



COX TAYLOR
BARRISTERS | SOLICITORS | NOTARIES

Reply: **Rajiv K. Gandhi***

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,

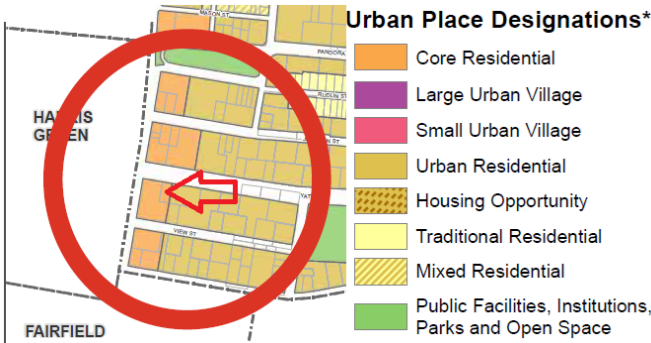
**Re: Folder CLC00478
Proposed Development of 1101 Yates Street**

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”).

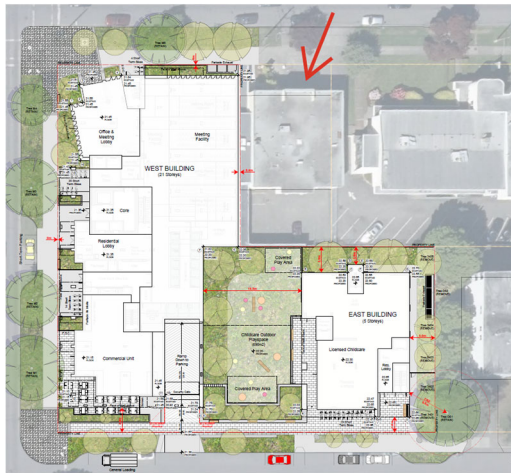
1101 and 1121 both carry the Core Residential Urban Place designation in the current Official Community Plan (“OCP”):



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.

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

From: Marta Wojnarowicz

Sent: Friday, February 20, 2026 1:54 PM

To: Development Services email inquiries <DevelopmentServices@victoria.ca>

Cc: Geordie Gordon <ggordon@victoria.ca>;

Subject: 1101 Yates Re-Zoning Proposal

Good afternoon,

I am reaching out to express my concerns and disapproval of the proposed re-zoning development at 1101 Yates St.

Despite recently implemented zoning plan that allows maximum 6 storeys buildings on that lot, the development of 19 storeys building is being proposed. Tripling what already has been approved and outlined as reasonable projects, is unacceptable. My question is, why do even bother with establishing the zoning plan (NB paid from my taxes) if the first thing you do is to throw that plan away to garbage? This project is not justified and there is no need for it in downtown Victoria.

I am a dweller of the Mod building on View and Cook concerned about mine and the community's wellbeing which will be affected by the construction and consequences of squeezing another 19 storey tower in the already high dense area. If approved, this development will ruin view for every MOD's unit facing East plus all South facing units from the corner of Yates and Cook building, not to mention years of construction, pollution, dust, noise, etc. Building 19 storeys tower will take at least 5-7 years and we already have a huge construction on the northern side of our building that will take another 4-5 years (since they are experiencing delays) and then another one (phase 2 and 3 of Harris Green Village development) which will take even more. I also imagine that huge 19 storeys tower will demand cutting down all the trees from that lot. There are big, fully grown trees and taking them away and replacing with miserable, tiny ones that won't even survive and grow due to lack of light taken entirely by 19 storeys building is outrageous.

Once we have all those towers (the other five 20-32 storeys towers are already approved among which 20 and 21 ones are already being built), where do the city council and developers imagine people living in those buildings fit? Have you ever been here? Have you seen how the traffic and infrastructure looks like in this area? Without firstly improving infrastructure and public transport we will be congested 24/7, traffic and pollution (air and noise) will be unbearable for everyone living here. Cook and View streets are already quite busy (and noisy) which makes difficult leaving the area and exiting underground parking, buses are crowded and not on the schedule and there is no alternative to commute. If city council wants to make Victoria Vancouver bis, they need to make massive investments in the public transportation and diversify it instead of blindly approving unjustified projects, submitted by well connected and wealthy people detached from the reality of working class citizens, projects that will bring more people into already overloaded infrastructure. Buses are not enough to accommodate needs of big condo-towers city as Victoria is clearly becoming.

The developer also wants to put commercial spaces there, as there is need for more office space in the city. Vacancies in the downtown core are not supporting the idea of building more retail and office spaces. What will they bring there apart from an expensive private childcare? Another fat

smelling fast food or ugly dollar store? These businesses are taking away Victoria's character and making our city a soulless, awful concrete jungle just like any other North American garbage city without history and culture. I would like to remind everyone, that in the 90s, revitalization plan to make Harris Green greener and more sustainable was introduced. It's devastating to see how, after 30 years, they are already cutting down and getting rid of so many trees and green spaces that were put there to make this place more livable to begin with.

Considering this year's BC budget cuts on so many much needed social programs and public transportation I cannot contain my dissatisfaction with rulers of this city showing lack of competence, basic morals and imagination. Building towers that sit empty while we experience housing, healthcare, and opioid crisis at once is beyond greedy and awful. Are you here to serve citizens who pay for your existence or to serve numbers in Excel tables? By your actions I sadly state it's the latter.

If this is not enough, let me bring the favourite capitalistic argument - our properties will decrease in value. Not only mine, but all the people's living in the area. No more clear view, plus ongoing, multiple years construction are decreasing already dropping value of our apartments.

Please let me know if there is anything that our city / press / politicians plan to do to prevent this (and many other similar) proposal of being approved and to protect our neighborhood and wellbeing from corrupted, money laundering investors not bringing any value to our city but rather destroying it and making unlivable for working class families.

Thank you for your attention,
Marta Wojnarowicz