

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]

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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.