



FERNWOOD COMMUNITY ASSOCIATION
LAND USE COMMITTEE

Aug 31, 2025

Attention: developmentservices@victoria.ca

Regarding: Community Feedback for 1101 Yates Street Rezoning, Official
Pre-Application Meeting

Dear Mayor and Council;

As you know, Jawl Properties have submitted a rezoning pre-application proposal to construct a mixed-use site plan at 1101 Yates, comprising 2 buildings of rental residential above commercial and retail space; one of the buildings being 5 storeys in height and the other being a 21-storey tower over a 5-storey podium.

The Fernwood Community Association Land Use Committee (LUC) held two community meetings for this pre-application; an informal community meeting on May 20, 2025 with 8 community members in attendance, and a formal community meeting on July 15, 2025 with 16 community members present.

The LUC has received questions and comments from community members raised at the LUC community meetings, through the online feedback form. 17 comments were received during the 12 days after the July 15, 2025 meeting. In addition, we received a copy of a separate letter (attached) from legal counsel representing owners of the adjacent property - 1121 Yates St expressing concerns about the lack of lot line setback at ground level and other considerations as outlined in their letter.

Please note that the Fernwood LUC is not offering a position as to the suitability of this proposal, but rather summarizing the feedback received from the Fernwood community. Should you have any questions regarding the summary of comments, please contact the Fernwood Land Use Committee at fernwoodlanduse@gmail.com.

Yours sincerely,

Erik Minty
Chair, Fernwood Community Association Land Use Committee
/send to developmentservices@victoria.ca



FERNWOOD COMMUNITY ASSOCIATION LAND USE COMMITTEE

Community Feedback on the Proposed Rezoning / Development at 1101 Yates

Purpose:

This appendix summarizes community input received by the Fernwood Land Use Committee (LUC) regarding the proposed development at **1101 Yates Street**. It reflects feedback received from residents and stakeholders, and *does not represent the position of the LUC*.

Sources of Community Input

Feedback was gathered through multiple channels:

- **Informal CALUC Meeting:** 8 attendees (May 20, 2025)
- **Pre-Application CALUC Meeting:** 16 attendees (July 15, 2025)
- **Written Submissions:** 4 letters/emails (sent to LUC or CC'd)
- **City Development Tracker:** 17 submissions

City Development Tracker Summary

- **Opposed:** 41%
- **Supportive:** 47%
- **Neutral:** 11%

Key Themes from All Sources

(Grouped for clarity; comments paraphrased for readability.)

1. Size, Scale, and Setbacks

- The 21-storey height is widely viewed as too large for this location, particularly east of Cook Street, which is seen as a transition zone.
- Residents of 1000 Yates (The Next) expressed concern, citing reliance on the OCP and previous zoning guidelines when purchasing their homes.
- Many requested retention of the previous 15 m height limit for this site.
- Lack of step-down transition from the west side of Cook Street was noted.
- Some compared the proposal to Next and Haven (12 storeys), describing those as a successful mixed-use example.

2. Alignment with Policy (OCP, Fernwood LAP, and Past Decisions)

- Concerns that the proposal is inconsistent with the Official Community Plan (OCP) and



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local area policies.

- Perception that past Council decisions (e.g., limiting Chard development to 12 storeys) are now being contradicted by allowing 21 storeys.
- Some residents questioned whether the current approach to zoning is arbitrary or driven by developer influence.

LUC Observations:

- *This property is not included in the scope for Phase 1 of the proposed zoning bylaw amendment, which is being brought forward in coordination with the OCP updates.*
- *The Fernwood Neighbourhood Plan (2022) also offers minimal guidance concerning this location, aside from marking it as “Core Residential”.*

3. Impacts on Existing Neighbours

- **Privacy and views:** Anticipated loss of both for residents across Cook Street.
- **Property values:** Several expressed concern about potential decreases.
- **Green space:** Residents noted a lack of landscaped or “pocket nature” spaces in the design.
- **Parking:**
 - View Street between Cook and Ormond is already congested.
 - Garbage bin placement since bike lane installations has made street parking more difficult; additional density could worsen the situation.
- **Unit mix:** High proportion of small studio units raised questions about suitability for families and long-term community stability.

4. Wind, Shadows, and Massing

- A resident asked whether a wind study has been done in the context of surrounding high-rises (Harris Green development).
- Concerns about shadowing and livability impacts for adjacent streets and properties.

5. Rental Housing and Market Concerns

Supportive Comments:

- Many respondents welcomed increased rental supply and below-market units.

Questions Raised:



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- Is there evidence that rental-focused development creates more stable communities?
- How do developer incentives for rental vs. condos impact community ownership opportunities?
- Does prioritizing rentals reduce pathways to first-time home ownership and wealth-building?

6. Design Quality and Public Realm

- One resident expressed concern about design aesthetics, citing fears of creating a “blight on the skyline” similar to other controversial developments.
- Requests for improvements to streetscape and integration of public spaces.

Representative Quotes

(Paraphrased from written submissions for brevity and relevance)

- “Why allow 21 floors when 12 was the limit for an adjacent block only a few years ago?”
- “Our streets already struggle with parking and garbage collection—this will make it worse.”
- “Is a daycare and a few below-market units enough to justify abandoning zoning rules?”

Summary of Positions

- **Supportive:** Primarily focused on a generalized need for rental housing, including below-market units.
- **Opposed:** Centered on height, scale, policy updates being more developer-driven than community-driven, and neighbourhood fit.
- **Neutral:** Mainly questions about process and long-term community impacts.

Additional Questions for the Applicant or City Staff

1. Has a wind study been conducted for this site?
2. How does this proposal align with the OCP and Fernwood LAP regarding height transitions east of Cook Street?
3. What incentives are driving rental development vs. condo development?
4. How will parking and servicing impacts on View Street be mitigated?



Reply: **Rajiv K. Gandhi***
*Law Corporation
gandhi@coxtaylor.ca

File: H-1641-1

25 July 2025

CITY OF VICTORIA
1 Centennial Square
Victoria, British Columbia V8W 1P6
Attention: Mayor and Council

Dear Mayor Alto and Councillors,

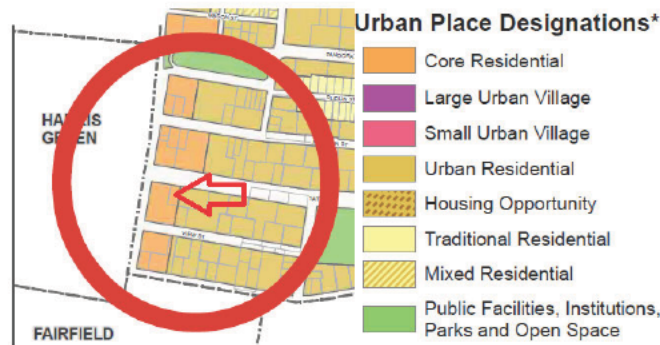
Re: Folder CLC00478
Proposed Development of 1101 Yates Street

I represent 1121 Yates Street Holdings Ltd. (“YSHL”).

YSHL owns the land and commercial building located at 1121 Yates Street (“1121”), adjacent to and directly east of 1101 Yates Street (“1101”).

1101, as you know, is owned by Jawl YC Holdings Ltd. (the “Developer”). It is the site of a proposed mixed-use residential and commercial development (the “Development”), incorporating one 21-storey tower (the “West Building”) and one five-storey structure (the “East Building”).

1101 and 1121 both carry the Core Residential Urban Place designation in the current Official Community Plan (“OCP”):



1121 is within the Limited Commercial (C-1) District. The maximum allowable building height is approximately four storeys and a maximum FSR of 1.4:1. 1101 is currently within the Limited Service (S-1) District; it has a maximum allowable building height of five storeys and FSR of 1.5:1.

According to site plan drawings issued on 24 June 2025, the West Building will overpower 1121 with a zero-lot-line setback at ground level. Spanning the southern boundary of 1121, the Developer proposes what appears to be a nine-foot party wall.

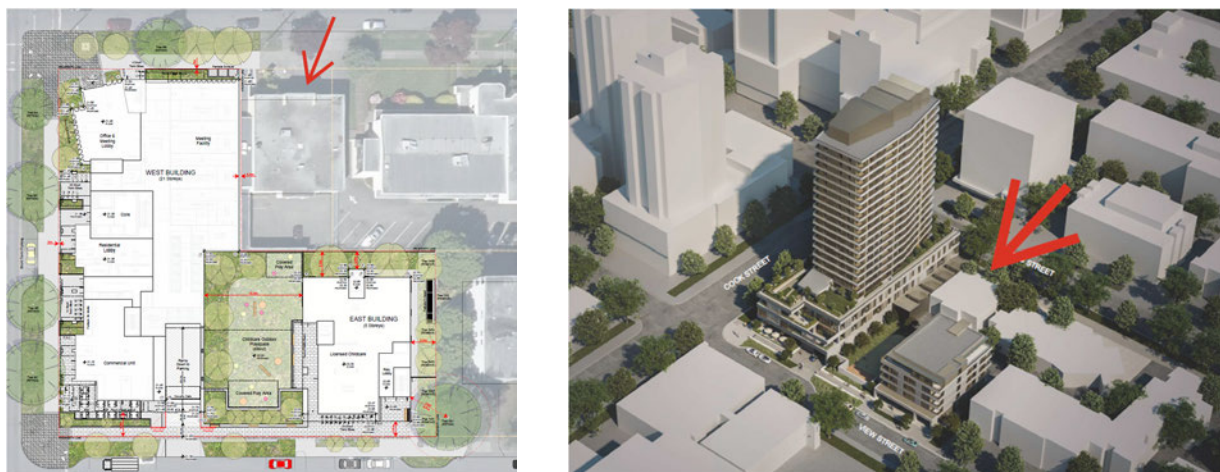
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Enveloping the airspace and boundaries of 1121 will be several storeys of light-restricting commercial space with direct views into the tenanted office space at 1121:



As part of the overall Development, the Developer will request that the City rezone 1101, allowing a building height higher than contemplated in the OCP and a density three times greater than that permitted under current zoning.

On behalf of YHSL and its ownership group, I write to provide the following comments:

1. YHSL recognizes the vital importance of increasing housing supply in Victoria, and it applauds the commitment of the Developer and its partners to bring additional rental accommodation to downtown Victoria.
2. YHSL supports thoughtful, sustainable development typical of the projects historically undertaken by the Developer's ownership group but was surprised by the recent public announcement of the proposed Development, given the absence of any communications from the Developer's representatives in the last three years, concerning the Development.
3. Considering proximity to 1121, YHSL has concerns about the scope and scale of the proposed Development design, the shorter-term impact of construction on 1121 occupants, and the longer-term viability and operational utility of 1121.
4. The Developer's summary letter to the City outlines several guiding principles for development, which include:
 - (a) working within the spirit of the OCP;
 - (b) respecting the adjacent established residential neighbourhood; and
 - (c) creating a transition between lower density Fernwood and the downtown core.
5. 1101 is not the only commercial structure in the transition zone between existing residential housing in Fernwood and the downtown core. Not only must the Development respect the existing adjacent residential buildings at the base of View Street, but it must also consider any current and future impacts on the commercial building at 1121, as well as the commercial building at 1137 Yates Street ("1137").

6. 1101 and 1121 are both designated Core Residential in the City's Official Community Plan but authorizing a 5:1 FSR in the Development will result in a severely constrained future potential for 1121 owing to the smaller size of the parcel, narrow footprint, and proximity to two large scale structures on the west side and an existing large lot and commercial to the east.
7. Zoning amendments within this relatively small transition area must align with the OCP and should be holistically and consistently applied to commercial property within the Cook-View-Yates Street block. Spot zoning 1101 is otherwise likely to harm the current and future utility of the building and lands at 1121.
8. 1121 is almost entirely tenanted by health care professionals. It is home to three of only seven practicing urologists in Victoria and the office of the Island Prostate Centre – the only facility in Greater Victoria providing immediate support to prostate cancer patients.
9. Prolonged adjacent construction activity and zero-lot line construction at the boundary between 1101 and 1121 will invariably disrupt access to medical care for tens of thousands of patients. Noise, dust, reduced parking, and traffic congestion will interfere with the quality of care, likely forcing most, if not all, tenants to relocate. Rent and accessibility pressures will push them outside the downtown core, further impacting health care delivery in the City of Victoria.
10. YHSL wishes to make clear that it does not oppose a substantial redevelopment of 1101. However, YHSL requests that the City table consideration of the Development and the looming rezoning proposal to facilitate an ongoing dialogue, encouraging a more collaborative and integrated approach that addresses the significant impact of the Development on 1121 and ultimately ensures a better development outcome for both properties and the broader community. Although it received no communication between April 2022 and the date of the public announcement, the Developer's recent commitment to discuss these matters in good faith leaves YHSL hopeful for a resolution.
11. If Council elects to proceed, YHSL says the City must impose conditions minimizing the impact to 1121. Without limitation, there must be:
 - a detailed construction mitigation plan in a form acceptable to YHSL;
 - limits to the timing of construction;
 - provisions for temporary parking and pedestrian access for patients and staff;
 - screening or barrier designs to preserve privacy;
 - appropriate dust and noise mitigation;
 - design revisions that preserve daylight during and after construction;
 - a comprehensive review of any potential environmental contamination migrating from 1101, given that property's historical use as an automobile sales and servicing outlet.
12. There should also be revisions to Development design to ensure mitigation of traffic flow, ready access to health care resources, appropriate permanent parking for 1121 patients and staff, unimpaired daylight, sufficient setbacks to allow ongoing 1121 building maintenance, and permanent barriers to preserve patient privacy.

YHSL believes that a comprehensive discussion and review of factors impacting 1121 (and, by extension, 1137) will permit a more cohesive urban planning outcome for a key gateway to the higher-density

downtown core. A collaborative and thoughtful design revision will enable the Development to proceed in a way that does not undermine the surrounding neighbourhood but enhances it.

To that end, YHSL welcomes ongoing discussions with the Developer, City staff, and CALUC representatives.

If you have any questions, please don't hesitate to let me know.

Yours truly,

COX TAYLOR

Per:

Rajiv K. Gandhi*
*Law Corporation