



MAKING A PRESENTATION TO VICTORIA CITY COUNCIL

Complete and submit your request to address Council to Legislative Services by 11:00 a.m. on the Wednesday the day before the scheduled meeting. To ensure the Council receives your submission with their full agenda package, please submit it by 4:30 p.m. on the Monday two weeks before the Council meeting. Requests received after this time will be added to the Amended Agenda produced the Wednesday immediately prior to the Council meeting.

Presentations are a maximum of five (5) minutes in duration.

Name: Mary E Doody Jones Date: Feb 29, 2016

Address: 435 Kipling St, Victoria

I wish to appear at the following Council meeting: March 10, 2016

I represent: myself as Fairfielder m & citizen

(Name of organization, if applicable) already handed in
Topic: Need for Amplification regulation my report

Action you wish Council to take: See Attached paper

Are you providing any supporting documentation (a letter or a PowerPoint presentation)?

Yes ☒ 10mb limit*

No ☐

If you are providing supporting documentation the documentation must accompany this request or your letter. Placement on the agenda cannot be confirmed until supporting documentation has been received. Handouts will not be distributed at the meeting.

*If presentation is larger, please bring into the Council Secretary on a thumb drive to allow downloading.

Alternatively supporting documentation may be emailed to: councilsecretary@victoria.ca

Please note that all presentations are held at a public meeting, therefore, the first page of this form, along with the supporting documentation is added to the agenda, which is made available to the public and posted on the City of Victoria's website. The second page of this form, containing your contact information, does not form part of the agenda, but may be released pursuant to the provisions of the *Freedom of Information and Protection of Privacy Act*.

Please complete both sides of the form and submit to:

Council Secretary
Legislative Services Department
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6
T 250.361.0571
F 250.361.0348
Email: councilsecretary@victoria.ca

My request on Feb 29, 2016

Amplification problems occur on different geological sites, as shown in the report previously given. The problems are significant for this hearing my requests are under 3 general summaries that Council:

- 1) Make an Amplification Bylaw providing regulation of the building process on vulnerable sites
- 2) Consider making geological conditions as part of zoning decisions
- 3) Realize the urgency from my update to the Report

Also a letter with the specific requests under each of the 3 points.

Thanks for the opportunity,

Mary E. Dooley Jones

Mary E. Doody Jones
435 Kipling St.
Victoria, BC, V8S 3J9
Phone: [REDACTED]
Email: [REDACTED]

City Hall
#1 Centennial Square
Victoria, V8W 1P6

March 5, 2016

Mayor and Council

This letter accompanies my application for a presentation before the Council meeting. on March 10th. In November, Council and several city departments received my report: "The Amplification Effect: The Story of 1418 Brooke St. June -August 2015 Case Study." As Christmas was close, I waited until after the New Year to follow up. Please find the report. If you can't find it and need another, let me know.

Intervening events have increased the urgency of the need for regulation in reference both to rezonings and for building under the zoning. The issue of geological substrate became apparent to those living near the Brooke St. development which has the worst seismic base, as shown by the BC seismic maps. Neighbours experienced the result of amplification and a developer who ran away from speaking to them, with no information ahead, no preliminary foundation check and no compensation for effects.

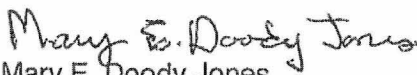
Since summer, disturbance continued from time to time, including lately, with finishing work on the the new house's grounds causing vibrations. My (heavy) computer monitor in the back office shook from the machines travelling on the Brooke St. grounds when I first typed this letter

Now on Hamley St. to my left is a new development, at 1456, starting with knocking the house down. (See the Update paper.) "The battered house" at 1465 Hamley must be feeling the vibrations too. On nearby Durban St. parallel with Kipling, are redevelopments. The lack of regulation on vulnerable strata needs correction right now, problems will increase with the expanding number of developments for profit.

Prices are going up remarkably, as noted March 2 on the *Times-Colonist* front page. The Update paper shows the MLS listing for 1418 Brooke St., which joins the ranks of those well over the million dollar mark. Its asking price is \$1, 639, 000 and it's on "one of Fairfields Most Magical Streets." Nothing is stated about being on one of the most vulnerable geological substrata.

Attached you will find the list of my carefully thought recommendations for your consideration. I would very much appreciate speaking with individual staff /councillors or committees during your considerations. Please arrange that I will be duly informed of the process to follow for action.

Sincerely,


Mary E. Doody Jones

CASE STUDY CONCLUSIONS: CONTRIBUTING FACTORS

- 1) The hazardous geological substrate causing amplification onto the clay.
- 2) The need for vehicles/machines that produce vibrations, weight and noise
- 3) The lack of homeowner's insurance to cover man-made seismic effects
- 4) A developer who refused to meet the nearest neighbour and ran away from another
- 5) Absolutely no regulations to keep developers under the zoning accountable, nothing for rezoning on the building process for mitigation of effects.
- 6) Legal recourse expensive even just for a letter
- 7) Legal cases more difficult without photos and records of foundations due to lack of warning
- 8) Citizens ending up paying for damage cost, thus underwriting the developer's profits

The first 4 cannot be changed on their own. The 5th one can be, so that no. 4 and 6-8 need not happen.

RECOMMENDATIONS FOR MUNICIPAL LEGISLATION

PLEASE

General Recommendation

1. Please accept the importance of the amplification effects, which can be as serious as some intensities of blasting. Preferably create an Amplification Bylaw, with regulation of the building process on all vulnerable geological sites.
2. Make a policy of having the geological substrate a factor for decisions on mass and density with maps of the geological substrate for the specific sites. Reconsider the general policy of 6-storey buildings at village centres and go back to check the geology of each area.
3. Consider the safety of existing character and heritage buildings nearby. Have lists of vulnerable kinds of substrate and put into regulation preventative actions.

Particular Recommendations for The Building Process

1. For rezoning and under zonings, have regulations to protect neighbours. Items include: Builder's identification; his phone number for when difficulties arise; notification schedule of events; preliminary checking of foundations etc; accountability and insistence on compensating damage.
2. Install monitors around the sites, to identify too much vibration, have a designated city official to call when problems occur who has the authority to give stop work orders.
3. Regulate mandatory preventative actions, especially for the worst, the demolition excavation phase, e.g., dismantling buildings (not knocking them down), other methods for dealing with cement than large machines playing with them, smaller machines or keeping some off the site to deliver from the street, not two large machines on site.

Supplementary Recommendations

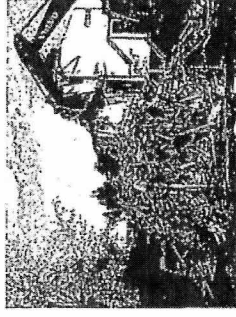
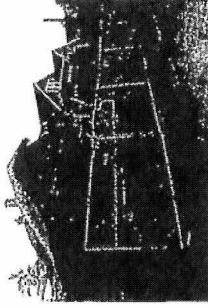
1. Consider a policy discouraging the raising of houses in vulnerable places, as raised buildings are more easily damaged.
2. Consider accumulation of past effects and devise a formula for compensation where past damage occurred, making buildings more sensitive to the new vibrations.
3. Speak with the insurance industry re special 3rd party insurance for homeowners who rebuild.
4. Have a possible way for the developer to speak ahead to neighbours treasuring some plants/trees.
5. Visit "the battered house" on 1465 Hamley as an example of accumulation, just as the 1456 Hamley begins to add its vibrations.

UPDATE
for
"THE AMPLIFICATION EFFECT: THE STORY OF 1418 BROOKE ST.,
JUNE TO AUGUST 2015 CASE STUDY"

Since that time, events have shown a need for urgency to bylaw action. An Increase in taking down existing houses to build bigger ones in the vulnerable areas, often "desirable" locations
1. Developers prefer to build under the zoning, as then there are no regulations for accountability or even notification to neighbours for effects from the building process.

Before the Brooke St. development is finished, similar cases are happening in the Fairfield area.
Brooke St. is on the right of Kipling and now 1456 Hamley, the 6th or 7th redevelopment on that street has been razed.
The process begins again with more vibrations for The Battered House.. 1465 Hamley

Late February
At 1456 Hamley
Removal of white wood
elements only
The large machine foretells
the house's fate.

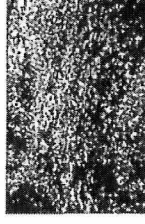


No information for neighbours

More movement, nothing saved

2. Developers build bigger than the original and houses sell for the most money possible - even on vulnerable sites.
This situation means that housing prices go up steeply, and raise tax levels all around, cutting off more people from owning. Also, some picturesque/character houses are taken from the
MLS

\$1,639,000.00
4 Baths MLS® 360628 1418 Brooke St
5 Bed



Note:
still over

blue clay and ancient sea bed

BRAND NEW HOME ON ONE OF FAIRFIELDS MOST MAGICAL STREETS. A timeless design crafted from the pen of Tim Roder at Outline Home Design and delivered with impeccable care and attention via ISLAND OUTLOOK DEVELOPMENTS. Super Family Friendly open concept floor plan offering 4/5 bedrooms, multiple family/sitting rooms + kids games room! The heart of this home is the kitchen & area...

Brokered and Advertised by: REMAX CAMOSUN - OAK BAY

Note: profits made are based on the uncompensated disturbances, house movements and damage for neighbours
Questions: Will buyers be told about the seismically unstable base?

Is a house on the worst geological base worth 1,693, 000?

March 3, 2016

May E. Doody Jones