

**Re: 701 Belleville Street (Crystal Court Motel)**

We, the Fairfield Planning and Zoning Committee, have received and reviewed the recent changes to this proposal, dated 1 August 2008. Despite what the letter from the proponent may imply an examination of the proposal, including the Project Table, clearly shows that the only significant change in height from the original proposal is that they have lowered the ceiling height of the penthouse, and recessed it back from the Belleville side of the property.

<b>701 Belleville</b>	<b>Current Proposal (One Tower) August 14</b>	<b>Previous Proposal (One Tower) July 17</b>	<b>T-1 Zoning Standards</b>
Site Area (min)	3687.3 m <sup>2</sup>	3687.3 m <sup>2</sup>	1850 m <sup>2</sup>
Total Floor Area	12,906 m <sup>2</sup>	13,341 m <sup>2</sup>	4424.76 m <sup>2</sup>
Floor Space Ratio	3.50:1	3.62:1	1.2:1
Height (max)	55.6 m	53.1 m	21.5 m
Storeys (max)	16 (drawing show no change)	17	6
Setbacks (min)Front	1.5 m	2.4 m	18 m
Parking Stalls (min)	170	193	190
Number of unites	113	112	

After reading the motion put forth by Council to the proponent on July 17<sup>th</sup>, we the Fairfield Planning and Zoning Committee do not believe that the intent of that motion has been complied with (to say nothing of the second part of the motion, which pertains to the list of staff concerns and recommendations.)

We remind council of their motion on 21 July 2005: "Council confirms its commitment to its Official Community Plan and local plan density policies as the basis for re-zoning application".

There is another extremely significant piece of information which was overlooked in the discussion of this proposal. The Coho Ferry brings, according to Black Ball Ferry Services, well over 500,000 people to Victoria each year. As you enter the inner harbour the true ambassador to Victoria (the views) are there to greet each passenger. Passengers actively seek out all the historic attractions as they come into view. Visitors to our city, as well as local residents, frequently point out the beauty and are amazed by the forest of trees which appears in the heart of the city, the balance of man and nature. The canopy of trees forms a V and in the centre is the steeple of St. Anne's. Both of these landmarks will be blocked from view if this proposal is approved. In its place will be a seventeen story wall displaying people barbequing on their balcony with views they alone will have rights to. Is this really what tourist come to Victoria to see through viewfinders? Are we not called the Garden City?

Harbour views of Victoria should not be limited to someone standing in front of a specific rock in the Songhees or in front of the third pole to the left in front of Laurel Point. From which the developers implies that a specific view will not be obstructed. People do not take only one picture of the inner harbour. There are as many pictures (views) of the inner harbour as there are ways by land, sea and air to enter and wander around, they are Victoria. We on the other hand are all hopefully respectful visitors.

We the Fairfield Planning and Zoning Committee support the words and finding of the professional staff this city has hired to help educate and advise council in their rezoning approval decisions.

*The City's planning objectives focus on the protection of important public views in the overall public interest as opposed to protecting private views. The current proposal, driven by the applicant's objective of protecting private views, would have an impact on the important public viewscape of the Inner Harbour.*

Wayne Hollohan

Chair, Fairfield Planning and Zoning Committee