

Alicia Ferguson

From: Public Hearings
To: Leanne Taylor
Subject: RE: 1310 Gladstone proposal

From: Mike Demers
Sent: Thursday, July 07, 2016 1:04 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 1310 Gladstone proposal

I am writing to express my unqualified support for the above proposal. I have lived at 1913 Fernwood Rd for over five years and have lived in this community since 1987. I will be in attendance next Thursday to support this proposal in person. Thank you for considering this letter.

Mike Demers
1913 Fernwood Road

Sent from my iPad

Alicia Ferguson

From: Public Hearings
To: Leanne Taylor
Subject: RE: 1310 Gladstone Rezoning

From: Michael Pardy
Sent: Friday, July 08, 2016 8:10 PM
To: Leanne Taylor <ltaylor@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>
Subject: 1310 Gladstone Rezoning

To Leanne Taylor

I am writing in support of the rezoning application for 1310 Gladstone Avenue in Fernwood.

My family and I are long time residences of Victoria, first moving to the city in 1994, and settling in Fairfield for 17 years. Last year, my wife and I decided to move to Fernwood. We were drawn to the neighbourhood, and especially the streets near the village centre, for their diversity of residences, range of services, and sense of community. A year later, we are very happy with our decision; our initial impressions have been confirmed by our lived experiences in the village.

Our new home nearly backs onto the property at 1310 Gladstone. We are likely to be affected by the noise of the construction and the increase in traffic caused by the new businesses. Nevertheless, we fully support the Fernwood NRG to develop this property because we see the results of their other social enterprises and believe this addition to the mosaic of the village will strengthen the NRG and more importantly, the community they support.

Unfortunately, I am travelling at the time of the presentation to council; otherwise, I would ask to speak on behalf of this proposal in person. In lieu of my voice, I ask that my written words speak to council about my support for the project.

Thanks in advance for your consideration in adding my voice to this hearing. I can be contacted via this email or my phone should you require.

Michael Pardy

1317 Pembroke Street

Victoria, BC

V8R 1V2

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Mayor and Council email RE 1310 Gladstone Avenue

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

From: webforms@victoria.ca [<mailto:webforms@victoria.ca>]
Sent: Monday, July 11, 2016 2:03 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Mayor and Council email

From: Kathryn Ogg

Dear Mayor and Council:

I am writing you regarding the proposal to rezone 1310 Gladstone Avenue which, is coming to a Public Hearing this Thursday, to permit a three-story, mixed-use development. Due to a prior commitment, I am unable to attend this Public Hearing, so I am submitting this letter to you.

I am opposed to this development for the following reasons:

1. 1310 Gladstone is narrower than most lots in Fernwood and has a smaller overall square footage. It has been a single-family dwelling until recently. It is unsuitable for the increased density proposed by the proponent. The number of variances applied for is evidence of this.
2. The corner of Fernwood and Gladstone is very popular and has a number of commercial venues, including a restaurant, a pub, a wine bar, a coffee-shop and residences on three corners, as well as two popular theatres. These existing businesses and residences already bring numerous commercial vehicles into our neighbourhood, blocking traffic and causing safety hazards. A new building with no off-street parking or loading area for retail, offices, customers and/or residents and visitors is not being respectful of the neighbourhood. How much development should this small area be expected to support?
3. The beautiful, healthy maple tree (at least 75 years old) that currently shades the yard and surrounding area would be destroyed by this development. This tree is a living, vibrant part of Fernwood and should be designated a heritage tree.
4. The appearance of the proposed building is bland and not aesthetically pleasing. It does not fit with the character of the neighbourhood.
5. The uncertainty about the proposed usage of the building is of concern to the neighbourhood. To go from a single family dwelling to a multi-unit building of unspecified use is overly-ambitious and unnecessary.

I ask that you send this proposal back to the drawing board and see that it gets a proper community consultation, looking at all the ramifications of such a development.

Sincerely,

Kathryn Ogg
1351 Gladstone Ave
Victoria, BC