

From: Derek [REDACTED]  
Sent: Friday, September 9, 2016 7:57 PM  
To: Councillors <Councillors@victoria.ca>  
Cc: KfD [REDACTED]  
Subject: Quadra Villa rental apartment expansion

Hi Councillors,

I attended the Quadra Neighbourhood Action Committee meeting regarding Quadra Villa proposal for 3 new rental buildings on 7 September. There was a presentation of the details by the architect Eric. Barker.

I live at 2816 Graham and we will see this new development over our back fence and the house that fronts Fifth.

I am generally supportive of the proposal and am glad they will be rental. I do feel that the tall 3 storey form that will front Fifth is too tall and should be limited to 2 storeys. I am referring specifically to the building that will replace the duplex on the duplex zoned lot that the developer purchased and hopes to rezone to match the larger adjacent site.

This is too steep a density transition to place a 12 unit building on a former duplex zoned lot. I think a fair compromise would be to limit this building to 2 storeys or 8 units.

This will also mean that the building will not block the western sun from our back yard which is a serious concern of ours.

I hope you will take my comments in mind when reviewing this project. Rental buildings should be encouraged but density transitions to less dense zones need to be respectful.

Regards,  
Derek Breen  
[REDACTED]

**From:** Andria Li [mailto:andria@thehatcherylabs.com]  
**Sent:** Friday, September 30, 2016 4:09 PM  
**To:** Councillors  
**Subject:** 2835-2865 Quadra Street

Dear Councillors,

As an owner and resident on the 2700 block of Fifth Street, I'd like to stress the importance of **mandating underground parking for the proposed development at 2835-2865 Quadra Street**. This is the only way that this development will work for local residents.

On a daily basis, we already struggle to be able to park in front of our house (sometimes not even being able to park on our own block). The parking problem on Fifth Street already needs to be addressed, and changes must be made. To add a further load to this situation would be absolutely unacceptable. And the load would be very substantial were this development to be approved without the addition of underground parking in the plans.

Thank you for your time. I understand that this concern has also been passed on through the local Neighbourhood Action Group, and I only wish to further emphasize how unworkable the proposed plans are from our perspective.

Sincerely,

**Andria Li**  
Director, Strategic Services  
The Hatchery [Creative Labs] Inc.

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