

From: **Sean Cavanagh** sean.cavanagh@shaw.ca

Subject: Re: 515 Foul Bay

Date: June 29, 2018 at 12:15 PM

To: Alpha Developments Ltd. alphadevelopments@shaw.ca

Cc: Mike Fenger mfenger@telus.net, Cathy Armstrong carmstrong@conservancy.bc.ca, Jeffrey Errick errick@shaw.ca, Karen Ayers gkmuir@shaw.ca, Michelle Bonner mbonner17@hotmail.com



Hello Fred,

We have reviewed the latest plan as per clarity requested from our neighbours and are in agreement with supporting your proposal.

Cheers,

Sean and Debbie

533 Foul Bay Road

On Jun 25, 2018, at 5:48 PM, Karen Ayers <gkmuir@shaw.ca> wrote:

Hi. Yes I received it - thanks.

Karen

From: Alpha Developments Ltd. [<mailto:alphadevelopments@shaw.ca>]

Sent: June-24-18 6:44 PM

To: Mike Fenger; Karen; Cathy Armstrong; Jeffrey Errick; Sean Cavanagh; Michelle Bonner

Subject: Fwd: 515 Foul Bay

Dear Neighbours,

With reference to our email below, we have not yet heard back from anyone and therefore uncertain if you have received the attachments. Since we had committed to sending you the plans prior to development permit application, we would appreciate receiving confirmation that you have received our proposal to the city.

Regards, Fred

Begin forwarded message:

From: "Alpha Developments Ltd." <alphadevelopments@shaw.ca>

Subject: 515 Foul Bay

Date: June 17, 2018 at 7:26:57 AM PDT

To: Mike Fenger <mfenger@telus.net>, Karen <gkmuir@shaw.ca>, Cathy Armstrong <carmstrong@conservancy.bc.ca>, Jeffrey Errick <errick@shaw.ca>, Sean Cavanagh <sean.cavanagh@shaw.ca>, Michelle Bonner <mbonner17@hotmail.com>, David Biltek <david@departurestravel.com>

Cc: Jesse Garlick <jgarlick@studio531.ca>, Tom Moore <tmoore@studio531.ca>

Dear Neighbours,

Attached please find the latest proposal for the subdivision of our property. We have slightly altered the site drawings in order to reduce the impact of the access road for the new lot. The access road is now shown using the existing driveway path. We have also



From: Virginia Errick verrick@shaw.ca

Subject: 515 Foul Bay proposal

Date: July 4, 2018 at 10:52 AM

To: Fred Rohani alphadevelopments@shaw.ca, Tom Moore tmoore@studio531.ca, Jesse Garlick jgarlick@studio531.ca, Jeffrey Errick errick@shaw.ca

Cc: Karen Ayers gkmuir@shaw.ca, David Biltek david@departurestravel.com, Robin Jones gardenartgate@telus.net, Mike Fenger mfenger@telus.net, Michelle Bonner mbonner17@hotmail.com, Sean Cavanagh sean.cavanagh@shaw.ca, Natalie Suzuki roylnat@gmail.com, Jean Hamilton jnnhamilton@aol.com, Cathy Armstrong carmstrong@conservancy.bc.ca, SUSANNE RAUTIO slrautio@shaw.ca

Hello Fred,

Thank you for consulting with us and the other adjacent neighbors with regard to your proposed subdivision at 515 Foul Bay.

Although the new house will visually impact us at 615 Foul Bay, its placement minimizes the effect on our property.

We support the project application as presented to us.

Your protection with covenants of so much of the wild Garry Oak habitat is really what makes this plan acceptable to us.

We commend you for saving so many trees, large and small by design and lack of blasting out their roots.

We also value your protection of the existing house with heritage designation and your resolving the easement issues with the 511 driveway.

Jeffrey and Virginia Errick
615 Foul Bay Road

From: Cathy Armstrong carmstrong@conservancy.bc.ca
Subject: RE: 515 Foul Bay
Date: June 25, 2018 at 9:01 AM
To: Alpha Developments Ltd. alphadevelopments@shaw.ca



Thank you for taking all of the concerns into account. I support the application.

Cathy Armstrong
Executive Director
TLC The Land Conservancy of BC

Mailing Address:
PO Box 50054 RPO Fairfield Plaza
Victoria, BC V8S 5L8
Phone: 250.479.8053

TLC's first Mad Hatter Tea Party at Abkhazi Garden will be held on Saturday, July 28. Tickets for the Mad Hatter Tea Party are available for purchase online at conservancy.bc.ca or by calling TLC at 250-479-8053.

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

From: Alpha Developments Ltd. [<mailto:alphadevelopments@shaw.ca>]
Sent: Sunday, June 17, 2018 7:27 AM
To: Mike Fenger; Karen; Cathy Armstrong; Jeffrey Errick; Sean Cavanagh; Michelle Bonner; David Biltek
Cc: Jesse Garlick; Tom Moore
Subject: 515 Foul Bay

Dear Neighbours,

Attached please find the latest proposal for the subdivision of our property. We have slightly altered the site drawings in order to reduce the impact of the access road for the new lot. The access road is now shown using the existing driveway path. We have also created two visitor's parking stalls in the lower part of the driveway.

As the summary sheet indicate, the new home is only 243 sq meters or under 2,500 sq ft. We will be asking for 3 variances of height, number of stories and front yard setback for the new home and 3 variances for the existing mansion. The covenanted area is pretty well most of the property protecting all the trees, the rock outcrops, the urban forest and the privacy of all neighbours. The Oak Trees are protected by city bylaws.

We are hoping to submit our application for development permit by end of this week. Our application will also include the designation of the mansion as heritage, a 10 year rental agreement for the 5 units in the mansion and the easement for the garage access of 513 Foul Bay. We would therefore appreciate receiving your comments prior to our submittal and most importantly, if you are prepared to support this application.

Thank you for taking the time to review the drawings and please do not hesitate to contact us if you have any concerns.

Regards, Fred Rohani



From: Karen Ayers gkmuir@shaw.ca

Subject: RE: 515 Foul Bay

Date: July 5, 2018 at 2:21 PM

To: Alpha Developments Ltd. alphadevelopments@shaw.ca

Cc: Jesse Garlick jgarlick@studio531.ca, Tom Moore tmoore@studio531.ca, Mike Fenger mfenger@telus.net, Cathy Armstrong carmstrong@conservancy.bc.ca, Jeffrey Errick errick@shaw.ca, Virginia Errick verrick@shaw.ca, Sean Cavanagh sean.cavanagh@shaw.ca, Michelle Bonner mbonner17@hotmail.com, Robin Jones rmj8485@icloud.com, David Billek david@departurestravel.com, jnnhamilton@aol.com

Dear Fred:

Your application for the subdivision of the 515 property represents a significant improvement over the previous application submitted to Council, and responds to most of the collective concerns raised by the immediate neighbours and the broader neighbourhood. In particular I very much appreciate the reduction in density (from 3 houses to 1), the commitment to retaining the Garry Oaks and to no blasting, the protective covenant and "no build" clause for the areas identified in green in order to protect and preserve the trees, vegetation and rock outcrops, and as with the original application, the heritage designation of the mansion, 10 year rental agreement and the easement for access of 513 Foul Bay. I understand that you are still working with the Fengers with respect to the driveway easement and a few of their other concerns. It is unfortunate that the height of the peaked roofs will apparently necessitate the removal of a small number of limbs on a few of the large Garry Oaks, however I do understand and appreciate that the design responds to neighbour concerns about the esthetics of flat roofed houses. Hopefully the removal of tree limbs can be minimized, as preserving the Garry Oaks was a key concern for the immediate neighbours and the broader neighbourhood.

As you may be aware, I routinely advocate to Victoria City Council to make decisions that are consistent with, and that respect our neighbourhood plans and regulations. As with your original application, this proposed development is not consistent with the current or draft Gonzales Neighbourhood Plan, neither of which support panhandle lot subdivision in Queen Anne Heights. As such I am not able to "support" your application, rather, based on your June 28th proposal and email clarifications, it would be my intent to remain "neutral", neither supporting nor opposing your application.

Thank you again for taking the time to meet with the neighbours, and for working to address our concerns. If you are able to send us a copy of the final application that you submit to the City, that would be greatly appreciated.

Karen Ayers

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

From: Alpha Developments Ltd. [mailto:alphadevelopments@shaw.ca]

Sent: June-17-18 7:27 AM

To: Mike Fenger; Karen; Cathy Armstrong; Jeffrey Errick; Sean Cavanagh; Michelle Bonner; David Billek

Cc: Jesse Garlick; Tom Moore

Subject: 515 Foul Bay

Dear Neighbours,

Attached please find the latest proposal for the subdivision of our property. We have slightly altered the site drawings in order to reduce the impact of the access road for the new lot. The access road is now shown using the existing driveway path. We have also created two visitor's parking stalls in the lower part of the driveway.

As the summary sheet indicate, the new home is only 243 sq meters or under 2,500 sq ft. We will be asking for 3 variances of height, number of stories and front yard setback for the new home and 3 variances for the existing mansion. The covenanted area is pretty well most of the property protecting all the trees, the rock outcrops, the urban forest and the privacy of all neighbours. The Oak Trees are protected by city bylaws.