

July 05, 2016

Development Services Division
Leanne Taylor, Area Planner
Corporation of the City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

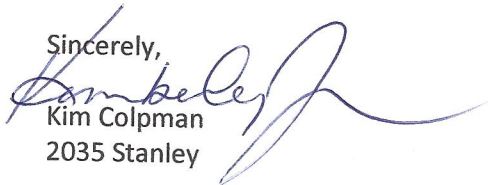
RE: Rezoning Application 1310 Gladstone

I am writing to indicate my continued support of the proposal for the two-storey mixed use building at 1310 Gladstone in the Fernwood Village. (I had submitted a letter in 2015).

As a property owner in the area, I understand how desirable this neighbourhood has become. Fernwood offers a unique opportunity for residents to live/work/play within their community and this proposal addresses all aspects of a sought after style of living by offering retail, office and living spaces in the heart of the village.

I look forward to seeing this project move forward.

Sincerely,


Kim Colpman
2035 Stanley

Pamela Martin

From: Public Hearings
Subject: FW: 1310 Gladstone: Support

From: Jeremy Caradonna [REDACTED]
Sent: Thursday, July 07, 2016 12:25 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 1310 Gladstone: Support

Dear Leanne,

This is Dr. Jeremy L. Caradonna writing to you. I'm writing this letter in support of the proposed development on 1310 Gladstone Avenue. I write to you in two capacities. The first is as a homeowner and resident on the 1300 block of Gladstone. I live at 1334 Gladstone Avenue, with my wife and two daughters, which is only steps from the 1310 property. The second capacity is as a professor of environmental studies at Uvic, where I teach courses on sustainable development, urban sustainability, history, and organic agriculture. I'm very well versed in the study and literature of urban sustainability efforts, and I think that the development at 1310, in light of this body of knowledge, makes a lot of sense.

I support the development at 1310 for the following reasons. First, it is an infill development that doesn't require undeveloped land to become developed. The proposal works with the current lot and adds character and utility to a high-density urban area. Second, it's mixed use. I support very strongly the use of mixed-use urban structures, which have become a cornerstone of not only New Urbanism, but any serious urban sustainability strategy. The idea is to add affordable housing (NOT high-end condos) to the neighborhood, which I strongly support, as well as one or two more small businesses. Third, I think the development will add character to the block and to the neighborhood. The current house is old and dilapidated, and the new structure will breathe some new life into the area. I like very much that Fernwood Square is a thriving neighborhood hub, and in fact, this is the reason that we chose to buy a home here. Adding a few more businesses will add more convenience and commerce to the block, and I don't think the parking situation will be vastly different. (Everyone is always in a panic about parking!)

The one, minor comment I will add concerns the need for a speed bump on Gladstone. I have discussed the idea with NRG and with many of my neighbors, and I've found almost universal support. I've also been in touch with the City about the idea, and they've promised to conduct another traffic survey. Fernwood Square is a hub of activity, and we can handle the traffic and the traffic volumes, but there must be a way of easing the speeding on Gladstone, since taxis and tipsy bar-goers routinely zip up and down the block. Just two days ago, another cat was killed outside of my house by a speeding vehicle. Also, there is a high number of children on this block, in and around the CRD housing complex. It simply makes sense, and costs very little to install.

So this is my one hold-up. If Fernwood Square is going to get more housing and more commercial -- which I generally support -- then a speed bump needs to be put in place to slow things down a bit.

Thanks very much.

Sincerely yours,

Dr. Jeremy L. Caradonna

Pamela Martin

From: Public Hearings
Subject: FW: In support of the proposal to redevelop 1310 Gladstone Avenue

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

From: Marianne at Mudstudio [REDACTED]
Sent: Tuesday, July 05, 2016 2:31 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: In support of the proposal to redevelop 1310 Gladstone Avenue

Hello Leanne,

I am writing to voice my support of the proposal to redevelop 1310 Gladstone Ave.

I am a resident of Fernwood, and have been since the late 90s. I have seen the neighbourhood languish, and then come alive in the past 10 years. It's exciting to live here! The reason Fernwood is alive, exciting, and safe to live in, is in large part because Fernwood NRG has put its resources into making it so. They understand that when the residents of a neighbourhood have a say in the shaping of the neighbourhood, it can only lead to a strong, cohesive neighbourhood. The proposal to redevelop 1310 Gladstone is another such initiative. It's for us, the residents – housing, businesses, in a thriving village centre.

Also, the proposal is fully in line with Victoria's Strategic Plan, and the Official Community Plan – for Victoria to be made up of strong, resilient village centres.

Thank you for listening.

Marianne Unger
1619 Camosun Street
Victoria

Marianne Unger
Mud Studio | 250.598.9765 | mudstudio.ca