522464
Ingrid A. Jarisz

Realtor, Newport Realty/Christie's Int'l Real Estate

Lacey Maxwell

From: Robin [REDACTED]
Sent: May 30, 2017 5:00 PM
To: Lisa Helps (Mayor)
Subject: Development 986 Heywood - Hearing June 8th

Dear Mayor Helps:

Re: 986 Heywood Avenue development

Our home is located in the two story Oliphant Street townhouse building immediately North of the above proposed building and our townhouse centre unit (907) does not have East or West windows - the main living area's source of sunlight is to the South.

During the past year, we have met many times with Dave Jawl of Jawl Residential and Travis Lee of Tri-Eagle. We very much appreciate the many efforts they have made to listen to our suggestions and alleviate our concerns. In particular, our concerns with regard to the siting of the building and having underground parking, given the lack of parking space in the surrounding area.

Any change in the siting of the new building's footprint to the north, would cause considerable loss of sunlight to us. As seniors, our home, which we have worked hard for and enjoyed for many years, would become a much darker residence.

We urge the Council to allow Jawl Residential and Tri-Eagle to site the building's footprint as they have requested.

Maureen and Robin Applewhaite
907 Oliphant Ave.
Victoria, B.C.

Please do not disclose the following:

[REDACTED]
[REDACTED]

May 22, 2017

Mayor Lisa Helps and Council for the City of Victoria

Dear Mayor and Council:

Re: The Heywood Condominium Project

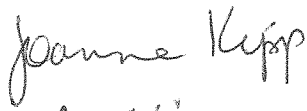

We recently had the opportunity to review the plans for the proposed Fairfield condominium project, The Heywood. As such, we are writing to Council to voice our support for approval of this development.

We have been homeowners in Fairfield for almost ten years and feel a close connection with our community. As 'boomers', we are looking to downsize soon and a condominium is the obvious next move. This poses a problem, as currently there is very little suitable condominium living available in the Fairfield area. We feel the majority of existing condominiums in Fairfield are dated - and that there is a very real demand for modern, upscale multi-family housing.

In this regard, The Heywood is an excellent example of the type of multi family development that is needed in Fairfield. It's proximity to Beacon Hill Park, Cook Street Village and downtown Victoria is perfect. It's four story design is in keeping with the neighbourhood. The layout of the units, focusing east/west rather than north/south, allows the project to blend in with the neighbouring properties. Both logistically and aesthetically, The Heywood will be a great addition to Cook Street Village in particular and to Fairfield in general.

We hope that Council will approve this project.

Yours sincerely,

Joanne and Ross Kipp
1121 Faithful Street
Victoria B.C.
V8V 2R5

Amanda Ferguson

From: bart reed [REDACTED]
Sent: Wednesday, May 17, 2017 1:06 PM
To: Lisa Helps (Mayor); Chris Coleman (Councillor); Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Pam Madoff (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor)
Cc: [REDACTED]
Subject: Heywood Development Proposal

To: Mayor & Council
Re: Heywood development proposal

Hi All:

I'm writing this letter in order to let you know that myself and the other owners of the Beagle Pub do support the proposed development at Heywood. We met with David Jawl and Oliver Tennant this morning and reviewed the project.

From a Cook St Village business owner's perspective, this project is attractive in that it increases the density of the neighbourhood thus increasing our customer base and adding vibrancy to the area. Of all issues, this is our top priority. The second most important issue from our perspective is that they are proposing to put in underground parking. I don't think I need to say anything further on that topic, you all know my stance there.

From a personal perspective, I strongly support densification. I feel that urban sprawl is one of the greatest causes of damage to the environment and that humans become more efficient the greater their density.

Beyond these issues, I was impressed with the care that was taken in this project to address the neighbours' concerns from the beginning of the process. There are many 4-story buildings along that route so this isn't anything out of the ordinary. I think it'll be a good, natural progression for the neighbourhood.

Thanks for your time.
Bart Reed.



Virus-free. www.avast.com

Amanda Ferguson

From: Brett Cooper [REDACTED]
Sent: Thursday, May 18, 2017 10:58 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Heywood Development in Fairfield West.

Hello,

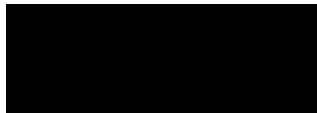
Just a quick note regarding the upcoming project proposed by Tri-Eagle Development Corp. and Jawl Residential on Heywood st. in Fairfield.

As a resident of Cook st. village (304 Chester Ave.), I look forward to seeing a modern 21 unit development built on the doorstep of Beacon hill park. I am so excited for the village and its current direction towards a modern updated look and feel, I hope we can keep this trend going!

Best regards,

Brett Cooper
[REDACTED]

DAVE & VICTORIA CRAIG



May 19, 2017

VIA EMAIL

Mayor Lisa Helps, Marianne Alto, Chris Coleman,
Ben Isitt, Jeremy Loveday, Margaret Lucas,
Pamela Madoff, Charlayne Thornton-Joe and
Geoff Young
City of Victoria
c/o #1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Members of Council:

RE: Letter in Support of 990 Heywood Avenue Project

My wife Victoria and I have lived at 1240 Oxford Street in Fairfield since 2000. I grew up in Fairfield and attended Sir James Douglas in the 1970's.

We have reviewed the application and proposed variances for the above and wish to compliment the developer on a well thought out project. It is an excellent location for increased density and will complement the neighbouring buildings.

It is exciting to see a project that will bring more homes to Fairfield and add to the community. Having more homes enjoying the views of the park is a great bonus.

We believe in protecting single family neighborhoods but understand density is required for this City to remain healthy. Density in the right location is a win and this is the right location.

Kindest Regards,

A handwritten signature in blue ink, appearing to read 'Dave Craig'.

Dave Craig

Amanda Ferguson

From: webforms@victoria.ca
Sent: Tuesday, May 02, 2017 12:26 PM
To: Development Services email inquiries
Subject: Development Services - City of Victoria Feedback Form

You have received an email from Pam Wootton via the City of Victoria website feedback form

Name: Pam Wootton
Topic: Development Services
Phone: [REDACTED]
Address: [REDACTED]

Message: I support the development proposed for 986 Heywood. I have lived in the Cook Street village for 21 years. My building is old and I want to move into a new building in my neighbourhood. I have walked to the site and asked questions of the developer. I also read all the information online. I hope you will approve this project.

Date: Tuesday, May 2, 2017 12:25:53 PM

April 26, 2017

The Honorable Lisa Help

Mayor, City of Victoria

and

Victoria City Council

re: proposed development at 986 Heywood Street

We are writing this letter to you to show our support in favor of the proposed development at 986 Heywood.

The developers, Jawl Residential and Tri-Eagle Development, have taken the time to go thru a thoughtful and collaborative process with neighbors. We have spoken to the residents at 907 Oliphant and we were pleased to hear that they are very positive about the proposed new building. The outside design was modified to address their concerns and to preserve privacy of their rear yards. The end result is that the proposed building is very welcome by the neighborhood and at the same time very attractive to prospective owners, such as us. In addition, this is exactly the type of infill project that the City of Victoria needs to support to help meet the strong demand to live here.

We currently reside on the other side of Beacon Hill Park in James Bay. Thank you.

Gail and Jim Maier

████████████████████

████████████████████

Mayor Lisa Helps,
Victoria City Council

April 26, 2017

Re: Proposed development @ 986 Heywood St

I am writing in support of the proposed development @ 986 Heywood St.

As a homeowner & resident of the Cook St Village I believe this development will be an asset to our community.

I heartily approve of the design esthetic of the structure & sensitivity shown to the surrounding homes & neighbors.

Jawl Residential & Tri-Eagle Developments have consistently shown themselves to be developers of the highest repute.

Sincerely,

Colleen Gibson



Amanda Ferguson

From: Miles Takacs [REDACTED]
Sent: Tuesday, May 16, 2017 4:31 PM
To: Victoria Mayor and Council
Subject: 986 Heywood Redevelopment Project

To Whom It May Concern,

This is a note to let you know that as a neighbour to this proposed project, I am thrilled to see redevelopment about to take place. The Cook St. Village area is a wonderful part of Victoria but also in dire need of new housing.

The Jawls have been excellent to work with & have been inclusive with their approach right from the beginning.

I offer full support of their plans to build a new condo building around the corner from my home.

Cheers,

Miles Takacs
[REDACTED]
[REDACTED]

To: Her Worship Mayor Lisa Helps and City Council Members

April 13 , 2017

Re: **REZ00531** (986 and 988 Heywood Avenue)

Dear Madam/s and Sirs:

We are sending this letter to request you **deny** the application to vary the bylaw regarding the “**one-half of building height**” requirement of the current R3-AM2 zone on this property.

The plans for the new development have shifted the new building, south and west, towards the beloved 1930’s “Tweedsmuir Mansions”. We attest that we own the Unit within Tweedsmuir Mansions that will be one of the units most impacted, but please hear what we have to say.

Most people who have lived in this city for any length of time, know and love this grand Art Deco designed building, which sits quietly on the corner of Park Boulevard and Heywood Avenue, across from another gem in our community, Beacon Hill Park. Tweedsmuir Mansions is admired by all passers by, who are usually walking/running or riding by on their bicycles. There are very few original multi-unit Art Deco buildings in Victoria, and we are hoping that you will give thoughtful consideration to the longterm impact on this striking building. Bonnie has loved this building, since the 1970’s, and would purposely ride by it on a ten-speed, taking a break from studies at University.

While Jawl Residential and Cascadia are attempting to design an attractive addition to our neighbourhood by building “larger more generous suites” for affluent purchasers, and “provide a housing option for downsizing members of the community”, there is a request to vary or disallow a by-law that conflicts with our desire for the same neighbourhood, and particularly Tweedsmuir Mansions. They are proposing to build a four-storey building to within **8.07 feet** of the south property line, versus the required **23.9 feet**. (More than **15.8 feet** than currently allowed). This will result in a significant crowding impact on a jewel of a building. What are the by-laws for, if not to prevent this type of impact on a neighbouring property?

The request for the shift in the new building location on the site was “**to minimize shadowing of the smaller scale properties on the north and east**” side of the development. When considering the likely future of the neighbourhood, with the heights and direction development seems to be reaching...there is every chance that the grand Tweedsmuir Mansions will be standing for many future generations ahead to enjoy and admire. Can the same can be said for long term projection of the smaller scale buildings on the north side of the new development? Is it right to crowd and diminish such a wonderful, beloved building that is a treasure in our community?

With the numerous construction cranes now populating our downtown core, and the other many community issues demanding your time as Mayor and Council members, please find the time to consider the longterm impact of this new development on the aesthetics to our beloved Art Deco building, Tweedsmuir Mansions. We thank you for this consideration.

Bonnie Ellen Campbell

R. Gregory Bonnell



Heywood and Park corner: Tweedsmuir Mansions (1930s)

Front Entrance:



North end on Heywood, development to be on left.

Below: Looking south-east (monkey tree on left where proposed development to go)



Drawing of distances: One of the north facing Tweedsmuir Unit's on the groundlevel, (below our Unit) **front door** opens directly facing the new development. Only **18.1 feet** between buildings (at closest point). Should be about **34 feet**.

Tweedsmuir Mansions would be **permanently** impacted on the North side, if this by-law variation request is granted. Please **deny** the request.



TWEEDSMUIR MANSIONS

900 PARK BOULEVARD
VICTORIA, BRITISH COLUMBIA V8V 2T3
STRATA COUNCIL VIS 3449

May 18th, 2017

Re: Proposed Development at 986-990 Heywood Avenue

Dear Mayor and Council,

Tweedsmuir Mansions, located on the corner of Park Boulevard and Heywood Avenue, at the doorstep of Beacon Hill Park, is a Victoria landmark and a page in the city's history. Since 1936, Tweedsmuir has been a source of pleasure to thousands of passers-by, many of whom have a personal history with the building. In 1995, Tweedsmuir Mansions was formally recognized by Canada's Historic Places.

Those of us who live in Tweedsmuir are now faced with the redevelopment of two adjacent single-family properties to the north on Heywood. We are voicing our concerns with the variances being sought by the developer and want to bring to light how this will negatively impact our home.

We are concerned about a requested front and side-yard setback and a height variance that, if approved, will bring the new building at its closest, eight feet from our shared property line. It will also bring the underground parking box two feet from the property line in an area built on fill. The new structure, if the variances are approved, will essentially dwarf the north most portion of Tweedsmuir, towering over it within a very short distance. Basically, given the proposed height it will be far too close to our building.

We do not oppose multi-unit development. However, we believe these variances will adversely affect our building and the property values of those owners directly adjacent the proposed new development. We shared our concerns with the developers in September 2016, before the application was filed with the City. Subsequently, two of our strata members met with the developers on at least seven occasions to provide feedback. We advised the developers in October 2016 that the proposed building, given the intended height, encroached too far into the side yard setback between the buildings. We again formally advised the developers in February 2017 that our strata owners objected to the proposed variances. Yet, we continue to be told by the developers that they have been sensitive and accommodating to neighbour concerns, where clearly, on this specific issue, this has not been the case.

We believe that the proposed development's generous setbacks and landscaping on the property line adjacent to the townhomes on Oliphant Avenue and the single family homes on Vancouver Street are being realized at our expense. We would like commensurate consideration, which could be achieved if the footprint of the proposed building, the distance to our property line, and the size of the parking box were reduced. We believe the proposed variances require study and careful consideration.

After numerous meetings with the developers, including several prior to the submission of the re-zoning and development permit applications, the proximity and building size concerns that we have continued to raise have been disregarded. **We therefore request that Mayor and Council reject the requested variances until such a time as the siting of the proposed building, its height, and location of the parking box are made fair to all neighbours impacted by this development.**

Sincerely,

The Owners and Residents of Tweedsmuir Mansions
Strata Council VIS3449

Contact: Bob Dubicki [REDACTED]; 4 – 900 Park Boulevard)

Residents (Owners and Tenants):

No. 1	H. Thomas R. Jezersek	No. 7	R. Hamilton
No. 2 and 4	R. Dubicki D. Dubicki A. Dubicki K. Dubicki	No. 8	G. Miller J. Wen
No. 3	R. Preston N. Preston	No. 9	L. Roberts J. Bump
No. 5	R. Moore C. Lee C. Abbott	No. 10	K. Popham
No. 6	S. Cleveland K. Oye	No. 11	K. Rothe

cc:

Alison Meyer, Assistant Director, Development Services
Andrea Hudson, Assistant Director, Community Planning
Paul Brown, Fairfield Community Association
Victoria Heritage Advisory Panel
Hallmark Heritage Society

Tweedsmuir Mansions



Proposed Development



EXHIBIT 1: North, south and east setbacks from existing buildings - overhead view.

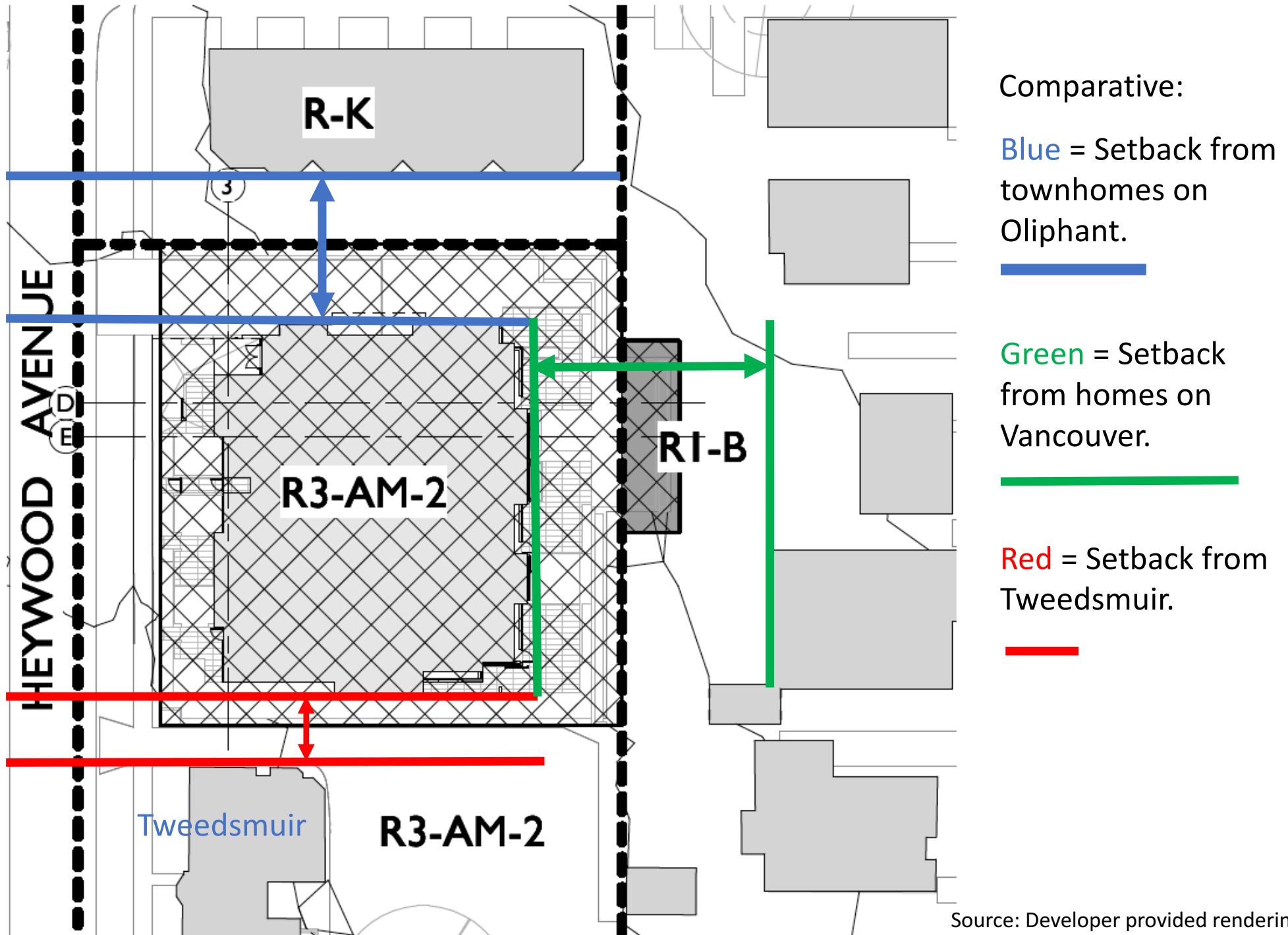
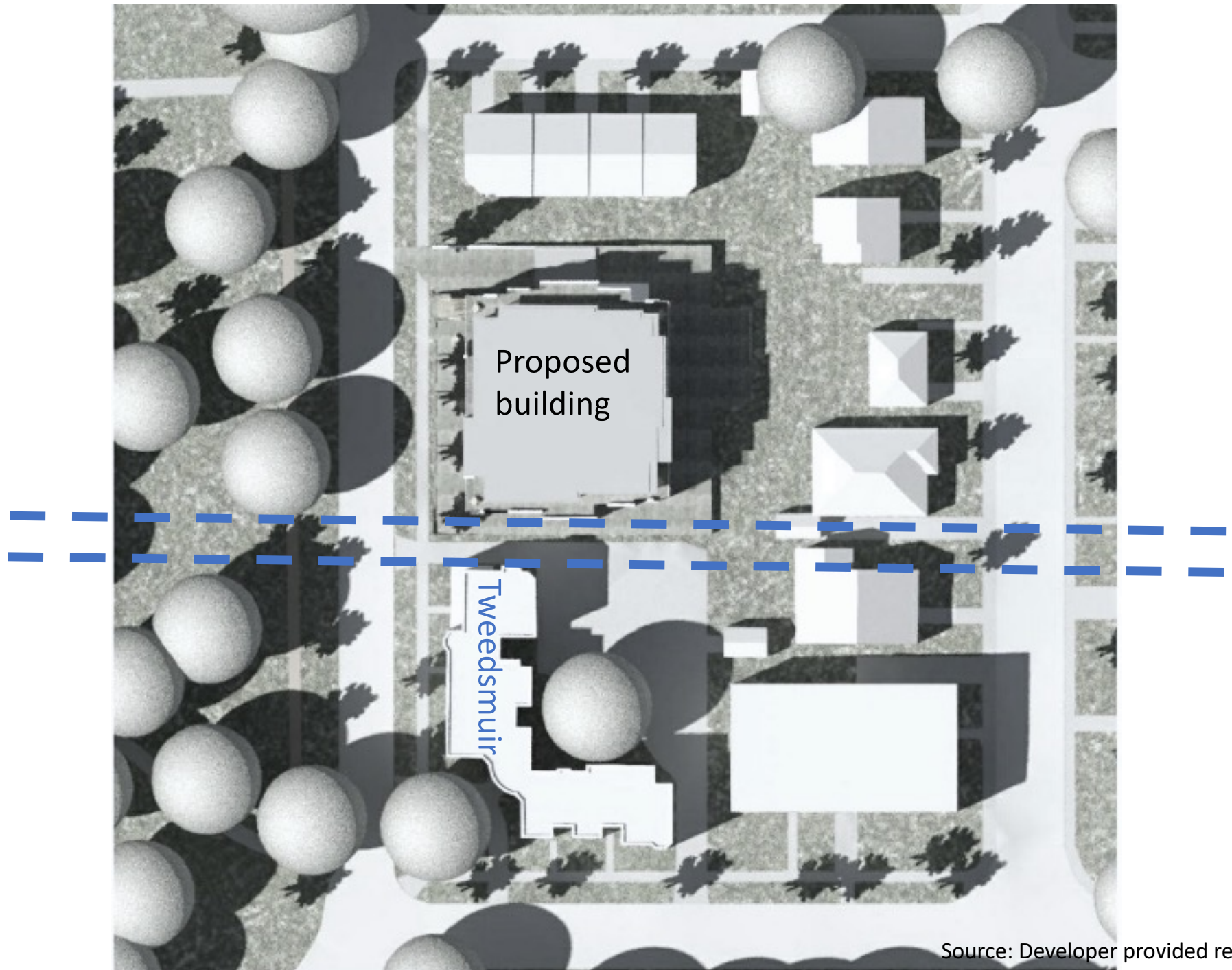


EXHIBIT 2: Overhead view of proposed development with setbacks from existing buildings.



Source: Developer provided rendering.

EXHIBIT 3: Tweedsmuir rear, current view facing North.



EXHIBIT 4: Overlay with proposed variances for height and setbacks. Note all trees seen removed-replaced by shrubs. New building only 8' away from property line. Suites lose Northeast view.



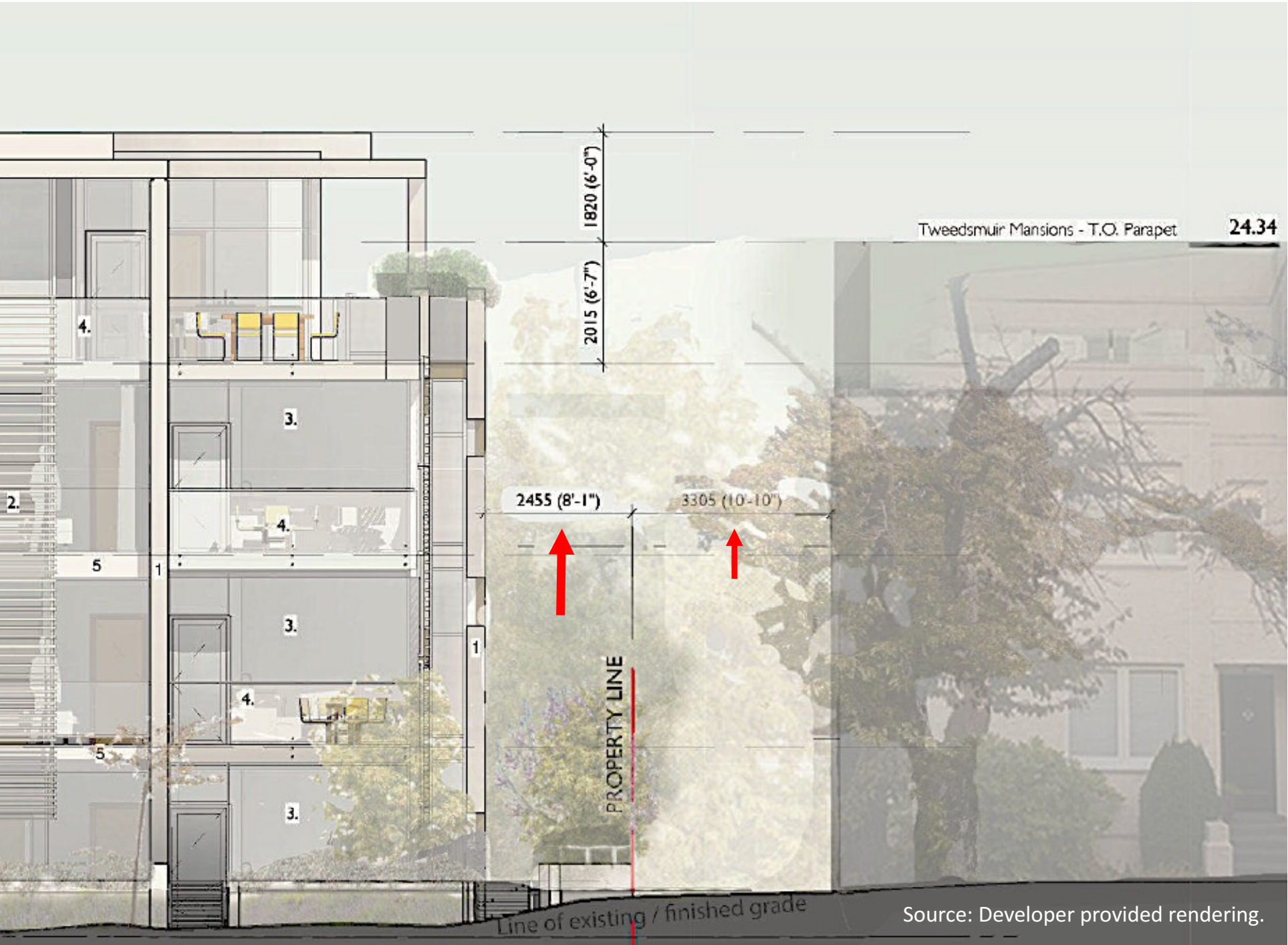
EXHIBIT 5: Tweedsmuir viewed from Beacon Hill Park facing East.



EXHIBIT 6: Overlay with proposed variances for height and setbacks: creates alleyway effect.



EXHIBIT 7: Setback and heights of Tweedsmuir north side and proposed development south facing.



May 16th, 2017


Re: 986, 988/990 Heywood Avenue Development

Dear Mayor Helps and Council,

I am writing this letter to express my support for the planning application located at 986, 988/990 Heywood Avenue.

I am a resident of the Beacon Hill Park neighbourhood and a business owner in Victoria. I have reviewed the plans with the developer and feel that the applicant has created a sensitive and beautiful infill development proposal that **fits** within the context of the existing neighbourhood.

Sincerely,



Yiannis Mavrikos
646 Michigan St.
Victoria, BC, V8V 1S9

To Whom It May Concern,

11 May 2017

re: Jawl Residential / TriEagle Development of 986 / 988 Heywood Avenue, Victoria, B.C.

We are writing this letter to endorse the aforementioned development project on Heywood Avenue in Victoria.

While we have no vested interest in the project whatsoever, as former owners of the properties we feel that the consultation process with the surrounding neighbours helped the developers come away with a preliminary design proposal that will be both conducive to the neighbourhood and appeal to a demographic that would appreciate the uniqueness of the area and all it has to offer.

We understand that the design has changed slightly since the earlier public meeting which we attended, so we can't speak to all the particulars currently in place, but we're sure that the developers have done everything they can to keep the design changes in-line with neighbourhood concerns and comments.

From our point-of-view, the developers did an outstanding job of doing everything they could to accommodate our best interests, comfort levels and convenience during the past year, and especially during the last few months leading up to the closing of the property transfer process – a difficult process for us as we've lived in the properties for the past 60 years. We commend all of the development team for their efforts and professional attitude towards us from the outset.

Thank you, sincerely,
Hermine and Chris Mundigler

**Strata 875
920 Park Boulevard
Victoria BC V8V 2T3**

Attention: Oliver Tennant
Marketing and Development Coordinator
Tri-Eagle Development Corporation/Jawl Residential

April 24, 2017

Dear Oliver

We would like to thank you and the Jawl Residential team, Travis and David for meeting with us on Tuesday, August 23rd to discuss the development of 986 and 988/90 Heywood Avenue.

You were all very thorough in your presentation and we were impressed by the detail that you provided. We were also gratified to hear that you had canvassed the whole neighbourhood to elicit feed-back and had modified some plans based on that.

Our strata council wholeheartedly support your proposed development on Heywood Avenue and wish you all the best in your endeavour.

Welcome to the village.

A handwritten signature in black ink that reads "Geoff Smith". The signature is written in a cursive, flowing style with a small dot above the 'i' in Smith.

Geoff Smith

Secretary/Treasurer



Garry & Chris Preston



Oliver Tennant; Kristiane surroundings; Garry Preston; Brice Castle; Calen McNeil; Glenn Barlow; Bart Reed

Tue 8:18 PM

Letter of Support from the CSVBA

You forwarded this message on 5/23/2017 10:46 PM.

We removed extra line breaks from this message.

Dear Oliver Tennant,

The Cook Street Village Business Association (CSVBA) supports the re-development of 986- 988/90 Heywood by Tri-Eagle Development and Jawl Residential. The addition of 21 homes is much needed in the area and we are pleased to see that all parking requirements have been met by the developers.

Looking forward to seeing a beautiful residential development in the neighbourhood.

Garry Preston
Chairman
CSVBA



Valerie Scott [REDACTED]

Oliver Tennant

Wed 7:40 PM

Heywood Development

 This message has been replied to or forwarded.



5 April 2017

To: Mayor and Council

I wish to provide this letter of support for the proposed Tri-Eagle Development at 986 and 988/90 Heywood Avenue.

I believe the developers have strived to meet the needs/requests of neighbours with their design, especially by restricting the height of the building to four stories, which blends in with other structures in the neighbourhood. In addition, they have addressed issues pertaining to privacy, setback, underground parking and landscaping. Therefore, I have no problem seeing this project move forward.

Sincerely

Valerie Scott
(Homeowner)

Sent from my iPhone

Mayor and council,

As a prospective condo buyer, I would like to offer my full support for the proposed residential development at 986 Heywood by Jawl Residential and Tri-Eagle Development Corp (the developer).

I have had an opportunity to examine the tentative plans for this four-story, 21 home building. The developer has put a great deal of thought into the floor plans resulting in, what I consider to be, very appealing layouts that maximize space and light. The inclusion of 9-10 foot ceilings, now an industry standard, serves to achieve this and is an expectation by most buyers including myself.

Architecturally and aesthetically, the developer has designed a building that, in my view, has taken full consideration of the respective privacy needs of both the neighbouring homes and perspective condo owners. More specifically, I am impressed with the positioning and use of the style of windows for the sides of the building and balconies with screens/trellises to achieve both light and privacy.

I have been keenly researching the purchase of a condo in Victoria for the past year and can attest first hand to the limited availability of housing in the city of Victoria. The proposed condominium development aligns perfectly with the quality and style of home I am looking for, as a down-sizer, being situated in a quiet neighbourhood close to green space, yet in close proximity to essential services and the downtown core.

In closing, I trust the proposed project will be given due consideration and I look forward to the opportunity to be a prospective owner of a unit within this development.

Monique Sanche
N404-737 Humboldt St.,
Victoria, BC
V8W1B1
[REDACTED]

Sent from my iPad

IS

irene smith [REDACTED]

12:07 PM

986 Proposal - Letter of Support



Date: May 8, 2017

To: Mayor of Victoria and City Council,

I belong to the largest growing demographic group in this country - the age 60 to 66. We are active 'boomers' who have worked our whole lives and are now transitioning into retirement. Our children are grown and we no longer need our family homes. We want housing that fits our lifestyle both now and in the future. We want to live in a safe neighbourhood and be part of a community where we can age in place. This means access to goods and services, public transportation and close proximity to leisure activities. I believe that the Tri-Eagle Development proposal for 986 Heywood Street in the Cook Street village will provide 21 quality dwellings that we can be proud to call home.

Sincerely,

Irene Smith

Lacey Maxwell

From: ann macmillan [REDACTED]
Sent: June 2, 2017 11:56 AM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor);
bissitt@victoria.ca; Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam
Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Re: 986/988 & 990 Heywood

Mayor and Council, City of Victoria

We are the owners of 905 Oliphant. Last July we received a letter from the new owners of the Heywood properties, located immediately behind us informing us that they were planning to build a 4 storey condo on the said properties.

The letter asked if they, Jawl Residential and Tri-Eagle Development could meet with our strata, strata 463, as soon as possible. This was a Saturday and we met for the first time the following Tuesday.

All seven strata residents were present and have been at 7+ subsequent meetings. On two occasions we met with the architects and once with the landscape designer.

Initially we noted several areas of concern: loss of sunlight, driveway proximity, noise and light pollution, and vehicle fumes. The 6 metre driveway is to be located immediately behind our garden fence.

The developers have been attentive to our questions and concerns and have worked hard to mitigate them in the design of the building. They are also acutely aware that our strata is to the north of the building and the most impacted of all the neighboring properties.

All this to say that in these many months of consultation we have found the developers to be available, helpful, attentive and professional. We hope the variances will be granted and the project approved.

Ian and Ann MacMillan

Lacey Maxwell

From: Kathleen Chrétien [REDACTED]
Sent: June 2, 2017 5:24 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); mlucus@victoria.ca; Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jason Johnson; Jonathan Tinney; Development Services email inquiries; Community Planning email inquiries
Subject: Proposed Development at 986-990 Heywood Avenue

Council of the city of Victoria

RE: Proposed Development at 986, 988, and 990 Heywood Avenue

Thank you for this opportunity to "have our say". We are the owners of 216 Vancouver Street, directly east of the proposed development. This development will have a major impact on us and our property and we hope that the concerns we outline will have your attention and consideration.

As we see it, the significant variances sought i.e.: increasing the height, increasing the site coverage, reducing the open space and reduction of all of the setbacks, including those for the parkade will place a towering structure very close to the adjacent properties.

Height:

The proposed height variance of 2.28 meters essentially makes this structure equal to a five storey building. This increase in height over the zoning limits is predicated on the notion that 9 ft and higher ceilings are the new norm, this is subjective and arguably spurious. The height will cause this building to loom over the neighbourhood, particularly to the east. The Tweedsmuir Mansions to the south of the proposal, one of Victoria's acknowledged architectural gems, an anchor to the area and a landmark in the community and city, will be diminished by the mass of the structure. The properties to the north will be cast in perpetual gloom and we on the east and lower side of this sloping site will be facing a structure, that from our perspective, looms even larger.

The structure will create a wall (at night an illuminated wall) between the properties to the east of the site and Beacon Hill Park. There is currently a good visible connection with the park from the east via the space between and over the two houses now on the site, and this will be lost to us and our neighbours if the building goes ahead as planned.

Privacy:

We note that the proposal speaks of "maximizing views to the east and west" and of the concern for privacy to the north and south but makes no mention of privacy to the east. In a letter to the Mayor and Council dated March 6, 2017, Cascadia Architects states that it respects the OCP guideline 1.6.2 which suggests that buildings "be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings". There is no mention of, and nor does the design address, the privacy of the private

open spaces of the adjacent properties on the eastern side. There will be a considerable number of balconies with these "maximized views to the east" and they will be directly and intrusively overlooking our properties.

Landscape:

Our backyard has several mature trees. One in particular, a large and healthy Elwood Cypress is close to 100 years old. Likely planted when our house was built, it is near 8 meters high with a 60cm diameter at the base and is situated very close to the property line. The parkade setback indicated on the drawings is a mere 1.22m. The excavation required in order to accommodate the concrete forms for construction of the perimeter wall will necessitate digging even closer than this to the tree. We believe that the stress of the excavation will destroy it. The developers have promised that they would hand dig the area around the tree and will have an arborist on hand but with such a small setback and close/deep excavation for the parkade, the tree could easily lose 30 to 40% of its root system. It is unlikely the tree could survive such an assault even with hand digging, and even with an arborist on hand - a disaster for us. It seems absurd to lose such a beautiful rarity as this tree to a parking spot in an underground parkade. Perhaps a parking variance to allow for undisturbed soil in that area could be considered. That tree is beneficial to everyone in the neighbourhood, old and new, and to wildlife as well.

Design and Footprint:

At the CALUC meeting, the community expressed its opinion that the building was too big and that the design did not fit the neighbourhood. We too feel the proposal is much too big for the site, shows little concern for the immediate neighbours, the neighbourhood and the community. In our meetings with the developers we voiced our concern with the height, size, and uninspiring design but we see no consideration in their submission to the city.

For fifteen years, we have lived in this quiet and safe residential area. We have raised our family here. It is not an area that needs more vibrancy, nor the traffic pressure and noise that higher density will bring. That kind of thinking is more suited to the Cook Street Village, where people actually gather and spend time. We can see no benefit to the community as a result of this project, it is in the wrong place. Having said that, we recognize that the area is zoned for a mid-rise building but we believe that the zoning should be respected and not rewritten to accommodate the needs of developers. We are told that scaling back the project is not viable which we can only interpret to mean that profit margins would be too low and raises the question of why was the site purchased in the first place. We believe that the community has legitimate concerns about the scale of this project and has made reasonable requests for changes but despite numerous consultations nothing of substance has changed and the project appears to be presented as a fait accompli.

To sum:

We oppose the proposed variances and the potential consequences of those variances, particularly the height and the parkade setbacks and the resulting overly large footprint. We respectfully request that council deny these variances and send this proposal back to the drawing board.

Kathleen Chrétien & Terry Linford
216 Vancouver Street
Victoria, BC

Lacey Maxwell

From: Heneault Linda [REDACTED]
Sent: June 2, 2017 7:24 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Jawl / Tri-Eagle Development Project for 986,988 and 990 Heywood
Attachments: Jawl 988-90 , 986 Haywood Development Oct 20.docx

Mayor Helps and Council,

We are the owners and residents at 911 Oliphant Avenue, the most north east townhouse of Strata #463 located on the north perimeter of the proposed building site. In Oct 2016 we submitted the attached letter of support for the proposed Jawl/ Tri-Eagle development from our strata. As the most impacted neighbours to this new development, we want to ensure you understand our reasons for our continued support for this project.

The views to the south of our units and onto the proposed building site are our primary views and provide our primary light. As the most impacted of all neighbours by possible loss of light, loss of privacy and loss of views, it was important to us to work closely with the development team to work out solutions that minimized our concerns and took into consideration all bordering neighbours. We have met (together with all of our strata members) with David Jawl, Travis Lee, the Cascadia team and landscape architects on this project numerous times and have found all interactions to be respectful, timely, informative and creative. We have been very pleased with many of the design solutions they have presented. A few examples being;

- consideration of minimal windows on the north side of the building to protect our privacy
- have set back the penthouse units to reduce orientation onto our gardens
- have designed landscaped underground parking to avoid unsightly views onto above ground paved parking and to minimize street parking impacts
- landscaping and tiering the 5'8" wall impacting our back garden
- and have positioned the building to reduce its shadow impact without impacting park facing views for Tweedsmuir or Oliphant

All of the neighbouring homes and properties adjoining this development are rich in history and significance in their own right. The Tweedsmuir with their art deco south facing facade, the lovely heritage homes along Vancouver Street, and our 4 town homes on Oliphant - on the Heritage Tours and described as a Wagg and Hambleton 1976 building with commissioned Imke Pearson stained glass, oriel windows, double-coursed shingles and angled bay entries. Our research into and feedback about Jawl Residential and Tri-Eagle Development has been consistent with our experience with them. They are a first class group that do wonderful work while respecting the neighbourhood. We believe the development as proposed is of high quality and will enhance our neighbourhood and we look forward to continuing to work with them through the next phase of building and landscape planning.

We are pleased to support this project.

Sincerely,

Linda and Rob Heneault
911 Oliphant Ave,
Victoria Bc


Lacey Maxwell

From: Mur Meadows [REDACTED]
Sent: June 6, 2017 9:17 PM
To: Victoria Mayor and Council; Lisa Helps (Mayor)
Subject: 986 & 988 Heywood Development

THE DEMISE OF FAIRFIELD'S WHITE PICKET FENCE

Fairfield is located in prime real estate between Beacon Hill Park, Rockland and Oak Bay. Cook Street Village is a quaint community of Victoria with a variety of coffee shops, restaurants and retail businesses. As this neighbourhood is slated for more development at the behest of City Council it seems, a number of building projects are either in progress, or looking for the city's permission to tear down an existing building and rebuild something bigger.

Notwithstanding the controversial project presently being built at the corner of Oiliphant and Cook Street, which razed 2 single family houses, a two story four-suite apartment building, and subsequently shipped the beautiful Carmel Apartments by barge to Port Townsend, USA.

Though there were hundreds of signatures on a petition trying to stop this five story condo being built, it was still green lighted, and will now become the tallest building and dwarf everything in The Village.

The last standing single family house beside Beacon Hill park, located at 1014 Boulevard Ave, was torn down a few years ago to make way for a modern condominium building. Though, there was little opposition to the project, as the owner had let the dwelling dramatically deteriorate over the years. What was once a decent house with a big backyard is now another condominium building.

Another project that is slated for development is this proposed four story residential project to replace two houses at 986 and 988 Heywood Avenue.

Located beside the stately Tweedsmuir Mansions on the corner of Boulevard and Heywood. The side by side lots are the closest to the entrance of Beacon Hill Park than the other five Heywood houses, and the fate of these 2 large houses could be the future for other houses facing Beacon Hill Park.

At one time, these 2 houses were liked, loved and lived in by citizens raising their families. Not too long ago, I remember the wonderful couple who lived at the immaculately kept white house at 986 Heywood. The gentleman had regularly painted his little white fence, tended to the lawn, plants and flowers so meticulously, it is a shame to see these properties slowly die of neglect. Both houses do not have renters, and the owner seems content to leave them empty, and will then have no choice but to tear it down.

The brown house at 988 Heywood, is completely different from the neighbouring house, as it is one of the original houses built on Heywood. The proof is in the size of the Monkey Puzzler Tree in the front yard behind the white picket fence. Standing at over 80 meters tall, it is one of the largest trees of it's type in Fairfield. Granted that the developer wants to put a new condominium building in the place of these two soon-to-be-former homes, but I believe there should be concessions in the design to save this 100 year old rare Monkey Puzzler Tree.

If we do not begin saving parts of our heritage, we are going to become exactly like Vancouver. Over populated. Lack of character. Loss of history in architecture.

With every house that is being tore down so a developer can build another multiple-suite dwelling, we are losing the individual neighbourhoods one by one.

I ask the City Council of Victoria to ask a developer to use a part of the history, and there be a part of the

original property put back into each new building project.

Please save the Monkey Puzzler Tree.

Mur Meadows

Victoria, BC

Lacey Maxwell

From: Isabel Weeks-Lambert [REDACTED]
Sent: June 6, 2017 3:15 PM
To: Ben Isitt (Councillor)
Cc: Victoria Mayor and Council
Subject: proposed development on Heywood Avenue

Hello Ben:

I am writing regarding the proposed development for 986 and 988 Heywood Avenue. Currently there are two lovely old houses. They have apparently been sold to a developer who is proposing a condo complex with underground parking. I believe the property is currently zoned for multiple dwellings, but the developer is seeking several variances.

I attended a community meeting months ago, during which the developer presented plans for the property. I voiced my opposition to the plans as presented. While I do not oppose the redevelopment of this property, I do oppose several of the requested variances. These include set back and height variances.

I did not receive any further notice of the progress of the approval process with the City. I learned about a public hearing by reading a sticker on a sign on the property as I walked past it. I would have expected to receive a notice of this hearing as I live in the next block. Why was I not given notice of this hearing?

I am opposed to a few of the requested variances: the proposed height, which I think is excessive, and the proposed much smaller setback from the street.

This building will loom over the street if the requested variances are granted.

Do I need to appear on Thursday to voice these objections? I was not given proper notice, and my husband died last month so I am in a deep grieving process.

Thank you for your cooperation and assistance.

Isabel Weeks-Lambert
Barrister & Solicitor (British Columbia) Attorney at Law (California)
Telephone: [REDACTED]
Fax: [REDACTED]

This communication (both the message and any attachments) is confidential and intended only for the use of the person or persons to whom it is addressed unless I have expressly authorized otherwise. It may also contain information that is protected by solicitor-client privilege. If you are reading this communication and are not an addressee or other authorized person, I hereby notify you that any distribution, copying or other use of it without my express authorization is strictly prohibited. If you have received this communication in error, please destroy both the message and any attachments and notify me immediately by e-mail or telephone.

Lacey Maxwell

From: Robin Applewhaite [REDACTED]
Sent: June 6, 2017 1:32 PM
To: Victoria Mayor and Council
Subject: 986 Heywood Development

Dear Mayor and Council:

Re: 986 Heywood Avenue development

Our home is located in the two story Oliphant Street townhouse building immediately North of the above proposed building and our townhouse centre unit (907) does not have East or West windows - the main living area's source of sunlight is to the South.

During the past year, we have met many times with Dave Jawl of Jawl Residential and Travis Lee of Tri-Eagle. We very much appreciate the many efforts they have made to listen to our suggestions and alleviate our concerns. In particular, our concerns with regard to the siting of the building and having underground parking, given the lack of parking space in the surrounding area.

Any change in the siting of the new building's Refootprint to the north, would cause considerable loss of sunlight to us. As seniors, our home, which we have worked hard for and enjoyed for many years, would become a much darker residence.

We urge the Council to allow Jawl Residential and Tri-Eagle to site the building's footprint as they have requested.

Maureen and Robin Applewhaite
907 Oliphant Ave.
Victoria, B.C.

Please do not disclose the following:

[REDACTED]
[REDACTED]

Lacey Maxwell

From: Helene Sundberg [REDACTED]
Sent: June 6, 2017 1:52 PM
To: Victoria Mayor and Council
Subject: Proposal on Heywood

June 6, 2017

Mayor Lisa Helps and Council
Victoria City Hall
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor Helps and Council,

Re: Tri-Eagle and Jawl Residential Proposal on Heywood

As long term residents of Fairfield and James Bay we would like to voice our support for this project.

We are very impressed with the development team of Tri-Eagle and the Jawl's. Their commitment to high quality design and sustainable building practices are evident throughout their many past projects.

This new building in particular will help fulfill the growing need for easy care living in this walkable and amenity rich neighbourhood. This is exactly the type of housing we will be looking for in the future when our home becomes too much work for us. We look forward to seeing this building being constructed and hopefully more like it.

Yours truly,

Gary & Helene Sundberg
223 Government Street

Pamela Martin

From: Charlotte Wain
Sent: Wednesday, June 07, 2017 8:19 AM
To: Public Hearings
Subject: FW: Proposed Development of Property at 986, 988 & 990 Heywood Avenue

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

From: Nancy Leslie [REDACTED]
Sent: June 6, 2017 9:40 PM
To: Charlotte Wain <CWain@victoria.ca>
Subject: Proposed Development of Property at 986, 988 & 990 Heywood Avenue

Thank you for the letter/notice sent on May 26 asking for input regarding the proposed changes to the zoning of the above properties.

I live at 222 Vancouver Street and my property is located at the north-east corner of the proposed development. Specifically, we will be mostly affected by the sight of the above-ground concrete corner of the "underground" parkade, by the loss of green space, and the shade cast by the 46-foot building which will occupy most of the lot. The development team seems to have attempted to mitigate these aspects of the proposed building.

I have met on a handful of occasions with representatives of the developers. In particular, their development team has reassured me that the proposed building will not have an impact on my solar hot water system collectors. The shading will be mostly on my back garden and mostly in the winter when the angle of light is low.

The development—in particular the changes to the set-backs—will adversely affect my neighbours more than it (they) will affect me. Overall, my greatest concern is that the proposed development seems out-of-scale with the feel of the neighbourhood.

Regards,
Nancy Leslie
222 Vancouver Street
Victoria, BC
V8V 3S8

Lacey Maxwell

From: Steve Hutchinson [REDACTED]
Sent: June 7, 2017 12:28 PM
To: Victoria Mayor and Council
Subject: Support letter for 986/988/990 Heywood Avenue

To Mayor and Council:

I am a resident of Hampton Court, located at 159 Cook St. Being situated close to the Cook Street Village and near this development, I wanted to provide my feedback on the proposed development.

I am in support of this redevelopment. The primary reasons are as follows:

- The care and attention to reduce the affect to the direct neighbours. It seems to me that the Developer has really listened to their direct neighbours and made some pretty dramatic changes to accommodate their interests including; Piano windows to increase privacy, stepped back yard to reduce massing at the property line, screening along N/S walls to increase privacy.
- The size in respect to others close by. It seems to me that this building will not overpower those that are nearby given the heights are very similar to the Tweetsmuir. Also, with the top floor being stepped backed (providing more deck space but less internal space), the building does not feel as big as a standard four story.
- The number of floors. While the developer could have opted to go higher, staying at the four floors reduces the impact of shading on their neighbours.
- The positioning on the property. Again related to shading, having the building located in the South West corner reduces the impact of the building on the properties directly to the North and East.
- The mix of suites. While Cook St Village is not really a community of families with young children, having a suite mix including larger two bedrooms goes a long way at making this accessible to families.

It is great to see a developer engaging with the community, listening to their needs and responding in a responsible and respectful manner.

Sincerely,

Steve Hutchinson
12-159 Cook St
Victoria, BC V8V 3W9
[REDACTED]
[REDACTED]

Lacey Maxwell

From: marne st claire [REDACTED]
Sent: June 7, 2017 11:23 AM
To: Victoria Mayor and Council
Subject: 986,988 Heywood

Categories: Lacey in Progress

Dear Mayor and councillors

I am writing to express support for the Jawl proposal to build a four story apartment at 986-988 Heywood.

The scale of the proposal is comparable to the neighbouring apartments and single-family dwellings.

Generous parking will be provided on site underground.

With respect,
Marne St. Claire
33 Howe
Victoria

Sent from my iPhone

Lacey Maxwell

From: James Oliver [REDACTED]
Sent: June 7, 2017 2:09 PM
To: Victoria Mayor and Council
Subject: 986 & 988 Heywood

Dear Mayor and Council,

I'm writing in support of the development at 986 & 988 Heywood. The developer has met me at my home at 225 Vancouver Street to discuss their plans and has been forthright with their need for variances to height and setback. I understand they have accommodated their neighbour's concerns. I'm sure the neighbourhood appreciates that they have not applied for onsite parking variances. I believe that their proposal is consistent with the current zone and the OCP and their application should be granted without delay!

Thanks,

James Oliver.

Pamela Martin

From: Joan Halvorsen [REDACTED]
Sent: Wednesday, June 07, 2017 7:29 PM
To: Public Hearings
Subject: Rezoning No. 00531

From
Joan Halvorsen
305 - 964 Heywood Ave
Victoria BC V8V 2Y5

Please do not publish my email address. Thank you.

I am strongly opposed to this rezoning for 986, 988, and 990 Heywood Ave. Any increase in density would be out of place in this location and would be totally unfair to neighbouring properties. Please do not support this rezoning. Thank you.

Sent from my iPhone

Pamela Martin

From: Zen Fabian [REDACTED]
Sent: Wednesday, June 07, 2017 3:21 PM
To: Public Hearings
Subject: 986, 988 and 990 Heywood Avenue - Rezoning No 00531

Dear Council,

We, Mercia and Zdenek Fabian, 301-978 Heywood Avenue are in full support of the development permit application for the above property.

Street parking could be an issue, but amending the city parking bylaws, to exclude parking of inoperative vehicles on the city streets, will help.

Regards,

Mercia Fabian [REDACTED]

Zdenek Fabian [REDACTED]

Lucas De Amaral

From: John Lang [REDACTED]
Sent: Thursday, June 08, 2017 10:57 AM
To: Victoria Mayor and Council
Subject: 986 Heywwod Avenue

RE:- 986 Heywwod Avenue

We have lived in Fairfield for over a dozen years now and love it of course.

With respect to the four-story apartment complexes, built 40, 50 and 60 years ago that line the main thoroughfares of this part of Victoria there are few that deliver any aesthetic appeal. Next door to the subject property is one such exception. 986 will fit in well between the Tweedsmuir and the row of townhouses. It's similar in height and size while offering an aesthetically pleasing front view for passers-by and visitors to the Park. In this sense, in my opinion it will be a welcome relief to the most of other apartment complexes in the region, and an attractive addition to Heywood, the Park and Fairfield.

I fully support this project.

Sincerely,

John Lang
1165 Chapman Street
Victoria,BC V8V 2T5

June 7, 2017

Mayor Lisa Helps and City of Victoria Council

Dear Mayor and Council:

Re: 'The Heywood' Condominium Project

We write you as three-year residents of the Essencia Verde condominium development on 1035 Sutilej Street in the Cook Street Village neighbourhood. Having recently reviewed the plans for the proposed development, The Heywood, we are writing you to voice our support for this project.

As local residents in our mid-thirties, we've chosen to live in this neighbourhood for its sense of community and its proximity to the downtown core. We are currently in the housing market in search of a slightly larger, modern-designed condominium project in the Cook Street Village/Fairfield area and, currently, there is little to no such inventory available. As such, we feel the modern and tasteful design of The Heywood project is in-step with the housing needs of this neighbourhood and the community ethos of Cook Street Village.

We look forward to council approving this project and will continue to advocate in favour of any subsequent holistic, modern development projects in this neighbourhood.

Sincerely yours,

Sean and Michelle Roberts
203-1035 Sutilej Street

Pamela Martin

From: Marilyn Duncan [REDACTED]
Sent: Thursday, June 08, 2017 5:52 PM
To: Council Secretary
Cc: Victoria Mayor and Council
Subject: Rezoning No.00531 986, 988, 990 Heywood Avenue

Re: Rezoning No.00531 --- 986, 988, 990 Heywood avenue:

I own and live at the 8 unit building at 978 Heywood Avenue.
I attended the first public hearing on this development which is very close to 978 Heywood Avenue.
I just received notice of this June 8/17 public hearing last evening by hand under my front door.

Firstly, I believe tonight's hearing into this application should be rescheduled as the affected neighbours (myself and the other owners at 978 Heywood) have not received proper notification in a proper time frame as required.

My neighbour, Isabel Weeks-Lambert told me she sent several email enquiries to the mayor and council re: this proposed building but did not receive follow up re concerns many of us expressed when we attended the first public hearing.

I do not agree with the requested height and setback variances being sought by the builder/developers. Nor do I agree with them that they are required in order to make this proposal profitable.

The request for height variance in order to build 10ft. and 11ft. ceilings in the units I believe results in almost another story on the building and will loom over the neighbouring buildings.

I would also ask the City to restrict those making presentations for applications such as these at public meetings, to stick to the facts of their proposal. We should not have to listen to a sales pitch about how 'special' the design/neighbourhood/neighbours etc. are.

We, as citizens of Victoria, are in daily discussions about the ongoing issues of homelessness and access to affordable housing for the average person.
I don't agree that allowing developers to maximize their profits on proposed buildings is solving these very dire problems. Just because builders ask for these variances doesn't mean the City should acquiesce to them.
I would be much more amenable for a proposal on these properties that solved these pressing issues of housing!

Respectfully,
Marilyn Donnelly
402-978 Heywood Avenue