

January 13, 2008

**Mayor and Council
City of Victoria**

Re Mt St Angela project

I have read through the **previous letters** sent to Mayor and Council, resulting from the various community meetings, and have listed some of the **comments and concerns from the Planning and Zoning Committee members as well as the public** that may still be applicable today.

I would like to re-iterate Councilor Madoff's point which was raised at the Committee of the Whole meeting in December: "There have been many concerns expressed about this proposal not just the one council had requested the city and the proponent to review".

The reason the same concerns are expressed to council over and over again, either in letters or verbally, is that it is the only way to demonstrate the magnitude of the concerns being raised. And, people are deeply troubled by the fact that some of their concerns are not being properly addressed, or acknowledged. It is difficult to create new issues with old problems.

- What does it say about the future of neighbourhood plans if latest plan/policy is so easily ignored?
- How does the City of Victoria feel about removing the heritage designation from a large section of Mt. St. Angela and having it demolished?

There are concerns that this re-designation of a heritage building, or part of it, will promote similar requests from others.

- At present, the public walkway is only scheduled to be open during daylight hours. In the winter this would restrict anyone from using it to go, to and from work. This defeats the purpose of a public walkway. At minimum it should be open to the public from 7:00am till 7:00pm. What recourse does the public have if the gates are found locked during hours it is scheduled to be opened? What is the proposed width of the walkway and how will anybody know that it is a public walkway?
- At present there is a significant panoramic view of the Olympic Mountains through the property - the only one on the street and it helps frame the Mt. St. Angela building. It may very well be one of the reasons the creators of the Humboldt Valley Plan decided to leave the permitted FSR (density) at 0.6:1 to preserve both the building and the view.

Despite being promised a drawing which would display the current view of the Olympic Mountains through the property from the sidewalk on Burdett and one showing how much of the view will be lost as a result of this development proposal being approved, neither has been made available to the public.

- The audience wanted to know whether this will be the so-called green development? What are some of the Green eliminates that will be incorporated?

- Parking, traffic, and large vehicles servicing the property remain very much a concern. So, too, does the likelihood of visitors taking over all the street parking.
- Every letter, and at every meeting, numerous individuals have expressed their concerns about the proposed blasting on the site. Telling the residents that the people who will be doing the blasting are professionally licensed by the province, and must have insurance, has done nothing whatsoever to ease their concerns. They want to know what steps they can take to protect their property from possible damage and what steps will the blasting company take to do the same (especially the Mt. St. Angela building)?

Heritage Revitalization Agreement

Should the project receive approval the Committee wants assurances that:

1. The proponent agrees to salvage, where possible, **all** heritage items from the site, including the brick from the addition. The proponent has offered to donate all clean leftover bricks to Fairfield to be used in community projects.
2. The Committee wants assurances that no landscaping or other obstruction **will ever** block the remaining view of the Olympic Mountains.
3. Guarantee that the walkway through the site from Burdett Street to McClure Street will remain open to the public and unobstructed year round, but with an understanding that for safety and privacy, at specific times during the day the walkway may be closed to the public.
4. That the house presently located on McClure Street to be relocated to Burdett Street will be designated a heritage building.
5. The Mt. St. Angela building will be open to the public for viewing at pre-set times during the year.
6. The Mt. St. Angela building will be used for seniors and will consist of: nine units for elderly women with limited incomes, living independently. They would pay a maximum of 30% of their monthly income towards rent approximately \$800 - \$1200 per month.
7. With regards to the stonewall on McClure Street, except for the single entrance/exit to the underground parking, it will be retained as is.
8. The interior of the Mt. St. Angela building will be designated heritage.
9. That the proponent will make every effort to find a home for the house currently located at 929 Burdett Street, including advertising its availability.

As previously stated, this is not a complete list and hopefully any items which may have been overlooked, will be brought to the attention of council and the proponent at the public hearing.

Wayne Hollohan
Chair, Fairfield Planning and Zoning Committee