

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

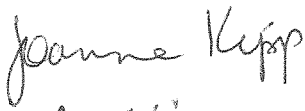

We recently had the opportunity to review the plans for the proposed Fairfield condominium project, The Heywood. As such, we are writing to Council to voice our support for approval of this development.

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,

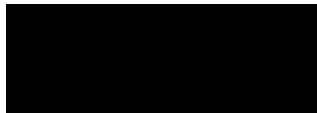
Just a quick note regarding the upcoming project proposed by Tri-Eagle Development Corp. and Jawl Residential on Heywood st. in Fairfield.

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

A photograph of a large, white, modernist-style building with curved walls and multiple windows, identified as the University of California, Berkeley. The building is surrounded by green trees and a clear blue sky. A red fire hydrant is visible in the foreground on the left.

[illegible]

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

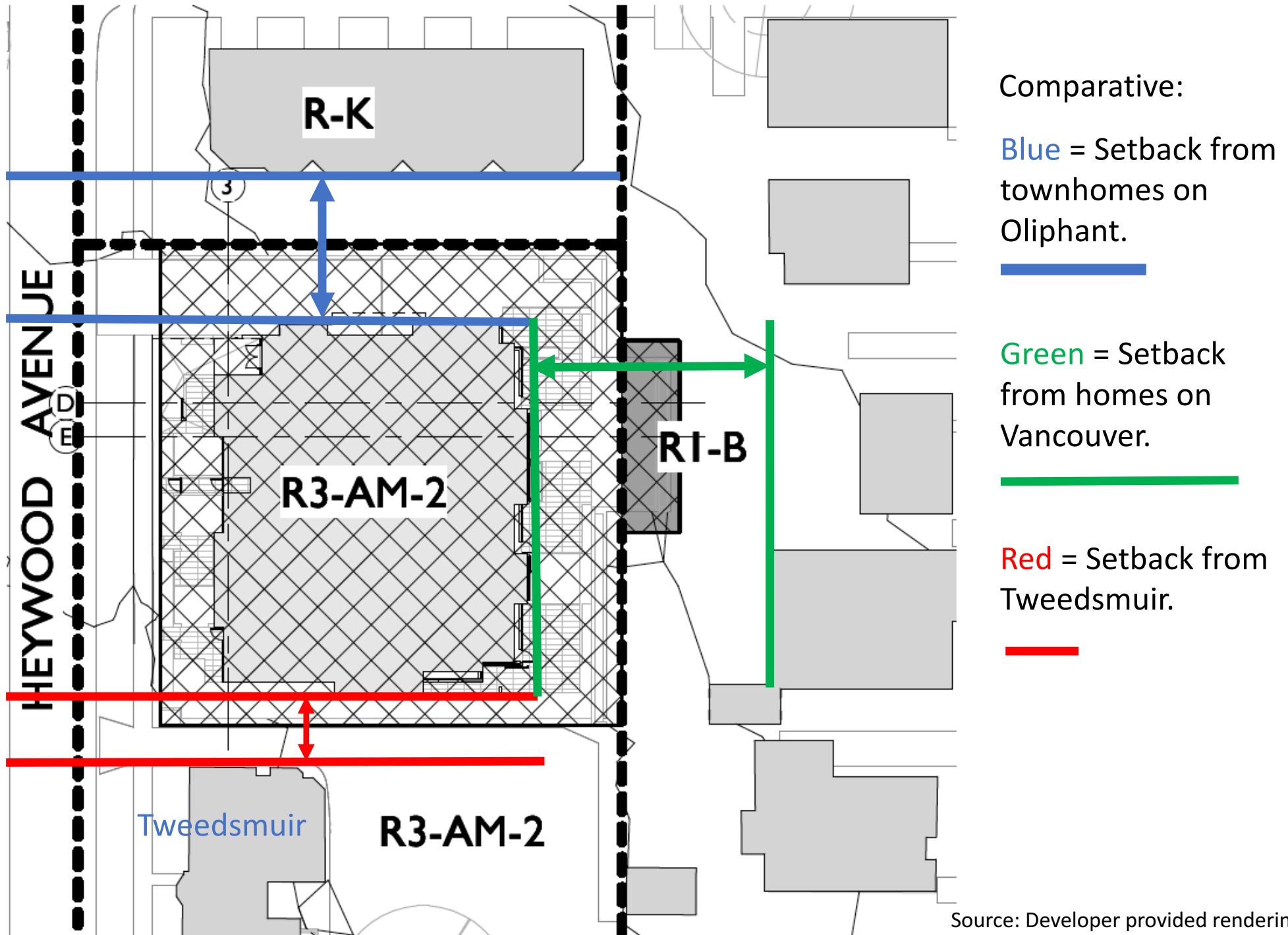
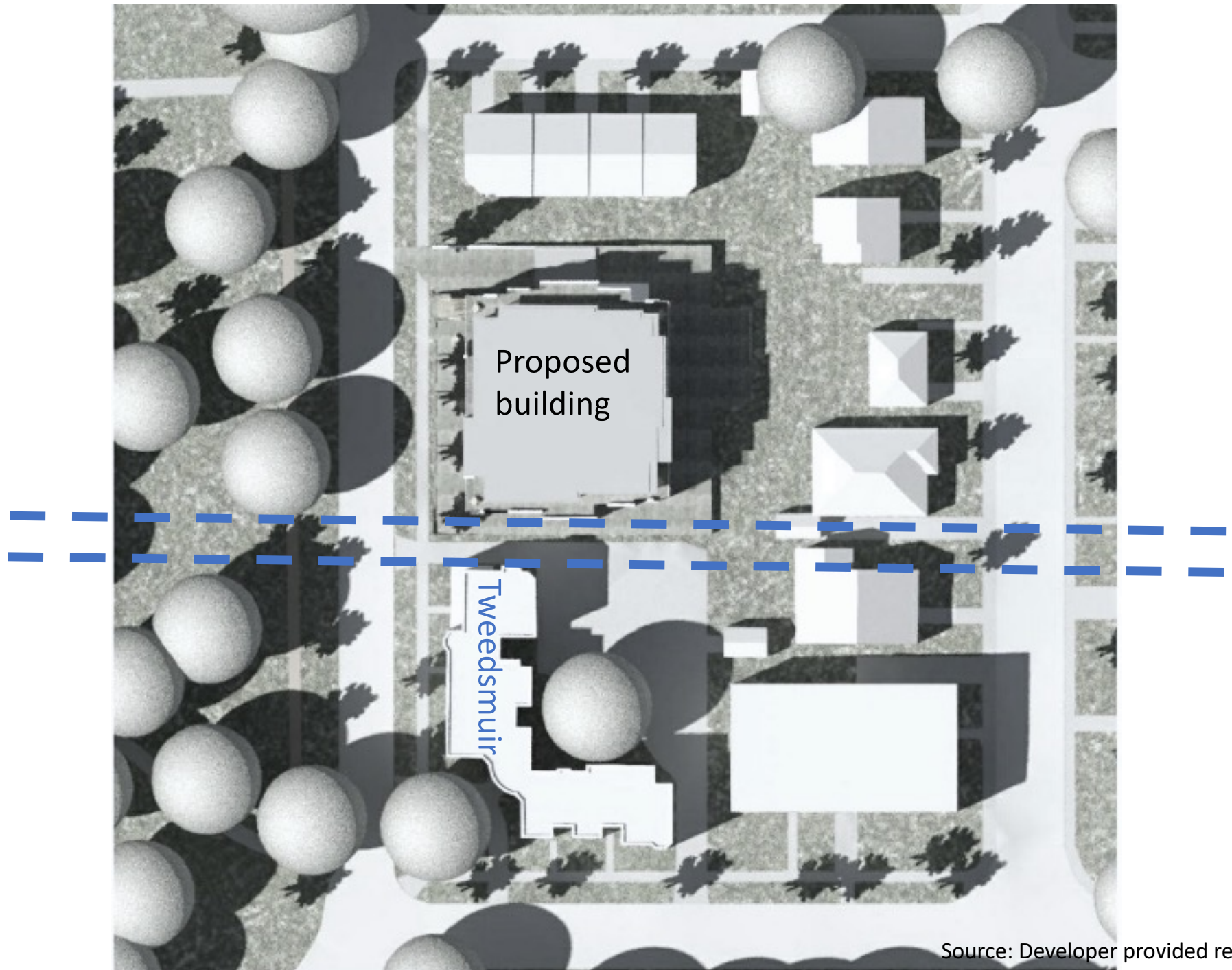


EXHIBIT 2: Overhead view of proposed development with setbacks from existing buildings.



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.



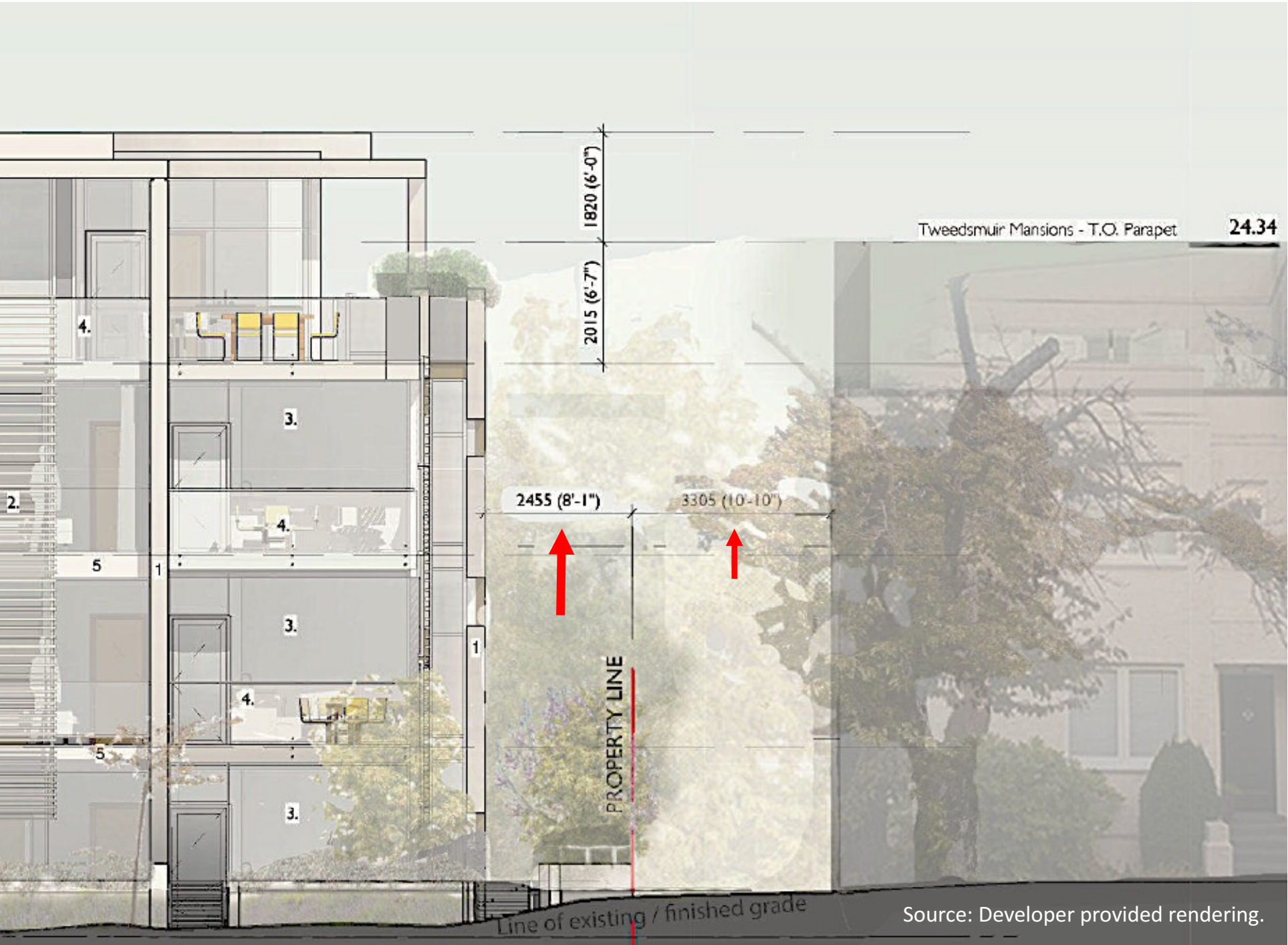
EXHIBIT 5: Tweedsmuir viewed from Beacon Hill Park facing East.



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