

MAYOR'S OFFICE

Mayor and Council  
City Hall, 1 Centennial Square  
Victoria, BC  
V8W 1P6

APR 04 2018

VICTORIA, B.C.

To contact the City or The Mayor  
City of Victoria: [www.victoria.ca](http://www.victoria.ca)  
Email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street /1050 Pentrelew Place

Dear Mayor and Council:

Please be informed that I am against the above Rezoning Application because:

[X] I am dismayed by the **massing** of the development, its size, the number of buildings, the height of the buildings, and the overall density.

[X] I am concerned about the number of heritage **trees** that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.

[X] The current proposal does not adhere to the **Official Community Plan** which must be amended to allow the **rezoning**. This proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning.

[X] The ten **variances** requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.

[X] The two multi-family buildings, up to 6 storeys in height, are **too high** for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.

[X] I am concerned about the increased **traffic and parking** caused by this proposal. If this development goes forward as proposed where will patrons for the Langham Court Theatre & the AGGV park?

[X] I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from **Community Amenity Contributions** and **Density Bonuses** gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?

[X] I encourage you to insist that this proposal comply with the **two directives** given by Council to the developer October 26, 2017 to "revise the density, massing, height and setbacks of the building to the south" and to demonstrate how the condominium on Fort "enhances the heritage character of the Fort Street corridor."

[X] Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building **ground-oriented housing** like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.

[ ] I am troubled by the absence of **affordable housing** in the proposal, nor is it built to LEED standards. We do not need to build more of what we already have - too many expensive condominiums.

[X] *I am very concerned w/ the increased traffic flow on Fort w/ the additional entrance. Of particular importance is the proximity to the school. There are enough "spurs" on this particular stretch of Fort (past Cookst).*

Name: Margaret Kalaluna Date: Mar 23 / 2018

Address: 202 - 1225 FORT ST. V8V 4R2

Please inform me of the date, time and location of the Public Hearing for this Proposal.

Email Address: mshal@telus.net Telephone: 250-382-4774

# **1201 Fort / 1050 Pentrelew Proposed Development**

## **Public Notice about an important upcoming development decision.**

Abstract Developments is proposing a massive new project on the Truth Centre property. The proposal is soon going to a public hearing, and we want to ensure that the City Council hears your voice. While Abstract has reluctantly made two concessions to the City's demands, the corporation has failed to address two major requests of Council.

- Abstract has refused City Council's **explicit directive** to reduce the height, massing, and density of the south building. Further, it has not demonstrated how the proposal enhances the "**heritage character**" of the special zone of the Fort Street corridor on which it is sited.

We also believe that the proposal is a bad fit for the neighbourhood and for Victoria. The problems include:

- The request for rezoning forces an **amendment to the Official Community Plan** to create another site-specific zone, one of 700, in Victoria. (By contrast Toronto has less than 100 site specific zones). The 10 variances add extra massing to the buildings, with extra height, larger footprints and decrease the setbacks among the buildings and to the street.
- The destruction of an historic parklike environment dating from the 1870's, with many **heritage trees** being removed for construction, and some of the few left probably damaged through the extensive blasting envisioned in the proposal.
- The development would include two large condos: a six-story building (21.42 meters or 70ft) facing Fort Street and a four-story building (15.1 meters or 50ft) behind it. The height of these buildings in no way complements the current three- and four-story multi-family buildings beside it, across the street on Fort Street, and around the corner on Linden Avenue. With 86 total units, there is just too much **massing, height and density** being crammed onto the site. (The rezoning allows these two buildings to be 12 meters (or 39ft) tall. Two requested variances attempt to grab the extra height.)
- Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building **ground-oriented housing**. The southern portion of 1201 Fort property, which is currently designated for much needed ground-oriented housing, should not be rezoned for multi-height condos.
- The developer's request for 10 **variances** after rezoning the property is not supported by any claims of hardship. The rezoning allows 6,253 square meters (about 67,282 sq ft.). The variances would allow this to increase 63% to 10,219 square meters (about 109,956 sq. ft.). We believe that this is too much. This will be expensive property, and it is not to LEED standards.
- The City has not required sufficient **Community Amenity Contributions** and **Density Bonuses** from the developer to help fairly offset the capital costs of future amenities the new residents will expect, such as parks, community centres, transportation infrastructure, and emergency services. The increased future capital costs will be borne entirely by City taxpayers.
- The development would include three blocks of **townhouses** along Pentrelew Place, and include the entrance and exit to the south building. The increased traffic and parking load will likely eliminate any street parking for the Langham Court Theatre and the AGGV.

City Council has to approve or deny Abstract's development proposal. And, there is a good chance that City Council will not ask you before it makes this decision. But, we think that your voice is important. **City Council listens to what citizens think.** We encourage you to contact Council and insist that they deny this proposal. Two proposals have already been sent back for revision. Over the last two years, the developer has not changed the plans in any meaningful way and, most importantly, has not addressed two important directives of City Council in the third proposal.

We encourage you to write your own letter to City Council about your concerns – or simply check whichever boxes concern you on the reverse of this sheet and get it directly to the City. **Your voice is important.** Contact us at [1201Fort@gmail.com](mailto:1201Fort@gmail.com) to be included on our email list so we can notify you of the upcoming public hearing, and visit [www.Pentrelew.com](http://www.Pentrelew.com)



1535 Despard Avenue  
Victoria BC V8S 1T2

March 31, 2018

City Hall  
1 Centennial Square  
Victoria BC V8W 1P6

RE Rezoning 1201 Fort Street

Dear Mayor and Council:

I live at 1535 Despard Avenue in Victoria in the Fairfield Rockland Area. My name is Kevin Vertefeuille. I have reviewed the plans online and am very happy with the mixed use development proposal. There are many rental projects coming out of the ground in Victoria from Vancouver Companies. I am glad to see some market housing condominiums and town homes being built in the Rockland Area.

I am sure our local residents will be buying here as we like the Area when we decide to downsize from our homes. This project will free up some single family homes for the Area. I like the revised design and appreciate that we will have a connector Path Pemberton trail connection. For a site of this size we need this density.

I am in full favour of this project and support the public process of approving this Rezoning Application.

Yours truly,



Kevin Vertefeuille

Mayor and Council  
City Hall, 1 Centennial Square  
Victoria, BC  
V8W 1P6

To contact the City or The Mayor  
City of Victoria: [www.victoria.ca](http://www.victoria.ca)  
Email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street /1050 Pentrelew Place

Dear Mayor and Council:

Please be informed that I am against the above Rezoning Application because:

- ☒ I am dismayed by the **massing** of the development, its size, the number of buildings, the height of the buildings, and the overall density.
- ☒ I am concerned about the number of heritage **trees** that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.
- ☒ The current proposal does not adhere to the **Official Community Plan** which must be amended to allow the **rezoning**. This proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning.
- ☒ The ten **variances** requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.
- ☒ The two multi-family buildings, up to 6 storeys in height, are **too high** for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.
- ☒ I am concerned about the increased **traffic and parking** caused by this proposal. If this development goes forward as proposed where will patrons for the Langham Court Theatre & the AGGV park?
- ☒ I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from **Community Amenity Contributions** and **Density Bonuses** gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?
- ☒ I encourage you to insist that this proposal comply with the **two directives** given by Council to the developer October 26, 2017 to "revise the density, massing, height and setbacks of the building to the south" and to demonstrate how the condominium on Fort "enhances the heritage character of the Fort Street corridor."
- ☒ Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building **ground-oriented housing** like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.
- ☒ I am troubled by the absence of **affordable housing** in the proposal, nor is it built to LEED standards. We do not need to build more of what we already have - too many expensive condominiums.
- ☐

Name: Eileen NURMI Date: Apr. 1 - 2018

Address: 1642 Warren Gdns, Victoria, B.C., V8S 1T1

Please inform me of the date, time and location of the Public Hearing for this Proposal.

Email Address: [REDACTED] Telephone: [REDACTED]



Mayor and Council  
City Hall, 1 Centennial Square  
Victoria, BC  
V8W 1P6

To contact the City or The Mayor  
City of Victoria: [www.victoria.ca](http://www.victoria.ca)  
Email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street /1050 Pentrelew Place

Dear Mayor and Council:

Please be informed that I am against the above Rezoning Application because:

- ☒ I am dismayed by the **massing** of the development, its size, the number of buildings, the height of the buildings, and the overall density.
- ☒ I am concerned about the number of **heritage trees** that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.
- ☒ The current proposal does not adhere to the **Official Community Plan** which must be amended to allow the **rezoning**. This proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning.
- ☒ The ten **variances** requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.
- ☒ The two multi-family buildings, up to 6 storeys in height, are **too high** for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.
- ☒ I am concerned about the increased **traffic and parking** caused by this proposal. If this development goes forward as proposed where will patrons for the Langham Court Theatre & the AGGV park?
- ☒ I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from **Community Amenity Contributions** and **Density Bonuses** gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?
- ☒ I encourage you to insist that this proposal comply with the **two directives** given by Council to the developer October 26, 2017 to "revise the density, massing, height and setbacks of the building to the south" and to **demonstrate** how the condominium on Fort "enhances the heritage character of the Fort Street corridor."
- ☒ Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building **ground-oriented housing** like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.
- ☒ I am troubled by the absence of **affordable housing** in the proposal, nor is it built to LEED standards. We do not need to build more of what we already have - too many expensive condominiums.
- ☐

Name: William Hawkins Date: April 3 / 18

Address: 1642 Warren Gdns

Please inform me of the date, time and location of the Public Hearing for this Proposal.

Email Address: [REDACTED] Telephone: [REDACTED]

April 4, 2018

Mayor and Council  
1 Centennial Square  
Victoria, BC

Re: Re-Zoning Application- 1201 Fort Street

Dear Mayor and Council,

I am writing to strongly support the proposed development at 1201 Fort Street by Abstract Developments. I am a local business owner in proximity to the development at 919 Fort Street and have owned Babak's Oriental Carpets for almost 25 years.

Over the years along Upper Fort Street local businesses have struggled, resulting in an abundance of retail vacancies. As of recent we are finally starting to see increased activity and revitalization along Upper Fort. This is due to the emerging tech industry and recent densification in the area. We are excited to see some projects under construction but believe Upper Fort needs to be further densified in order to help the local business community along Fort Street thrive. Having looked at the plans it is nice to see larger unit sizes this close to downtown. Developments to date have focused on smaller units attracting a certain demographic. These larger units will attract more of a diverse demographic, fitting into the Rockland neighbourhood.

Unfortunately, I am unable to attend the Public Hearing so please consider this letter as my full support in the re-zoning application at 1201 Fort Street.

Sincerely,



Babak Rezvani,  
Babak's Oriental Carpets



## Monica Dhawan

---

**From:** Sonja S [REDACTED]  
**Sent:** Saturday, April 07, 2018 8:33 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal

Please be informed that I am against the above Rezoning Application because:

I am dismayed by the massing of the development, its size, the number of buildings, the height of the buildings, and the overall density.

I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.

This proposal is based on an overly aggressive interpretation of the Official Community Plan which must be amended to allow the rezoning. This proposal seeks to maximize the anticipated floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning sought in this proposal.

The numerous variances requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances. Why should this developer be accorded these extra requests that would be a detriment to the neighbourhood and Victoria in general.

The two multi-family buildings, up to 6 storeys in height, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.

I am concerned about the increased traffic and parking caused by this proposal to the long-term viability of the Langham Court Theatre and the Art Gallery of Greater Victoria which rely on this parking. What sort of adjustments are being made to accommodate increased traffic if this development goes through?

I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from Community Amenity Contributions and Density Bonuses gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?

I encourage you to insist that this proposal comply with the two directives given by Council to the developer October 26, 2017 to "revise the density, massing, height and setbacks of the building to the south" and to demonstrate how the condominium on Fort Street enhances the heritage character of the Fort Street corridor.

Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building ground-oriented housing like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.

Please reconsider this proposal which seems to only benefit the developer and not the residents of Victoria.

Sonja Starke

## Monica Dhawan

---

**From:** Anna Cal [REDACTED]  
**Sent:** Sunday, April 08, 2018 2:29 PM  
**To:** Victoria Mayor and Council; Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor)  
**Subject:** 1201Fort/Pentrelew visuals

Hello,  
Here are some images that would be helpful for public hearing.  
Thanks  
Anna Cal

A more balanced development with gentler transition:

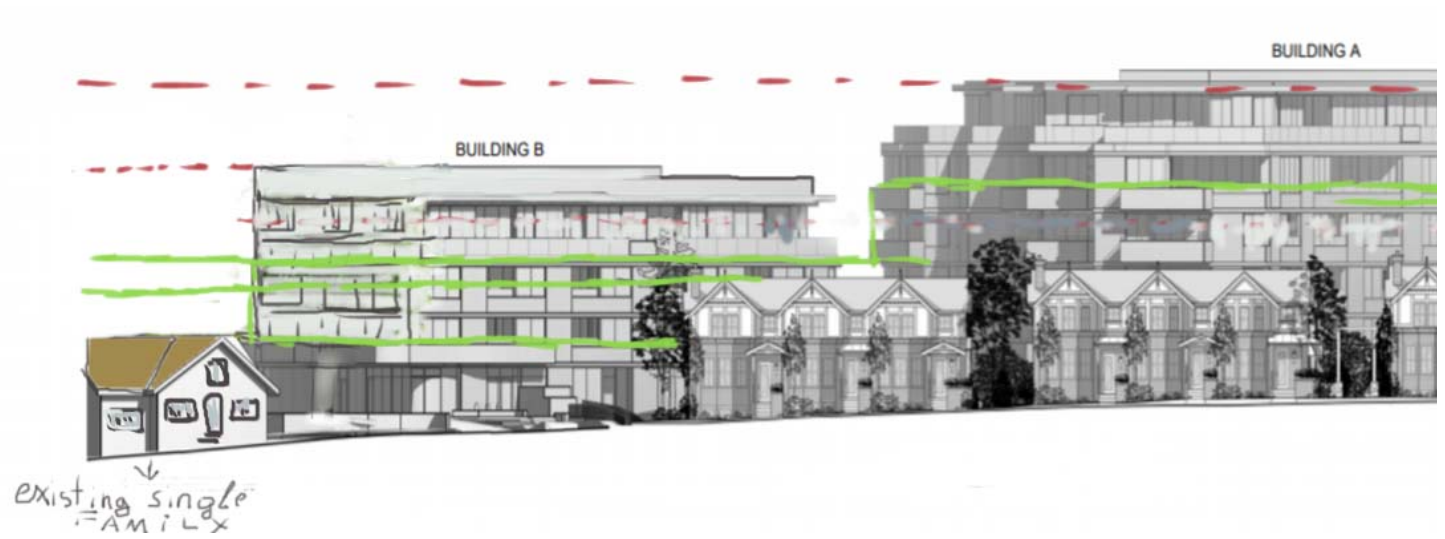


As  
proposed:





Green lines— friendly height for transition. Red— not so friendly:



City of Victoria Mayor and City Council

#105 – 1225 Fort Street  
Victoria BC V8V 4R2

April 8, 2018

Re: Abstract Development Proposal 1201 Fort Street/1050 Pentrelew Place

Dear Mayor and Council,

We own a condominium at 1225 Fort Street, in the SE corner of the building, directly adjacent to the Abstract development proposal at 1201 Fort Street /1050 Pentrelew Place. We wrote you in March, 2017, outlining the efforts Mike Miller and staff at Abstract had made to listen and respond to our concerns. At that time, we were generally supportive of the project, other than the height of Building A and the public pathway being located very close to our property line.

Since then, due to input from the public and the city, further improvements have been made to the proposal. The reduction in number and height of the townhouses, the increase in setback from Pentrelew and modifications to their exteriors helps the townhouses blend into the neighbourhood. We particularly appreciate the relocation of the public pathway through the middle of the development rather than adjacent to our property line. Recently Abstract has also committed to completing and funding work associated with an easement adjacent to 1225 which will benefit residents of 1225, especially us.

We think Abstract has designed a visually appealing development, retaining mature trees on Fort Street and the long-standing public walkway through the property. Mike Miller and his staff have treated us with respect throughout the process.

Unfortunately, we cannot attend the public hearing on April 12<sup>th</sup>. We support the development proposal with reservations regarding the height of Building A. While we endorse densification as the population of Victoria grows, we still feel four storeys is more appropriate in this neighbourhood.

Yours sincerely,

Anne Landry and Rosanne Konrad



## Monica Dhawan

---

**From:** Ashley Stewart <[REDACTED]>  
**Sent:** Sunday, April 08, 2018 9:04 PM  
**To:** publichearings@victoria.ca  
**Cc:** Victoria Mayor and Council  
**Subject:** Development at 1201 Fort Street

Dear Mayor and Council,

I am writing to express my support for the proposed development at 1201 Fort Street. I am unable to attend the public meeting on April 12. I live next door at 1225 Fort Street and my condo looks out over the development.

I'm pleased to see they are retaining so many trees on the property, especially on the front corner next to my property. With over half the space being retained as green space, this will be an excellent improvement to the neighbourhood and a better use of the space.

I know there are those who have expressed concern about the "massing" and "density" of this proposed development. Thanks to the large trees that are being retained on the property and the addition of new trees, neighbours and anyone walking by won't even notice the size of the buildings because the trees will still be taller. The proposed buildings aren't blocking anyones view either.

This is a prime location to build condos and add density to this area of town. Located on a major bus route and within walking distance of downtown, it is the exact type of property that should have a development of this size. One of the main reasons I bought my condo is because of it's location and that I could walk to work. I'm sure most people who will purchase units in this development will have the same idea and walk most places as I do. Located on a busy street, any additional traffic won't be noticeable. Adding density to transportation corridors is smart policy.

I'm not concerned about a potential loss of parking. There is plenty of street parking in this area, and being far enough out of the downtown core, it's never been an issue. I also find that my visitors take more environmentally-friendly options of walking, biking, or taking the bus.

I think the designs look beautiful and embrace the heritage corridor that is Fort Street, much more than plenty of other buildings in the area. With condo buildings located on three sides of this development, these new buildings will fit in with the surrounding community and be a beautiful addition to the neighbourhood.

This city needs more supply of housing and this development will provide an excellent home for many families. I hope the city will support this development.

Thank you,

Ashley Stewart  
102-1225 Fort Street

I would prefer my email address remain private and not part of the public record.

**Monica Dhawan**

---

**From:** Helena and George [REDACTED]  
**Sent:** Sunday, April 08, 2018 8:45 AM  
**To:** Victoria Mayor and Council  
**Subject:** NO to Abstract Development ( Truth Centre Property )

Dear Mayor and Council,

Please do not allow the Abstract proposal to pass as it is presented.

It is too large and does not fit the community. Please stick to the original Zoning, and do not let this huge development to push its limits.

The neighbourhood as spoken !

Please listen !

George Hamilton

## Monica Dhawan

---

**From:** Hal Kalman [REDACTED]  
**Sent:** Sunday, April 08, 2018 1:36 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal

April 8, 2018

Dear Mayor Helps and Councillors,

We are writing to object to the proposed over-scaled development at 1201 Fort Street. We know that the application has already been reduced in size twice, but it remains too large for the location.

If the subject site faced only Fort Street, the proposal might not be a problem. Much of Fort Street can accommodate increased size and density. However, the site also faces Pentrelew Place, a residential street that is dominated by modest houses. The development is entirely inappropriate for Pentrelew Place, which is a part of Rockland. It stands at the base of the hill that features Craigdarroch Castle and is representative of the low-density, well-landscaped urban texture that is admired by visitors and treasured by residents.

Victoria is valued for being a more picturesque and less dense alternative to Vancouver. Victoria's economy is supported in part by refugees from Vancouver -- including ourselves -- who have left the big city and brought their skills and their capital here. If you permit Victoria to become another Vancouver, the city will lose its distinctive character and may well lose a key segment of its diversity and its economy.

We urge you to reject the present application.

Sincerely yours,

Harold and Linda Kalman  
1765 Hollywood Crescent  
Victoria, BC V6J 1S2

April 8, 2018

Mayor and Council,  
City Hall, 1 Centennial Square  
Victoria, BC V8W 1P6

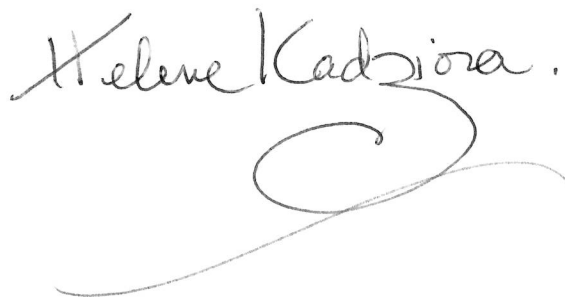
Dear Mayor and Council;

I read in the Times Colonist today that the Abstract development proposal for 1201 Fort Street is to be before a public hearing this week. Please record my voice in support of this proposal.

I think it is time this development proposal was approved. City Council needs to know that not all Rockland residents oppose development for needed housing in our City. I think it is wrong to force developers to kowtow to those who already have their piece of paradise and don't want anything changed.

We need housing in this city, and not all of it crowded into tiny downtown lofts.

Thank you for addressing the need for housing in Victoria.

A handwritten signature in black ink that reads "Helene Kadziora." The signature is written in a cursive style with a large, elegant flourish at the end.

Helene Kadziora

1361 Rockland Avenue, Victoria BC

## Monica Dhawan

---

**From:** Vilem Zemek [REDACTED]  
**Sent:** Sunday, April 08, 2018 10:17 PM  
**To:** Victoria Mayor and Council  
**Subject:** RE:The rezoning proposal for 1201 Fort St. and 1050 Pentrelew Pl.

Dear Mayor and Council!

Please, do not allow the massive development of this site! Come and see first what devastating impact it would have on the area! Please, save the ancient trees for generations to come. Do not allow the profit to ruin the precious sites we still have in Victoria to enjoy. They are disappearing very fast.

The development proposal is too large for the site. Please, reconsider and decide wisely.

Thank you, with regards, Jarmila and Vilem Zemek, residents of Victoria for 50 years,



## Monica Dhawan

---

**From:** Jaime Hall [REDACTED]  
**Sent:** Sunday, April 08, 2018 11:06 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street: Public Hearing

Dear Mayor and Council:

I reside at 1024 Pentrelew Place, within a block of the proposed development.

I support the proposal of Abstract Developments.

Redevelopment of the property is inevitable. I consider that the proposal of Abstract is far superior to what would otherwise be built on the property with the present zoning. I think this proposal is better for both the immediate neighbourhood and for the region. Rockland should do its share in supporting modest density and sustainability.

Further, this particular proposal mitigates the traffic impact of the development of the property. I am very concerned that building to the present zoning would have a serious impact on traffic and the livability of our street by directing very considerable traffic onto Pentrelew.

I have been dismayed by the tone of the debate about this proposal. In our experience, opponents have been unwilling to engage in a civil debate. I believe that moderate voices have been silenced by the extreme rhetoric.

Jaime Hall  
1024 Pentrelew Place, Victoria  
[REDACTED]

## Monica Dhawan

---

**From:** Kim and Kelly [REDACTED]  
**Sent:** Sunday, April 08, 2018 3:46 PM  
**To:** Victoria Mayor and Council  
**Subject:** FW: RE: 1201 Fort Street

Mayor Helps and Members of Council.....

In May 2002, my family and I moved into a brand new home at 2607 Capital Heights, built by Abstract Developments. It was Mike Miller's first single family home in a career which now pushes 16 years of quality homes & developments.

The OCP stated he could remove / demolish two ~900 square foot homes and put in two large duplexes. The idea of those duplexes would have not fit with the neighbourhood and the demolition of two homes would have meant landfill and the lack of affordability for two families who initially occupied those homes in 2001/2002. Mr. Miller asked for variances from the Council of the day and was able to build two homes, fitting the neighbourhood and street and allowing us and our neighbour to purchase affordable places to live to raise our respective families. Like today with 1201, there was opposition by a few neighbours who now are good friends with us and appreciate what was built.

I raise this important point as I see a similar scenario with 1201 opposition. On our street, people benefitting from re-zoning / variances and living comfortably in their homes were suddenly against the requests Mike Miller was making to build our home. My walk around 1201 sees a large condo on the corner, well sited and looking like it belongs. On Pentrelew, I see a newer and tall home facing the street – not unlike the townhouses which will sit on the block.

So to my point.....with variances, Abstract can build *what is right* and what fits the neighbourhood. If only the OCP were considered today, his proposed development would be markedly different. Had he followed the OCP in 2002, large duplexes would look terrible and Abstract's reputation for doing what is right would have earned a black mark.

The past few years have seen the city's population grow to almost 86,000. If we think we can grow further, the ideal that large lot single family dwellings are thoughts we must move past and densify areas which have the space. 1201 provides greater density in a location close to town, schools and transit. NIMBYs cannot dictate the city's growth. Abstract Development's proposal is the right one. I trust you will agree.

Sincerely,

KJM

Kelly Mann  
2607 Capital Heights  
V8T3M1  
[REDACTED]

LOJO HOLDINGS LTD.  
1144 Fort Street  
Victoria, BC, V8V 3K8

April 8, 2018

To Mayor and Council  
1 Centennial Square  
Victoria, BC, V8W 1P6

Re: **Truth Centre proposal - Fort Street/Pentrelew Place**

As Owner of 1144 Fort Street, we received your Planning Department's request for our comments on the above development proposal by Abstract Properties. We are in favour of the latest amended project for the following reasons:

1. The need for more mixed housing close to the City centre;
2. The property has been zoned many years for the proposed use;
3. There is no loss of existing homes;
4. This is a natural transition between the Harris Green highrises and the Rockland residential neighbourhood;
5. The mix of condominium and townhouses offer home choices for those Rockland residents who wish to stay retired in their neighbourhood after downsizing;
6. Additional support for Fort/Cook businesses and within walking and bike lane access to downtown amenities;
7. Multi-storey buildings on Fort Street with townhomes on Pentrelew actually reinforce and respect the present neighbourhood characters of upper Fort and Rockland;
8. Project improves security and safety and brings life to a dead and dark area of derelict buildings
9. Rough estimate of half million dollars per annum additional property taxes should be generated by this project;

We have a growing shortage of developable residential land close to our City centre. What there is should be maximized as much as possible with a minimal impact on established neighbourhoods.

From the writer's experience during three terms on City Council in the 1970s, the development process always involves compromise. Rarely do the developer, the neighbourhood residents and the City planners get everything they want. Our elected representatives have to navigate opposing positions and ultimately consider the present and future needs of the community as a whole.

Page two.

Abstract is well known for their excellent projects and win many awards for them. We would expect that this development of homes will be a credit to Abstract and to our neighbourhood.

Sincerely,

A handwritten signature in dark ink, appearing to be 'JWEH', with a long horizontal stroke underneath.

John W.E. Hayes  
President  
LOJO HOLDINGS LTD.

JWEH/lkh

## Monica Dhawan

---

**From:** malyn1 <[REDACTED]>  
**Sent:** Sunday, April 08, 2018 9:12 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal

Please be informed that I am against the above Rezoning Application because:

[ ] I am dismayed by the massing of the development, its size, the number of buildings, the height of the buildings, and the overall density.

[ ] I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.

[ ] This proposal is based on an overly aggressive interpretation of the Official Community Plan which must be amended to allow the rezoning. This proposal seeks to maximize the anticipated floor space ratio (FSR) of the smallest portion of the property (28♦ by extending it over the residential portion (72♦, arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning sought in this proposal.

[ ] The numerous variances requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.

[ ] The two multi-family buildings, up to 6 storeys in height, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.

[ ] I am concerned about the increased traffic and parking caused by this proposal to the long-term viability of the Langham Court Theatre and the Art Gallery of Greater Victoria which rely on this parking.

[ ] I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from Community Amenity Contributions and Density Bonuses gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?

[ ] I encourage you to insist that this proposal comply with the two directives given by Council to the developer October 26, 2017 to “revise the density, massing, height and setbacks of the building to the south” and to demonstrate how the condominium on Fort “enhances the heritage character of the Fort Street corridor.”

[ ] Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building ground-oriented housing like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.

[ ] I am troubled by the absence of a sufficient affordable housing component in the proposal. We do not need to build more of what we already have - too many expensive condominiums.



[ ] How is this proposal sustainable when it is not built to L.E.E.D. standards?

Name: Marilyn Rutherford

Address: 8006 Northwind Dr., Lantzville, B.C.

My mother was born and raised in Victoria. She lived on Johnson and on Gosworth. I may not be from Victoria but I have spent most of my life back and forth staying for long stretches at a time. at a time.  
I still frequent Victoria but it is very sad to see the destruction of the trees and the overdevelopment.

Sent from my Samsung Galaxy smartphone.

**Lacey Maxwell**

---

**From:** Andrea Wood [REDACTED]  
**Sent:** April 9, 2018 8:25 PM  
**To:** Victoria Mayor and Council  
**Subject:** development concerns at 1201 Fort Street 1050 Pentrelew Place

Re: 1201 Fort Street and 1050 Pentrelew Place Development Proposed changes

Dear Mayor and Council

For well over one-year Rockland residents have demonstrated concern and frustration regarding the Abstract Development proposal to rezone and develop the Truth Centre property.

We have written to you before raising our concerns as we live within 200 meters of the proposed development and will be greatly impacted by it. We remain disappointed by the pursuit to change the Official Community Plan to such a degree.

Please consider carefully this updated proposal. We believe you will discover that the changes do not address our concerns; nor do they deal with your original recommendations.

We are strongly opposed to this latest proposal as it does not reflect the needs of our neighborhood. It is too dense, too high and designed for wealthy investors, not new neighbors.

We appreciate your time and consideration in this matter.

Sincerely,  
Andrea and Michael Wood

## 1201 Fort Street and 1050 Pentrelew Development Proposal

Honourable Mayor and Council,

Rockland is a distinctive area of Heritage quality. Craigderroch Castel and Government house along with many Heritage Homes adjacent to the proposal along Fort Street and throughout this area, have attracted tourists and residents for over 100 years.

Please consider the following:

Committee by the Whole provided two directives for this proposal to the developer on October 26, 2017. **"Your Request to Change"**

- \*1. To revise the density, massing, height and setbacks of the building to the south. (This is the second building of 4 storeys situated entirely on the residentially zoned portion.)
- \*2. To demonstrate how the (6 storey) condominium on Fort enhances the heritage character of the Fort Street corridor.

---

\*As of this date the requested changes have **not** been complied with.

I'm deeply troubled by misleading perceptions, at Public Hearings and in the Media. **Never has a door been shut in my face because of opposition.** There are those, who believe the OCP needs to be changed to accept any form of density such as corner to corner site coverage with a preference for as high as possible with towers, but they are a minority. (see below)

I would say at the most 20% of April's 6<sup>th</sup>, 2018 door to door interviews had an opinion for supporting all developments and to have the most density as possible, shared without hesitation. There were comments about our planning process 1. how it does not concern them or 2. ... it is O.K.... to ignore the city's planning process because "we" need to change it. There are a few who plan on attending the Public Hearing. Those who would not sign the petition to change were Property Managers, Building Engineers, Construction Workers, Investment Managers along Fort Street. They easily spoke their minds about their vision for a "Perfect Victoria" and out of respect I shared with them the best way to change the zoning for more density is to be involved with the Local Area Planning Process. They listened and shared that they will be attending LAP workshops for their areas.

Personally, I believe in our Planning Process and deeply respect the hours upon hours of work that our Staff and Council have committed to guiding our developers through the COW sessions. All of us need to honour the process including developers and the IAP2 restricts the scope of the impacted to the immediate area to be impacted. I support our Growth Strategies Acts, and the OCP by using the IAP2Core Values which is our fair and democratic process.

---

The directives above from the Committee of the Whole (COTW) and the excerpts below from our OCP, were upon a Petition for Change. 100% polled along Fort Street supported the right kind of development but 80% requested Change and to have the developer honour and follow the directives from the COTW.

**Heritage Character:** Overall effect produced by traits or features which give heritage property or **an area a distinctive appearance or quality.**

**Values** 3.3 Integrated Design to **integrate the natural**, and built environment... 3.8, Support and enhance the sense of place in community, and the uniqueness of Victoria's neighbourhoods.

**Environment** (pg.22) Less than two percent of the Garry Oak (Protected) Ecosystem that existed in Victoria in the 1800's remains today. As

Victoria grows, it will be challenged to maintain remnant ecosystems and environment quality. 8.62 Encourage and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands. **Buildings and Sites 8.49 Continue to support new additions that conserve and enhance Heritage Properties.**

I, "Request to Change" the proposal for "1201 Fort Street and 1050 Pentrelew Place, Victoria B.C."

Name: Barbara Bowman, a retired REIT Investor, Developer, Property Manager and Property Management Auditor

Address: 234 Moss Street Fairfield, Victoria

Signature: Barbara Bowman Date: April 9, 2018

**Lacey Maxwell**

---

**From:** bruce filan [REDACTED]  
**Sent:** April 9, 2018 8:39 PM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract's 1201 Fort Street rezoning application

Mayor and Council

City of Victoria

April 7, 2018

**Re-zoning Application 1201 Fort Street /1050 Pentrelew Place**

Dear Mayor and Council:

Please be informed that I am against the above Rezoning Application because:

- (1) The massing of the development, its size, the number of buildings, the height of the buildings, and the overall density is beyond acceptable.
- (2) I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.
- (3) This proposal is based on a self-centered interpretation of the Official Community Plan which must be amended to allow the rezoning. This proposal seeks to maximize the anticipated floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning sought in this proposal.
- (4) The numerous variances requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and **absolutely no hardship** has been shown by the developer to consider allowing any of these variances.
- (5) The two multi-family buildings, up to 6 storeys in height, are too high for Rockland and exceed in height all multi-family buildings in

Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.

- (6) On the other hand the increased traffic and parking congestion that this proposal will have will create a hardship to other residents, who unlike the developers, live in this area, and to the long-term viability of the Langham Court Theatre and the Art Gallery of Greater Victoria which rely on this parking.
- (7) The City is not looking after its own best interests and the interests of Victorians by allowing this development to proceed without adequate income from Community Amenity Contributions and Density Bonuses gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centers, transportation infrastructure, fire halls, emergency services, etc.?
- (8) I encourage you to insist that this proposal comply with the two directives given by Council to the developer October 26, 2017 to lowering the density, massing, and height and increase the setbacks of the building to the south and to demonstrate how the condominium on Fort enhances the heritage character of the Fort Street corridor.

Yours truly

Bruce Filan

2635 Bowker Avenue





**Lacey Maxwell**

---

**From:** beruckel [REDACTED]  
**Sent:** April 9, 2018 8:24 PM  
**To:** Victoria Mayor and Council  
**Subject:** Proposal 1201 Fort / 1050 Pentrelew

Dear Mayor and Council,

Concerns regarding this inadequate proposal are rising within the Rockland neighborhood, and I feel I need to speak up and let you know that I am strictly opposed to the Development Proposal for 1201 Fort Street and 1050 Pentrelew. This proposal, a dense urban design, does not even remotely match the concept of the residential neighborhood in which it is situated. It would, in fact, destroy the unique Rockland charm that distinguishes this special neighborhood from the downtown area which is already reaching into the adjacent neighborhoods as it is with the numerous construction projects that are currently underway or in planning.

The Development Proposal for 1201 Fort Street and 1050 Pentrelew includes projects that are absolutely inadequate for this neighborhood with regards to massing, height and density. If any developmental project at all, I highly recommend a significantly smaller project with ground-oriented housing that does not exceed the parameters of the existing buildings on this property and which blends in well with Rockland's Heritage charm.

I would like to ask you to also strongly consider the unique park-like urban forest with heritage trees, some of which are more than a 100 years old. Personally, I envision a community park and/or garden design for these properties to enrich this prestigious area for all and to make a clear statement that over-development is not all there is to a well-balanced and healthy neighborhood.

Thank you for considering my objections. I urge you to please vote against the current proposal for 1201 Fort / 1050 Pentrelew.

With kind regards,  
Bettina Ruckelshausen (a Rockland neighbor)

## Lacey Maxwell

---

**From:** Don Cal [REDACTED]  
**Sent:** April 9, 2018 2:02 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street / 1050 Pentrelew - Arguments for the Proposal

1201 Fort Street / 1050 Pentrelew Place

Dear Mayor and Council,

This is a synopsis of the various arguments made by people who have written letters supporting this proposal, people who attended the public meetings and communicated their opinions through various media outlets and online, and includes comments made by City Staff and some Councillors.

I thought that it would be a useful checklist for each Councillor to fully understand the arguments in favour of the proposal for 1201 Fort Street and 1050 Pentrelew Place. A warning: some of them are contradictory to each other.

It might also be fun to check off those that you may agree with, just to see where you stand before the important night.

It is apparent

- That this proposal was developed to this scale, size and massing to address the concerns of local residents.
- That the last 23 months of public engagement with the local community by the applicant resulted in this amended design that is fully supported by the local community.
- That the Official Community Plan that governs this proposal was developed organically by and for the residents of Victoria.
- That the proposal represents a balanced and fair interpretation of the Official Community Plan.
- That the Director of Planning and Sustainability is the final arbiter of who can correctly interpret the Official Community Plan.
- That we should trust City Staff and follow their direction.
- That the Official Community Plan should be amended for this proposal.
- That this proposal will be one of approximately 700 different site-specific zones in the City in no way diminishes the importance of the Official Community Plan.
- That this proposal fits the land size remarkably well and there is no transition problem to the neighbourhood.
- That there is no problem of overlook from 21 meters down to 7.6 meters.

- That the fears of local neighbours are unfounded.
- That the opposition to this proposal only want this property to be a park or a community center.
- That a smaller alternative development of approximately 50 housing units comprising a multi-unit building on Fort Street with ground-oriented multi-unit housing on the larger residential zone proposed by the opposition is insufficient.
- That the opposition to this proposal are unwilling to compromise in any way.
- That building more upscale luxury housing will solve the housing crisis.
- That the scale and size of this development will solve the housing crisis.
- That building more luxury housing units is the solution to lessening the price of all housing.
- That the fact that housing prices continue to rise despite our accelerated building in Victoria only means we need to build even more upscale condominiums at an even faster rate.
- That all expensive housing units become affordable because of the trickle down theory.
- That the Community Amenity Calculation and Density Bonus on this site is zero, (even though other BC cities would calculate them at approximately \$2.6 million for this proposal.)
- That a promise of ten units of affordable housing of whatever size and whatever quality on another site, within two years is acceptable.
- That we should be grateful for the offer of ten affordable units in exchange for the increased zoning which will amount to approximately \$32 million extra for the applicant.
- That the equivalent cash value of \$250,000.00 for the ten units if they are not built is satisfactory.
- That the massing and height of the 6-storey building on Fort Street complements the heritage corridor of Fort Street.
- That the acceptance of this proposal will not become the justification for other buildings of 6 storeys along this corridor.
- That the acceptance of this proposal will not pave the way for other projects of this size, height and massing extending beyond the corridor zone into a residential zone.
- That the acceptance of this proposal will not encourage others to apply for variances up to 15.1 meters in residential zones.
- That the narrow walkway for the Pemberton Trail is a valid reason to accept this proposal.
- That some local residents have somehow intimidated a few people, as yet unknown, who wish to remain anonymous and this is a valid concern.
- That no one who speaks for the proposal at the public hearing is connected financially, or otherwise, with the developer, and it is unimportant that they disclose any association in any event.
- That the 15 or so people in the front rows at the December 14 COTW meeting affiliated with the applicant were not meant to be intimidating.
- That any other recognizable group that may show up at the April 12, 2018 Public Hearing is not meant to suggest any thing or intimidate anyone.

- That the entire process, and each of its segments, is not, in itself, overwhelming for a normal person.
- That participating in this process, whether learning the details, writing a letter, or attending a meeting is easy and fun because everyone has lots of leisure and extra time, and the details and many changes in the proposal are easy to comprehend and stay up to date with.
- That an official notice of six days in the local newspaper is enough notice to give anyone adequate time to respond to this development proposal.
- That an official mailing (posted 10 days prior to the Public Hearing and received 4 days later) to residents within only 100 meters of the property is enough to reach the broader public in time to attend a Public Hearing to decide the important issue of an amendment to the Official Community Plan.
- That anyone in opposition is a Nimby.
- That the high cost of housing is, in large part, due to special interest and local neighbourhood groups that delay large development projects because of nimbyism.
- That anyone in opposition to the application is afraid of the future.
- That the opinion of the broader public is more important than local voices.
- That petitions do not matter.
- That people who send in checklists cannot think for themselves.
- That the developer is a great guy.
- That the applicant has spent considerable time, effort money on these plans and deserves to have them accepted.
- That this proposal should be accepted because we do not know what the applicant may propose next time.
- That the applicant has shown his eagerness to compromise by the many amendments to this proposal.
- That the opponents to this proposal do not want young people in their neighbourhood.
- That the opponents do not want young people to have any opportunity to buy the affordable housing available in this complex.
- That there is no problem with this proposal, but there is a problem with the Rockland Neighbourhood Association and other Land Use Committees.
- That the City must approve the building of more housing for those people who want to move here in the future despite the concerns of local residents.
- That the local neighbourhood should sacrifice itself for the greater good of solving the density needs of our City.

Believe me, reading all that correspondence from the last three Committee of the Whole meetings and those posted on the website for the Public Hearing, plus keeping track of Letters to the Editor and other media sources took a lot of time. But, I believe that I have captured nearly all of the arguments. I have not weighted them for the number of times each has been stated, because I think that, realistically speaking, most of them are only opinions, not expressions of fact.

A lack of justifiable facts is a definite weakness to the proponent's side, of course. But, most of us on the opposition side have come to realize that many people are really driven in their thinking by pre-conceived ideas, not facts that, more often than not, are inconvenient and get in the way of a strong pre-conceived idea. These hard-held ideas are not often changed easily. To most of us on the opposition side, this list of arguments is largely a list of misconceptions, misstatements and some downright fallacies. You will be reading many of them in the letters attached to this development proposal, and will, undoubtedly, hear many of them the night of the Public Hearing.

I find it hard to align myself with most of these opinions, and because some of the arguments set such a very low bar, I cannot accept them. It is much easier to hold onto facts and change one's opinion based on them. Because of this, I would urge you, as my elected representatives, to vote against the acceptance of this development proposal.

Thank you,

Don Cal

1059 Pentrelew Place

[www.Pentrelew.com](http://www.Pentrelew.com)

**Lacey Maxwell**

---

**From:** Don Cal [REDACTED]  
**Sent:** April 9, 2018 3:10 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street / 1050 Pentrelew Place: Gift of Zoning

Mayor and Council

Victoria, BC.

April 8, 2018

### **1201 Fort Street / 1050 Pentrelew Place Development Proposal**

Dear Mayor and Council,

I am dismayed by the large amount of wealth created by the rezoning awarded to the developer compared to the only sizable community amenity mentioned in this exchange between the applicant and the City: affordable housing.

The lack of affordable housing in the proposal is proven by the applicant's offer to build ten affordable units somewhere else within two years. However, in the event all of these units are not built, then a penalty of \$25,000 per unit will be paid to the City.

The total exchange of the wealth awarded to the developer of approximately \$32 million for the extra floor space requested and the total amount of the penalty of \$250,000.00 is not justifiable.

Here are the calculations.

Floor Space	Floor Space Current	Floor Space
Buildable	Zoned Density	Extra Density
10,156 sq m	6,153 sq m	4003 sq m

The price of \$750 per sq ft is probably below the eventual selling price of the 1201 Fort Street proposal, but it is a useful number and it is in line with the low end of industry predictions for luxury units in Victoria.

For curiosity's sake, the price of \$750 per square foot predicts a selling price of the development in the range of \$82 million. (10,156 sq m x 10.76 = 109,279 sq feet. Multiply this square footage by \$750 is \$ 81.95 million)



The amount of extra floor space created by the zoning, from the table above is 4,003 square meters, or 43,072 square feet. (1 sq m = 10.76 sq ft). There is no charge for this. There is no Land Lift. There is no Density Bonus. The Mayor and Councillors are unwilling to consider this application based on the failed non-existent policy of zero income from increased density awarded to developers. And, there is no path to developing a better working policy in the near future. So, this awarded extra floor space is free.

**Imagine being given 4,003 square meters (43,072 square feet) of buildable space for free!**

Here are the calculations to determine the wealth provided to the applicant with the rezoning.

4003 sq m of extra density x 10.76 sq ft per sq meter = 43,072 sq feet of extra density.

Multiply 43,072 square feet by the \$750 selling price for each square foot awarded equals the extra income to the developer of \$32.3 million.

To gift the applicant \$32 million extra for only \$250,000.00 in community amenities is not justifiable and is too shockingly disproportionate for me to support. I do not think that you should support it either.

I ask you, therefore, to **decline this application** because there is no affordable housing on this site, which is acknowledged by the applicant's offer to build ten affordable units somewhere else, or pay a penalty of \$25,000.00 for each unit not built somewhere else within 2 years.

And, I ask you to **decline this application** because this offer of \$250,000 (the cash value of ten affordable units) is far too small in comparison to the wealth awarded to the developer by the gift of increased zoning making the proposal worth in the range of \$32 million more that it would otherwise be worth.

Thank you for reading my letter.

Don Cal  
1059 Pentrelew Place

[www.pentrelew.com](http://www.pentrelew.com)

## Lacey Maxwell

---

**From:** Dwayne Leskewitch [REDACTED]  
**Sent:** April 9, 2018 9:41 AM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract Fort/Pentrelew Proposal

The public hearing on this proposal Thursday is an opportunity for this council to validate their stated objective of being responsive to the communities that they serve. The Rockland community is supportive of change in their neighbourhood but the change they support is as set out in the OCP.

The rezoning allows 6,253 square meters . The variances would allow this to increase 63% to 10,219 square meters . The developer has not put forward a reasonable or viable need for this rezoning request and 10 variance by-law changes other than financial benefit. Abstract has refused City Council's explicit directive to compromise by reducing the height, massing, and density of the south building. They have not demonstrated how the proposal enhances the "heritage character" of the special zone of the Fort Street corridor on which it is sited.

The City has not required sufficient Community Amenity Contributions and Density Bonuses from the developer to help fairly offset the capital costs of future amenities the new residents will expect, such as parks, community centres, transportation infrastructure, and emergency services. The increased future capital costs will be borne entirely by City taxpayers. The developer's request for 10 variances after rezoning the property is not supported by any claims of hardship. It is naive to accept that the Abstract proposal to provide 10 affordable units in a future development is an acceptable quid pro quo.( although not even required as stated by the Mayor) Abstract will not sacrifice their economics for a new building by adding 10 units to a future building plan to include units with a label that defies definition.

It is unfortunate to read naive comments such as the one below that do nothing other than continue to support an illogical narrative that does not take into account the built value of a project:

... she's happy to see an offer of affordable housing, noting that as the independent analysis found no increase in the land value associated with the rezoning, there is no requirement for the affordable units.

Do the right thing. The OCP is your guide. You represent the community taxpayers, not the developer.

Dwayne Leskewitch  
816 Linden Ave

## Lacey Maxwell

---

**From:** DAVE ROGERS [REDACTED]  
**Sent:** April 9, 2018 11:58 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St development

To Whom it may Concern,

I am writing this letter to show support for any and all projects in Victoria that are producers of housing units in and near the downtown area. Specifically, the one on 1201 Fort Street just east of downtown, which we see as a very desirable area.

We have a small condo in Victoria on Pembroke Street and currently a main house up in Nanoose Bay. Our plan in retirement is to soon sell the Nanoose house and relocate permanently to a modern condo style location that is within walking distance of downtown. No small chore there, as units are gobbled up so quickly due to demand far exceeding supply.

There can all too often exist a mentality of "not in my backyard" from some of the local residents when plans for development are put forward. Victoria is a vibrant and growing City that needs to look to more inventive ways to effectively increase availability of desirable units that are near enough to the town core that residents can drive less, congest roads less, use mass transit more for longer trips (so you could even forgo having a car altogether!) Unless inventive ways are found and carried out .. like this Fort Street development.. then urban sprawl will only continue in a way that woefully adds to traffic snarls in and out of town. This sprawl only encourages more cars on the roadways as residents are forced further and further out from the town center.

Sincerely,

David R Rogers

April 10, 2018

Mayor and Council,  
City Hall, 1 Centennial Square  
Victoria, BC V8W 1P6

I am writing to express support for Abstract Development's proposal for 1201 Fort Street. It will add many new homes close enough to walk to downtown Victoria, and it's on a major road with easy bus service.

There is much development in the Victoria city core, but for me, when it's time to downsize from our big home, we would not be interested in a tiny apartment in the busy centre. We will want something more akin to our current neighbourhood. We will want easy access to the city centre without the density of the city centre. I currently live in a large house in Oak Bay.

The development at 1201 Fort St is an excellent site for the development proposed. Its close to town and in a neighbourhood where the project will increase the density but at a level congruent with the housing around it. The Abstract development will enhance the Fort Street corridor, provide a park-like transition from the nearby neighbourhood to Fort, and be an architectural asset to the City.

The project proposed at 1201 Fort Street is what is needed in Victoria to meet the future housing demands.

I support the Abstract development at 1201 Fort Street.

Erin Van Zant

## Lacey Maxwell

---

**From:** Elisabeth Wagner [REDACTED]  
**Sent:** April 9, 2018 9:38 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal

Please be informed that I am against the above Rezoning Application because:

[ x ] I am dismayed by the massing of the development, its size, the number of buildings, the height of the buildings, and the overall density.

[ x ] I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.

[ x ] This proposal is based on an overly aggressive interpretation of the Official Community Plan which must be amended to allow the rezoning. This proposal seeks to maximize the anticipated floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning sought in this proposal.

[ x ] The numerous variances requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.

[ x ] The two multi-family buildings, up to 6 storeys in height, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor. I am also concerned about the implications of this scale of development as a precedent for similar large scale developments encroaching on a unique heritage neighbourhood.

[ x ] I am concerned about the increased traffic and parking caused by this proposal to the long-term viability of the Langham Court Theatre and the Art Gallery of Greater Victoria which rely on this parking.

[ x ] I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from Community Amenity Contributions and Density Bonuses gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?

[ x ] I encourage you to insist that this proposal comply with the two directives given by Council to the developer October 26, 2017 to revise the density, massing, height and setbacks of the building to the south and to demonstrate how the condominium on Fort enhances the heritage character of the Fort Street corridor.

[ x ] Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building ground-oriented housing like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.

[ x ] I am troubled by the absence of a sufficient affordable housing component in the proposal. We do not need to build more of what we already have - too many expensive condominiums.

[ x ] How is this proposal sustainable when it is not built to L.E.E.D. standards?

Name: Elisabeth Wagner

Address: 1542 Shorncliffe Heights, Victoria, BC (Saanich)

**Lacey Maxwell**

---

**From:** [REDACTED]  
**Sent:** April 9, 2018 4:00 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fw: Letters TUESDAY re 1201 Fort St., Victoria.  
  
**Importance:** High

*Mayor Lisa Helps.  
Members of the Council,  
City Of Victoria.*

***Re: Development of 1201 Fort St.***

*Dear Ladies and Gentlemen.*

*As I am aware, you are as a Council savvy business people, alert to the environmental issues and dealing with a low income housing shortage, yet I plead with you not to permit the high-end development of the property at 1201 Fort Street.*

*Environment:  
We all now know the replacing of natural vegetation with concrete and pavement is contributing more than previously considered to global warming.*

*Housing:  
Victoria needs low-moderate cost effective housing not what Astra is suggesting. It is reported that they own a company that provides this, so I would hope the City could negotiate a land swap.*

*Suitability:  
You have been hearing from many residents that the proposed buildings do not conform to the residential or tourist facilities in the area.*

*Financially:  
Yes the development will bring money to the City but at what cost? Destroying the well known charm of the City will have a negative effect on tourism. We all travel to see pockets of beauty and charm not multiple concrete skylines.*

*Suggestions:*

*You have received multiple suggestions for re-purposing the site to a low impact development:*

*-various schools are needed to help graduating teens.*

*-The Maritime Museum. The East Coast of Canada has more than a dozen. B.C. has one in Vancouver, but the Capital, Victoria now has one that surely is an embarrassment to the Province. (donations by our fore-fathers are stored in dust)*

*-there has been a suggested a First Nations Youth Art Gallery in conjunction with the First Nation Games set for 2020 appropriately next to the current Gallery and it would be of great benefit to the self esteem of these youngsters.*

*Thank you for taking the time for another Public Hearing, accepting more letters, and for considering this difficult situation once more.*

*Respectfully,*

*Gail Brighton,  
Teacher/Children's Advocate.*



## Lacey Maxwell

---

**From:** Geanine Robey [REDACTED]  
**Sent:** April 9, 2018 1:00 PM  
**To:** Victoria Mayor and Council  
**Subject:** Re: 1201 Fort/1050 Pentrelew letter for Public Hearing Correspondence

April 9, 2018

Dear Mayor & Council,

### **Re: Opposition to applicant's proposal for 1201 Fort/1050 Pentrelew**

-

I am writing for the sixth time to state my vehement opposition to the applicant's proposal.

- The **forest** is a **heritage feature** of our community with its diverse species, including 11 by-law 'protected' trees proposed for destruction. In total, 31 trees will be removed for 121 cars and buildings and remaining trees placed at risk due to extensive blasting and infringement on critical root zones. In 2017, 11 by-law protected trees were destroyed in the entire city for development purposes and now, for just one site, 11 more would go. With the acceleration of climate change and Victoria's population increasing, our urban forests must be preserved at all cost.
- The proposal would dominate and diminish the character of our **Heritage Conservation Area**. Furthermore, the applicant FAILED to address Council's directive to demonstrate how the proposal enhances the heritage character of the Fort Heritage Corridor.
- The proposal lacks **affordable housing**. And a contribution of only \$250,000 toward such housing is 'pocket change' compared to the profit the developer will make on luxury homes with prices climbing year over year. Last March 2017, an expert was quoted in this Citified report as saying that luxury new builds are hitting ***"in the \$1,000 per square foot range, a significant departure from inventory currently priced at \$650-to-\$700 per square foot. We can already see the first signs of what's coming with select units pushing well north of \$1,000 per square foot."*** <http://bit.ly/2BmWrhK> He was right as evidenced below:
  - The Black & White - MLS 387368, a 2 bedroom, 1130 sq. ft was first listed last year for \$799,900. That's \$707 sq ft. for a condo without any green space. And MLS 376139, a 2 bedroom PH in the same building was priced last year at \$1.5 million.
  - The Bowker, by contrast, with green space, has pre-sale 2 bedrooms in the **\$1,158 sq. ft - \$1,218.72 sq. ft. range**. That's \$1,800,000 for MLS 385679, a 1554 sq. ft. unit and \$1,900,000 for MLS 387676 at 1559 sq.ft. That is likely to be the price range for luxury units at 1201 Fort St unless the NDP's new housing tax measures cool off the market as they are intended.



Victoria's recent **Vital Signs** report says that 64% of new builds are affordable to only 25% of Victorians. And the situation is worsening:

Last year, the introductory price of a Junior 1 bedroom, 527 sq. ft., at the Black & White was **\$279,900** as per an ad in the Vancouver Sun (see last page) This year, a junior 1 bedroom, unit 512, was recently listed at **\$359,000** – a 29% increase in less than 1 year -- a tidy profit for whomever flipped the property during the on-going construction phase.

**This project will exacerbate the affordability crisis.**

- The proposal **far exceeds the OCP's growth targets for condos.** Neighbours asked Abstract (cc'd to Council) for the 72% zoned 'Traditional Residential' to be sited for badly-needed ground-oriented, house-plexes. (vastly below 2017 OCP target).
- The 10 **variances** requested for this proposal make a mockery of the OCP and what it allows and particularly rankle the surrounding neighbours. Among the worst:
  - **Increase the max. height for Building A from 12 m to 21.42 m ABOVE ZONING SOUGHT**
  - Increase the max. height for Building B from 12 m to 15.2 m ABOVE ZONING SOUGHT** (Outrageous considering that this is an **INCREASE** in height over the last proposal and runs contrary to COUNCIL'S Dec. 10<sup>th</sup> directive and the community's request that the height be **DECREASED**).
- Due to archaic policy, this proposal would also fail to confer to the City essential **Community Amenity Contributions and Density Bonuses** (based on built value of final projects) to pay for parks, community and cultural centres, childcare facilities, transportation and emergency services, affordable housing and other necessities that will end up being borne by taxpayers, not the developer. As previously mentioned, \$250k from Abstract is a pittance for the value of the development that should be calculated as in North Vancouver, Burnaby, Coquitlam and other municipalities with policy that ensures developers pay their fair share. Furthermore, the applicant's meagre contribution is shrinking as home prices continue to rise.

**Table 2. Cash Contributions Negotiated to Receive Through Development, 2016**

Date of Bylaw Adoption	Development Project Address	Total of Cash Contribution Secured
Monday, July 11, 2016	119-131 West Esplanade and 120 Carrie Cates Court (SITE 8)	\$ 1,370,740
Monday, November 21, 2016	711 West 14th Street	\$ 456,049
Monday, November 21, 2016	1301-1333 Lonsdale Ave	\$ 2,022,758
<b>Total</b>		<b>\$ 3,849,547</b>

- 119 – 131 W. Esplanade/Carrie Cates Court – 107 residential units  
**Community Amenity:** 6,000 sq. ft. below market offices for non-profits)
- 1301-1333 Lonsdale Ave. – 144 residential rentals, ground floor retail, 2<sup>nd</sup> floor offices.  
**Community Amenities:** 3 units yearly for at-risk and homeless youth; a large public realm including promenades, pedestrian pathways, trees, water feature, and a 38' x 36' art display area plus an additional \$83k for public art (art excluded from CACs)
- 711 W. 14<sup>th</sup> St - 45 strata residential and commercial units (cash only as above)

Again, City of Victoria policy on CACs & DBs incorrectly states that differential land values between Metro Vancouver municipalities (District of North Vancouver is cited in the policy) and Victoria account for the difference in contributions. **This is patently false: calculations are higher because they are based on the BUILT VALUE OF THE FINAL PRODUCT.**

And then there's the **footpath to nowhere** that is definitely not a community amenity either. The roughly north-south oriented path between Buildings A & B is a 'path to nowhere', not part of a non-existent Pemberton Trail that has, in any event, been conceptualized as an east-west route. In 2005, Ken Milbrath outlined the objectives of the trail and pointed out that there are 6 blockages that currently exist within Rockland. <http://www.rockland.bc.ca/board051105.html>

Furthermore, it will be situated on private land and will offer nothing more than a few benches, a garbage can.

In summary, I ask you to reject the applicant's proposal. It is too dense, too tall, too massive, does not enhance the heritage character of the Fort Heritage Corridor, destroys an urban forest, fails to contribute any meaningful amenities or benefits to the community and will cost taxpayers dearly to accommodate the increased population the development will attract.

Sincerely,

Geanine Robey,

Fernwood resident residing 40 metres from 1201 Fort

---

*Note: See below for 2017 vs. 2018 price for Black and White 1 bedroom: 28.6% increase*

## A 29% PRICE INCREASE IN ONE YEAR ON 1 BEDROOM CONSTRUCTION PHASE FLIP



Black and White is a project from Abstract Development in Victoria. For Out of Town Properties, Westcoast Homes. Submitted. [PNG Merlin Archive] / PNG

[Shop More](#)

Project name: Black and White

Project location: 1033 Cook St., Victoria

Project size: 75 homes (junior, one- and two-bedrooms), including nine penthouse suites

Residence size: 504 — 1,518 square feet

Price: from \$279,900

Developer: Abstract Developments

Architect: Cascadia Architects

Interior designer: Nygaard

Sales centre: 1010 Fort St.

Hours: noon — 5 p.m., Wed — Sat

Contact: 778-265-3464

Website:

### 512-1033 Cook St | \$359,900

Jr. 1 Bedroom home available! Black and White by Abstract Developments is a boutique collection of residences in Victoria's vibrant Upper Fort District, where Fort Street meets Cook Street. This truly modern vision is a redefinition of the timeless, and the creation of a new mode of contemporary living in Victoria. With gravity defying architecture and elegant interiors, our Jr. 1 Bedroom offers 527 sq. ft. of sophisticated living space. This intelligently designed home features premium integrated appliances with gas ranges, quartz countertops, hardwood flooring and cabinetry. A deluxe spa like bathroom with rain shower, heated floors and more. Extend living to the outdoors with your private open-air balcony.

<https://www.sellvictoriarealestate.com/real-estate-listings/512-1033-cook-st-mls-374091-victoria/>

810 Linden Avenue  
Victoria, BC  
V8V 4G9

April 9, 2018

Mayor and Council  
City of Victoria

Re: 1201 Fort Street

Dear Mayor and Council,

I am writing today to express my support for Abstract Development's proposal for 1201 Fort Street. I am a Rockland-border resident and heritage professional who has lived within a five-minute walk of this property for all of my life.

Although the site is home to many trees of significance, the current building is of little architectural merit and represents an underutilization of the property. In my professional opinion, the heritage value of this site disappeared in the 1980s when the Crease mansion was demolished, and the current building took its place. The value of the site is now of an aesthetic nature, including the trees and the large lot size.

When this proposal was first brought forward, I was opposed, on the basis of the solid row of modern-looking townhouses along Pentrelew Place. The townhomes have now been reduced in height and in number to three groupings, which feature a more traditional design that fits in with the heritage character of Rockland. The public pathway through the townhomes and into the site is a solid response to the public desire for access through the site and forms an important link in the historic Pemberton Trail.

I do not object to the larger building blocks on the rest of the property as they are far more attractive than what could be built there under the current zoning.

It is my understanding the developer has met with the community on many occasions and, in my opinion, has made changes that reflect neighbours' views. While the design will not please everyone, I feel that it is a good compromise.

In a perfect world, this property would be designated a public park but in the real world, this is not possible.

Yours sincerely,

Helen Edwards, BA, CAHP, BCAHP

April 9, 2018

To City of Victoria Mayor and Council  
Re: Abstract Developments 1201 Fort Street Development

I am pleased to write this letter of support for the proposed new development at 1201 Fort Street.

My wife and I own a house in Oak Bay and plan to downsize in about 10 years. We saw very little possibility of doing so while staying in our charming neighborhood. We love Oak Bay, so when The Bowker development became available we found our solution.

I was originally opposed to The Bowker because of the amount of guest parking and the building's maximum height. They reduced the number of units, showing a balance between profitability and impact. Abstract Developments are local to Victoria and are assiduous in their planning and execution. The Madison, Village Walk, and Black and White all show their expertise at tailoring unique buildings, fitted to their surroundings, as interesting as they are well-built.

We have purchased a unit to rent while we continue living in our home. Providing a much needed rental unit in Oak Bay while we wait to retire is a bonus. Abstract Developments are building homes with amenities that people like us are looking for, particularly as we age. This includes a shared electric vehicle, shared electric bike usage and bike storage. I am looking forward to the Secret Garden, which should complement the numerous trees that will be on the property.

The entire Abstract team is professional, courteous, and a dream to work with. They are always available for questions and have informed us of progress through the sales and initial building stages to date. Everyone I met from the company is dedicated to positively adding to the Victoria area and focused on uncompromising quality.

My wife and I are excited to see our new home and are pleased that the Oak Bay council decided to approve this amazing development. I hope that the City of Victoria approves this development and gives others in similar situations such as ours, an opportunity to continue to live in this great city long after we have decided to sell our single family homes.

Sincerely,

James D. Argue,  
2574 Cavendish Avenue, Oak Bay, BC

## Lacey Maxwell

---

**From:** John [REDACTED]  
**Sent:** April 9, 2018 8:21 PM  
**To:** Victoria Mayor and Council  
**Subject:** Re: 1201 Fort Street

Dear Mayor and Council,

I'm writing again to express my support for the project at 1201 Fort Steet. I would like to attend the public hearing to express my support in person, however my children's (twins) birthday is on April 12. Nonetheless, I wanted to send you a few points to consider when dealing/hearing the opposition that is planning to attend.

-This project continues, with it's current design, to strike a balance between building suitable condos on Fort St and the town houses on Penterlew -Housing is needed in this community. Despite federal, provincial, and municipal efforts housing starts in the core are needed to help off-set the growing demand -This development lends itself well to more people residing in walking/biking distance to downtown. I would think that your recent development on the bike lanes on Fort Street were intended to be supplemented with more residence adjacent to the cycling network.

And lastly, in response to many of the nearby residents who oppose the project. Many of those that reside nearby live in dwellings that if built today, would require variance permitting. If proposed to council the same individuals would likely oppose the very dwellings that they reside in. I've followed the opposition's position and it strikes me as classic NIMBISM. Please don't let the loud minority weigh too heavily on the scales that you are tasked with balancing.

Sincerely,  
John Mooney  
Owner of 2650 Belmont Ave, Victoria bc

---

From: John [REDACTED]  
Sent: December 12, 2017 8:18:15 PM  
To: mayorandcouncil@victoria.ca  
Subject: 1201 Fort Street

Dear Mayor and Council ,

I'd like to cast my vote of support for approval for the redesigned proposal for 1201 Fort Street. This develop is the right fit for the city's desire to:

- increase urban density
- have development adjacent to the new bike lanes to achieve active transportation -provide residences in a time of a significant shortage

Abstract has adequately addressed your concerns in their redesign. Please do not let the few noisy neighbours detract from what makes sense for the large community. Smart and sensible developments like the one proposed are needed to keep the city vibrant and active.

Regards,  
John Mooney  
Owner of 2650 Belmont Ave.

Get Outlook for Android<<https://aka.ms/ghei36>>



APRIL 11. 2018

HONORABLE MAYOR HELPS AND COUNCIL  
1 CENTENNIAL SQ, VICTORIA BC V8W 1P6

Dear Mayor Helps,

I must begin with thanking you for your time and consideration of my letter of support. First, I am not a home owner in Victoria and I am currently a renting Oak Bay resident. I am writing in Support of the ABSTRACT development project at 1201 Fort Street. When I moved to Greater Victoria area in 2002 I had every intention of making a life here and that included aspirations of opening a business here, owning a home and raising a family here. Year over year I have felt the goal of home ownership slip through my hands. Rising housing prices and limited supply for middle income families force me to rent in Oak Bay while I pine to be in Victoria.

I support this development in particular as Rockland has always been my neighborhood of choice. It is desirable in many ways, proximity to the Royal Jubilee Hospital where my husband is a Registered Nurse, beautiful parks in walking distance, and clean, quiet streets. I anticipate the residents also appreciate there neighborhood for similar reasons. These residents, who raised their families in homes that now have more space than necessary, may not choose to downsize because they are then forced to leave the beautiful Rockland area. I believe this project will free up some single family homes for people like me to consider. In addition to the potential to put single family detached homes on the market, I must also highlight that 10 units in this project will be low-cost rental suites. In a city with a near 100% occupancy rate, and demand for skilled labour at wages not meeting this high housing costs (i.e. Line cooks in many foodservice establishments) these 10 units would give an opportunity for others to make a life this this stunning city without tremendous sacrifice.

Lastly, thank you again for taking my thoughts into consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Woppenkamp', with a large, stylized initial 'J'.

Jennifer Woppenkamp

## Lacey Maxwell

---

**From:** Karen Aitken [REDACTED]  
**Sent:** April 9, 2018 5:45 PM  
**To:** Victoria Mayor and Council  
**Subject:** Truth centre in favour

Such a hullabaloo! I think the proposal should go forward and felt this way from the very beginning. It is an excellent use of further density on the very edge of downtown. We are short of housing even with new condos being built. It is a beautiful neighbourhood. I live on Bywood place and full support this development.

--

Karen L. Aitken



## Lacey Maxwell

---

**From:** Kevin Ellis [REDACTED]  
**Sent:** April 9, 2018 6:52 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort / 1050 Pentrelew Place Rezoning Application

To the Mayor and Council,

I strongly oppose the development proposal put forth by Abstract Developments for the Truth Centre property. Abstract has failed to adequately address City Council's request to compromise on height, massing, and density of the south building, and the proposal is overall a poor fit for the neighbourhood due to:

- destruction of the historic parklike environment with heritage trees
- insufficient contributions and bonuses from the Developer to offset capital costs for future amenities the new residents would require
- ignores Rockland's upcoming Local Area Plan

I urge you to stop rezoning, follow the current Official Community Plan, and deny this proposal.

Sincerely,  
Kevin Ellis  
1685 Warren Gardens

**Lacey Maxwell**

---

**From:** Alexander Galitzine [REDACTED]  
**Sent:** April 9, 2018 12:57 PM  
**To:** Victoria Mayor and Council  
**Subject:** Truth Centre development

Dear mayor and council,

I support the development at the Truth Centre site as a way to increase housing supply and efficient transportation. I believe infill housing is needed to create compact environmentally friendly development.

Thank you,  
Kelly Galitzine  
75 Cook Street

Sent from my iPhone

## Lacey Maxwell

---

**From:** Larry Coulson [REDACTED]  
**Sent:** April 9, 2018 6:28 PM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract Developments and our house at 1010 Pentrelew

Hello Mayor and Council,

My name is Larry Coulson and my wife and I own the house that is on the south border to the proposed Abstract's multi unit housing development. When Mr. Ganong first contacted us about their development we were against it. A five story residence (Building B) with balconies was legally positioned however the privacy of our yard was reduced. Other issues such as blasting, increased traffic on our street, tree health jeopardized by construction and lastly noise that could disturb our excellent renter were discussed. I told Mr Ganong of our trepidations and a few months later he again arranged a meeting to show us what has been improved.

The five story Building B is now four, the removal of a town house allowed Building B to be moved north providing more space between our yard and that building. The main car entrance has been moved to Fort Street so only a tenth of the traffic will be on our street. While the noise and blasting damage are difficult to predict, Abstract has agreed to compensate us for lost income and to fix the damages should there be issues. Lastly the trees' health and their root zones have been inspected and deemed to be healthy and will be protected from construction hazards.

While our first preference would have been a park created on the property my next choice is Abstract's plan. Their willingness to adapt their design to the neighbourhood's concerns and requests is commendable.

**From:** Mona Gillespie [REDACTED]  
**Sent:** April 9, 2018 9:56 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal

Dear Sir/Madam,

I am opposed to the Development Proposal for 1201 Fort Street.

The Official Community Plan identifies the 1200 block of Fort Street as within one of thirteen Heritage Conservation Areas. The proposal does not conform to the Heritage Management Strategic Plan, under which any new development in a heritage neighbourhood should provide continuity with surrounding development and not dominate the existing landscape.

At 1.29:1 the Floor Space Ratio (FSR) for the development is too high, by any standard. It would add at least 150 people to a small neighbourhood. This proposal lessens the required parking on-site. No traffic study has been done as part of this proposal. Such a study is critical so that traffic safety and congestion concerns can be addressed.

I agree that there is a need for more multi-unit affordable housing in Victoria, but Rockland already has a high proportion of its population (71 percent) living in apartments. These new luxury condos will not address the larger problem of affordable or accessible housing, even with the paltry allocation for below-market-value units somewhere else at some other time when counted by units, and much less when compared by value.

(\$250,000.00 versus approximately \$75 million for the

development when completed.)

I would accept a lower multi-unit building facing Fort Street that complements the neighbouring buildings along the Fort Street Heritage corridor. I would also accept single-family dwellings to a maximum height of 7.6 metres on the rest of the property. Set-backs for all building should match the current zoning requirements and set-backs comparable to the buildings adjacent to the property.

In general, I am concerned about the proliferation of site-specific requests for zoning changes in Victoria. These undermine the entire purpose of municipal planning and lead to uncoordinated development with no vision for building and sustaining a community.

Thank you for your time.

Kind regards,

Mona Gillespie  
#203-628 Dallas Road  
Victoria, BC V8V 1B5  
[REDACTED]

April 9<sup>th</sup>, 2018

City Hall  
1 Centennial Square  
Victoria, BC

Re: 1201 Fort Street Development Proposal

Dear Mayor and Council,

As a Victoria resident and a supporter to increased density in and around the downtown core I am writing to fully support the re-zoning application at 1201 Fort Street. Although I am not an immediate neighbour of the property, I am a resident of Fairfield at 1245 Oxford st. and believe that developments such as 1201 Fort Street don't just benefit Rockland but also its bordering communities.

After reviewing the drawings I notice the amount of green space that will be retained in this development. Abstract appears to have done a great job adding the much-needed density while also working to save the trees on this site, specifically the Garry Oaks. Personally, I think 6 stories on Fort Street is more than acceptable since it's a main transit route. These are the areas that we should be placing density and would be a lost opportunity if the density was not maximized. I really like how Abstract has transitioned the buildings into the single-family neighbourhood on Pentrelew. Stepping down into townhomes with no variances is very respectful to the adjacent single-family neighbours.

Victoria is changing, as much as some people do not want to change with it, its inevitable. We need to be supporting applications like 1201 Fort Street to adapt to the changes we are facing, benefiting not only the present but also the future. I trust you will make the right decision in supporting the Re-Zoning Application at 1201 Fort Street.

Thank you for your time.

Sincerely,

Max Ryan  
1245 Oxford st

## Lacey Maxwell

---

**From:** Patrice Snopkowski [REDACTED]  
**Sent:** April 9, 2018 8:56 AM  
**To:** Victoria Mayor and Council  
**Subject:** Re-zoning Application 1201 Fort Street /1050 Pentrelew Place

Mayor and Council  
City Hall, 1 Centennial Square  
Victoria, BC  
V8W 1P6

To contact the City or The Mayor  
City of Victoria: [www.victoria.ca](http://www.victoria.ca)  
Email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Mayor: 250-361-2000

### Re-zoning Application 1201 Fort Street /1050 Pentrelew Place

Dear Mayor and Council:

Please be informed that I am against the above Rezoning Application because:

[X] I am dismayed by the **massing** of the development, its size, the number of buildings, the height of the buildings, and the overall density.

[X] I am concerned about the number of heritage **trees** that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.

[X] The current proposal does not adhere to the **Official Community Plan** which must be amended to allow the **rezoning**. This proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning.

[X] The numerous **variances** requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.

[X] The two multi-family buildings, up to 6 storeys in height, are **too high** for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.

[X] I am concerned about the increased **traffic and parking** caused by this proposal. If this development goes forward as proposed where will patrons for the Langham Court Theatre & the AGGV park?

[X] I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from **Community Amenity Contributions** and **Density Bonuses** gathered on developments in other BC municipalities. Where will

the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?

[X] I encourage you to insist that this proposal comply with the **two directives** given by Council to the developer October 26, 2017 to “revise the density, massing, height and setbacks of the building to the south” and to demonstrate how the condominium on Fort “enhances the heritage character of the Fort Street corridor.”

[X] Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building **ground-oriented housing** like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.

[X] I am troubled by the inadequate component of **affordable housing** in the proposal, nor is it built to LEED standards. We do not need to build more of what we already have - too many expensive condominiums.

[ ] \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: PATRICE SNOPKOWSKI Date: APRIL 8, 2018 \_\_\_\_\_

Address: 3-1009 SOUTHGATE ST. \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_



## Lacey Maxwell

---

**From:** Rob Reid [REDACTED]  
**Sent:** April 9, 2018 11:30 AM  
**To:** Lisa Helps (Mayor); Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development

To Mayor and Council,

As a business owner a few blocks away from this project I would like to make two points for your consideration in voting to disallow, or approve the present plans by Abstract Developments.

More residential is desirable on empty lots close to our downtown core especially when there is a empty building left on the site.

We are fortunate that a local developer would take on such a project, especially one like Abstract who has been working for two years to refine the plans, and get input so it would be approved. Having taken a look at the various aspects there seems to now to be a balance between the amount of housing, and the green space for the area surrounding the site.

It has been two years in getting this final plans together with City and local resident input.

My key point to be stated too is that I do not believe Thursday night is the time to debate this project.

There is has been adequate time for the mayor and councillors to study, review, and discuss this with community.

It is not effective use of the time to then to start learning the pros and cons of the plans awaiting approval.

Council and mayor should of had enough time to discuss concerns with any community members by that point.

The format needs to be reviewed for such projects.

Lets hope that the present format does not kill a positive development for the Fort St area.

Thank you,

Rob Reid  
1200 Vancouver St.  
[REDACTED]

## Lacey Maxwell

---

**From:** webforms@victoria.ca  
**Sent:** April 9, 2018 12:18 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St - How to save Victoria's single family neighbourhoods

From: Steven Hurst

Email : [REDACTED]

Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/contact-mayor-council.html>

Daytime Phone : [REDACTED]

I've written to you before about this project and projects in Fairfield.

Looking into the future, and at what's happening in other jurisdictions (ie Vancouver), the only way to save single family neighbourhoods in Victoria is to aggressively promote density everywhere else. Especially on the edges of those single family neighbourhoods.

If one lives on 1/5th of an acre, in a single family home, within a 15 minute walk of downtown (like those around 1201 Fort) one should really be actively promoting density everywhere else in order to preserve their neighbourhood. Otherwise their neighbourhood will risk losing many of the qualities historically enjoyed there.

I live in Fairfield, close to Cook Street Village. So it's a single family neighbourhood, close to downtown. We still have quite a few kids close by (including ours) and they play road hockey and basketball in the street - even though they are many different ages. However, they are growing up and some have already left. For these neighbourhoods to continue to work there needs to be some turnover and the empty bedrooms refilled with new families. For this to happen there must be options in/near the neighbourhood to entice empty-nesters out of their single family homes. There must also be a relatively normal real estate market.

Multiple bids and rapid price escalation typically cause existing home owners to stay put for fear of being forced into quick decisions or sub-standard results. But this just contributes to even lower listings and bigger price jumps.

Higher density development around these single family neighbourhoods is the only solution. It provides options for those already in the neighbourhood and will potentially create some single family home listings for new families to come to Rockland.

And if it doesn't happen, there will eventually be great pressure to do away with single family zoning altogether - just like the West side of the City of Vancouver - and these neighbourhoods will really be changed.

And of course - more housing close to downtown provides all kinds of other benefits (less traffic, more health with walking and cycling, less carbon emissions, more customers for businesses).

As a resident in a single family dwelling within walking distance to downtown I fully support more housing density around our neighbourhoods in order to save the character of our neighbourhoods. It's the only way.

I support the proposed development at 1201 Fort St.

Thanks.

Steven Hurst  
1152 Leonard St.  
[REDACTED]

**IMPORTANT NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly

prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 184.66.240.55

## Lacey Maxwell

---

**From:** Svetlana Sokolova [REDACTED]  
**Sent:** April 9, 2018 11:03 AM  
**To:** Victoria Mayor and Council

Dear Mayor and Council:

Please be informed that I am against the above Rezoning Application because:

[ x ] I am dismayed by the **massing** of the development, its size, the number of buildings, the height of the buildings, and the overall density.

[ x ] I am concerned about the number of heritage **trees** that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.

[ x ] The current proposal does not adhere to the **Official Community Plan** which must be amended to allow the **rezoning**. This proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning.

[ x ] The numerous **variances** requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.

[ x ] The two multi-family buildings, up to 6 storeys in height, are **too high** for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.

[ x ] I am concerned about the increased **traffic and parking** caused by this proposal. If this development goes forward as proposed where will patrons for the Langham Court Theatre & the AGGV park?

[ x ] I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from **Community Amenity Contributions** and **Density Bonuses** gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?

[ x ] I encourage you to insist that this proposal comply with the **two directives** given by Council to the developer October 26, 2017 to "revise the density, massing, height and setbacks of the building to the south" and to demonstrate how the condominium on Fort "enhances the heritage character of the Fort Street corridor."

[ x ] Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building **ground-oriented housing** like townhomes or single

family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.

[ x ] I am troubled by the inadequate component of **affordable housing** in the proposal, nor is it built to LEED standards. We do not need to build more of what we already have - too many expensive condominiums.

[ \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: Svetlana  
Sokolova Date: 09.04.2018

Address: 305-520 Dunedin St.

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

--  
Svetlana Sokolova



***Cities for Everyone*** supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

**[www.citiesforeveryone.org](http://www.citiesforeveryone.org)**

Victoria Mayor and City Council

[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Victoria City Hall

9 April 2018

**Re: 1201 Fort Street and 1050 Pentrelew Place**

Dear Victoria Mayor and Council,

*Cities for Everyone* endorses the development proposed at 1201 Fort Street and 1050 Pentrelew Place as a way to increase housing supply and efficient transportation.

As a member of City of Victoria's *Official Community Plan (OCP)* Citizen's Advisory Committee in 2009-2011, and Victoria's *Housing Affordability Task Force* in 2015-2016, I can report that this project is eminently consistent with both the spirit and the letter of these two official documents. These documents commit Victoria to create 13,500 additional apartments and 2,700 ground-floor housing units during the next two decades, to efficiently accommodate at least 20,000 additional residents within convenient walking distance of major activity centers, including more townhouses and apartments located along arterial and secondary arterial roads. This project is exactly the type of infill our Task Force envisioned.

Abundant research indicates that residents of compact housing in walkable areas consume less land, own fewer motor vehicles, drive less, rely more on non-auto travel modes, and spend more on local goods and services than they would living in sprawled and automobile-dependent areas. This provides many direct benefits to those households and indirect benefits to communities including improved health and safety, increased economic opportunity, more local economic development, and environmental protection.

Let me respond to three objections I've heard about this project.

1. **Excessive size.** It is true that six stories is more than what currently exists, but that is the nature of urban growth, if we are to accommodate more people, larger buildings must replace smaller buildings. The six stories are very appropriate on Fort Street, a major arterial, and are not in the neighborhood. If this building is too tall, then so is Creighderich Castle, which actually is within the neighborhood and generates far more daily vehicle trips than this project ever will.

2. **Unaffordability.** Although the units in this project will not initially be affordable to low- and moderate-income households, they will contribute to the City's overall affordability through what urban economists call "filtering," which means that increasing higher priced housing supply allows some households to move out of lower-priced units, and because depreciates in value over time, so mid-priced housing becomes future affordable supply.
3. **Displaces greenspace and generates traffic.** Infill development often does require cutting down trees and paving over lawns, and may increase vehicle trips on a street, but these local impacts are generally offset many times over by reductions in regional land consumption and vehicle traffic that would occur if those households instead located in conventional automobile-dependent urban fringe housing. As a result, compact infill housing is considered the most sustainable development option overall.

For these reasons, *Cities for Everyone* supports the proposed development at 1201 Fort Street and 1050 Pentrelew Place, and other infill housing projects that help meet the city's targets for increasing the supply of housing within walking distance of services and activities.

Sincerely,

A handwritten signature in black ink that reads "Todd Litman". The signature is fluid and cursive, with the first name "Todd" and last name "Litman" clearly distinguishable.

Todd Litman  
*Cities for Everyone*

April 9, 2018  
1261 Fort Street  
Victoria, BC  
V8V 3L3

Mayor and Council, City of Victoria Planning Dept.:

I have lived at my current address for over 30 years. I am strongly opposed to the current plans that Abstract Developments has for the property at 1201 Fort Street and 1050 Pentrelew Place. Not only does this development trash the zonings in the official community plan, it wants to add several dramatic variances to these changes in zoning. If the developer was forced to stick to the current two zonings on this land, he would not be able to build 2 large apartment buildings and 9 townhouses. It is clear to me that the scope and depth of this proposed development will destroy most, if not all the mature trees on this land.

I am aware that there is nothing in the city's bylaws to really protect what is considered a "protected tree". If a protected tree happens to be growing where a developer plans to put his building, then it can be cut down. Should a developer cut down or destroy a ~~tree~~ protected tree that is not



within his projects boundaries, the fines are minimal. It is very ironic that as a society we are planning to spend all sorts of money to get to carbon neutral, when the mature trees that currently exist in our city are removing tons of carbon for free. A mature tree removes far more carbon than a young tree. Therefore it would be wise to look at any mature tree growing within city boundaries as a key asset in helping us reduce our greenhouse gases. In addition, trees and greenspace are what make a city liveable and healthy.

I attended many of the meetings set up by this developer for "community input." I finally stopped attending these gatherings, as it became increasingly clear that the developer was not listening to the key concerns of the community—namely that this development was TOO BIG. One of the early asks by some members of the community was for the developer to stick to the footprint and parking lot of the current structure, and preserve as many of the mature trees as possible. Another ask was to be sensitive to the traditional residential nature of the neighbourhood. Instead, Abstract wants permission to run roughshod over the official community plan, and then further assault that plan by adding a laundry list of variances. (An increase in height to building A of 78.5%, An increase in height to building B of 26.66% and

several reductions in setbacks.)

I vote a strong NO to the approval of changes to the zoning of 1201 Fort Street and 1050 Pentrelew Place. I vote NO to all the variances. The loss of so many mature trees and the increased car traffic that will come with the increased density of this development will not improve the neighbourhood.

And now I wish to give a voice to the voiceless :

### Requiem for an Urban Forest

We were planted here decades ago——

An odd mix.

We have forged bonds, root to root, branch to branch.

Some of us have fared better than others.

It is not easy being an urban forest.

Rocks and parkinglots have stifled our roots.

Leaf litter, our precious sun wealth, has been taken from us, year after year.

And yet we have survived, offering our shade, our air conditioning, our oxygen, our carbon removal.

We sent no bills to the city.

We are silent sentinals. We have no voice in this world, save through the voices of those who understand our worth, our integrity, our wealth.

Now our end is nearing.

Some of us have been tagged as expendible, but we know we are all at risk due to the size and depth of this development.

You will not hear us cry out when the screaming saws begin their slaughter.

Who will bear witness when our limbs and trunks are cut?

Who will remember all that we gave to the world?

Who will honour our memory?

Verna Stone April 9, 2008

1261 FORT STREET

VICTORIA, BC

V8V 3L3

## Monica Dhawan

---

**From:** Anna Cal [REDACTED]  
**Sent:** Tuesday, April 10, 2018 6:21 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort, a different version, correction

Hello

I oppose this development, as these upscale condos are not suited for families.

This property is perfect for families. Close to schools and hospitals, conservatory of music, grocery stores. We crave young families in our area. That's why we've asked the applicant to build stacked townhouses in place of building B.

It is cheaper and the best option for a couple with a child, because it feels like a house. Every family has its own door, so families are close to the Nature and to the neighbours.

It would fit in to existing character of the area and **create a better transition from existing single family houses to the building A**

Anna Cal

||  
Gentler development with stacked townhomes. I added a touch of colour, as cu



*What do you think about this kind of housing in your neighbourhood?*

## FUTURE HOUSING TYPES: INTRODUCTION

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. As a part of this process, the City is gathering public feedback to help answer the question:

**WHAT HOUSING FORMS ARE BEST SUITED TO EACH OF VICTORIA'S NEIGHBOURHOODS?**

### CONSIDERATIONS

Review the panels to find out about each housing option, including:

- a description of the housing form;
- a character sketch;
- a list of possible pros and cons; and
- precedent images.

### GIVING YOUR FEEDBACK

There are two ways to provide feedback on each of these housing forms:

First, **rate** which housing forms you would prefer in your neighbourhood using sticky dots. Then, use sticky notes to **tell us why** you answered that way.

The feedback received today will be summarized and reported back to the community, and then used to develop housing options for your neighbourhood.





**What do you think about this kind of housing in your neighbourhood?**

# MAIN HOUSE + SECONDARY SUITE + GARDEN SUITE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

This is a single-detached dwelling with a secondary suite and a detached garden suite. The secondary suite is typically a basement suite. Garden suites are sometimes referred to as a carriage or laneway house, however they do not require a lane.



## PROS

- Can be achieved on a single lot
- Can provide incentive to keep original home
- Suite provides a mortgage helper
- Maintains character of a single-detached streetscape
- Provides more ground-oriented rental opportunities
- Size of main house provides family-friendly housing

## OTHER CONSIDERATIONS

- Potential to increase the value of single-detached homes
- Does not provide as many units by area as other forms
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more

## CONS

- Reduces green space in existing neighbourhoods
- May require on-street parking
- Small suites may not be family friendly
- Does not provide more ownership opportunities
- Low sustainability performance compared to other forms

## LEGEND

1. Main house
2. Secondary suite path
3. Secondary suite entry + patio
4. Garden suite outdoor space
5. Windows oriented for privacy
6. Garden suite
7. Garden suite path entry
8. Main house parking
9. Garden + secondary suite parking

## ILLUSTRATIVE EXAMPLES



Garden Suite



Garden Suite



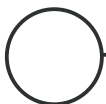
Garden Suite



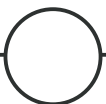
View of Main House and Secondary Suite from Garden Suite

## HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

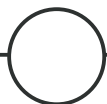
Use a sticky dot to rate this housing form.



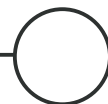
Not at All  
Appropriate



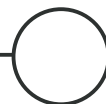
Somewhat  
Inappropriate



Neutral



Somewhat  
Appropriate



Very Appropriate

Use sticky notes to tell us why you answered that way.

**What do you think about this kind of housing in your neighbourhood?**

## DUPLEX + SECONDARY SUITE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. **Tell us what you think.**

### OVERVIEW

This is a duplex with two primary units and one or two secondary rental suites. The secondary suites are typically basement suites.



### PROS

- Suite provides a mortgage helper
- Can be achieved on a single lot
- Parking is achieved on site
- Size of duplex provides family-friendly housing
- Can provide incentive to keep original home
- Maintains character of a single-detached streetscape
- Provides more ownership opportunities
- Provides more ground-oriented rental opportunities

### OTHER CONSIDERATIONS

- Potential to increase the value of duplexes
- Privacy and proximity to adjacent developments
- Does not provide as many units by area as other forms

### CONS

- Generally does not support retention of the existing house
- Parking requirements on site reduce green space

### LEGEND

1. Duplex entries
2. Secondary suite entry
3. Duplex parking access
4. On-street parking for secondary suites
5. Duplex parking
6. Shared outdoor space

### ILLUSTRATIVE EXAMPLES



View from the street.



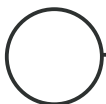
View from the side street, rear.



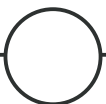
View from the street.

### HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

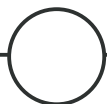
Use a sticky dot to rate this housing form.



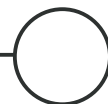
Not at All  
Appropriate



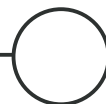
Somewhat  
Inappropriate



Neutral



Somewhat  
Appropriate



Very Appropriate

Use sticky notes to tell us why you answered that way.



# What do you think about this kind of housing in your neighbourhood?

## MAIN HOUSE + TWO SECONDARY SUITES

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

This is a single-detached dwelling with two secondary rental suites. This could take a variety of forms including a basement suite and an attic suite, or two basement suites. The ownership is maintained under a single title.



### PROS

- Provides a mortgage helper
- Can be achieved on a single lot
- Can provide incentive to keep original home
- Maintains character of a single-detached streetscape
- Provides more ground-oriented rental opportunities
- Size of main house provides family-friendly housing

### OTHER CONSIDERATIONS

- Potential to increase the value of single-detached homes
- Does not provide as many units by area as other forms

### CONS

- May require on-street parking
- Small suites may not be family-friendly
- Does not provide more ownership opportunities
- Low sustainability performance compared to other forms

### LEGEND

1. Vehicle access to on-site parking
2. Main house and upper level suite entrances
3. Lower suite entry and semi-private patio
4. Garden suite
5. Main house suite
6. Upper suite
7. Shared yard
8. On-street parking for suites

### ILLUSTRATIVE EXAMPLES



View from the street.



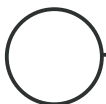
View from the street.



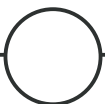
View from the front yard.

### HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

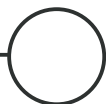
Use a sticky dot to rate this housing form.



Not at All  
Appropriate



Somewhat  
Inappropriate



Neutral



Somewhat  
Appropriate



Very Appropriate

Use sticky notes to tell us why you answered that way.

**What do you think about this kind of housing in your neighbourhood?**

# SMALL LOT MAIN HOUSE + SECONDARY SUITE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. **Tell us what you think.**

## OVERVIEW

A "Small Lot House" refers to a minimum lot size of 260m<sup>2</sup> and a minimum width of 10m. Conventional house lots for Victoria are 460m<sup>2</sup> on average. Small lots in Victoria may not actually be 'small' compared to other municipalities. Typical lots in Vancouver are 10m wide and 360m<sup>2</sup>. In Portland, a typical small lot is 150m<sup>2</sup> and 11m wide. Narrower lots follow specific design criteria.

Currently secondary suites are not permitted on small lots.



## PROS

- Provides a mortgage helper
- Can be achieved on a single lot
- Size of main house provides family-friendly housing
- Can provide incentive to keep original home
- Maintains character of a single-detached streetscape
- Provides more ground-oriented rental opportunities

## OTHER CONSIDERATIONS

- Potential to increase the value of single-detached homes

## CONS

- May require on-street parking
- Small suites may not be family-friendly
- Suite does not provide more ownership opportunities

## LEGEND

1. Main house entry
2. Secondary suite entry and patio
3. Main house parking
4. Shared rear yard
5. On-street parking for secondary suite

## ILLUSTRATIVE EXAMPLES



View from the rear yard.



View from the rear yard.



View from the side showing secondary suite pedestrian access.

## HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

Use a sticky dot to rate this housing form.

A horizontal line with five circles, representing a rating scale from 'Not at All Appropriate' to 'Very Appropriate'.

Not at All Appropriate      Somewhat Inappropriate      Neutral      Somewhat Appropriate      Very Appropriate

Use sticky notes to tell us why you answered that way.

# What do you think about this kind of housing in your neighbourhood?

## TOWNHOUSE: UP / DOWN

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

Townhouses come in many shapes and sizes. "Up/down" townhouses have upper level and lower level units. In addition to sharing walls with neighbours, each unit would also share either a ceiling or floor. Each unit would have a private front entrance with access to the street. This housing type could include co-housing. Up/down townhouses are typically higher than side-by-side townhouses.

The sketch illustrates consolidated lots, with up/down townhouses organized around a central courtyard and underground structured parking.



### PROS

- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Provides more ownership opportunities
- High sustainability performance compared to other models

### OTHER CONSIDERATIONS

- Zoning cannot mandate tenure.
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

### CONS

- Does not provide a mortgage helper neighbourhoods
- Generally requires more than one lot to be consolidated
- Generally does not support retention of the existing house
- Parking requirements on site could reduce green space

### LEGEND

1. Ground level unit entry
2. Upper level unit entry
3. Pathway to side yard facing units
4. Interior courtyard
5. Access to underground structured parking

### ILLUSTRATIVE EXAMPLES



Front/side angle view.



Front/side angle view.



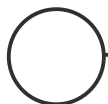
Front/side angle view.



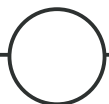
In this example a heritage school house was converted into townhouses. Photos show the front (left) and side (right). The school house was lifted to allow for additional units below.

### HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

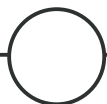
Use a sticky dot to rate this housing form.



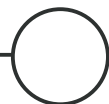
Not at All  
Appropriate



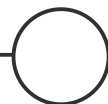
Somewhat  
Inappropriate



Neutral



Somewhat  
Appropriate



Very Appropriate

Use sticky notes to tell us why you answered that way.



**What do you think about this kind of housing in your neighbourhood?**

## TOWNHOUSE: SIDE-BY-SIDE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. **Tell us what you think.**

### OVERVIEW

Townhouses come in many shapes and sizes. "Side-by-Side" townhouses are organized one adjacent to the next, with shared walls between neighbours. Each unit has a private front entrance with access to the street. This housing type could include co-housing.

The sketch illustrates consolidated lots, townhouses organized around a central parking area, and the entrance facing the side yard.



### PROS

- Can be achieved on a single wide, large lot
- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Provides more ownership opportunities
- High sustainability performance compared to other models

### OTHER CONSIDERATIONS

- Parking in rear is accessed through the shared internal courtyard.
- Zoning cannot mandate tenure.
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

### CONS

- Does not provide a mortgage helper
- Reduces green space in existing neighbourhoods
- Often requires consolidation of two lots
- Generally does not support retention of the existing house

### LEGEND

1. Front lot unit entries and yards
2. Vehicular access
3. Pedestrian path and to rear lot units, and landscape edge to adjacent development
4. Centrally located tuck-under parking

### ILLUSTRATIVE EXAMPLES



View from the sidewalk.



View from the lane.



View from the front of entrance and from the corner.

### HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

Use a sticky dot to rate this housing form.

A horizontal line with five circles, each representing a rating level. Below each circle is a label:

- Not at All Appropriate
- Somewhat Inappropriate
- Neutral
- Somewhat Appropriate
- Very Appropriate

Use sticky notes to tell us why you answered that way.

**What do you think about this kind of housing in your neighbourhood?**

## TOWNHOUSE + SECONDARY SUITE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. **Tell us what you think.**

### OVERVIEW

Townhouses come in many shapes and sizes. Each townhouse unit includes a secondary suite. Much like in side-by-side townhouses, units will share walls with neighbours and share a ceiling or floor with the rental tenant. Each unit would have a private front entrance with access to the street. This housing type could include co-housing.

The sketch illustrates a single lot with two townhouses, and parking off of the lane. The secondary suite is typically the lower suite, as illustrated.



### PROS

- Provides a mortgage helper
- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Provides more ownership opportunities
- Provides more ground-oriented rental opportunities
- High sustainability performance compared to other models

### OTHER CONSIDERATIONS

- Zoning cannot mandate tenure.
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

### CONS

- Generally requires more than one lot to be consolidated
- Generally does not support retention of the existing house
- Parking requirements on-site could reduce green space

### LEGEND

1. Townhouse entry
2. Townhouse balcony
3. Secondary suite entry
4. Shared townhouse and secondary suite front yard
5. Rear parking access

### ILLUSTRATIVE EXAMPLES



3 bedroom townhomes, each with a 1 bedroom rental suite.



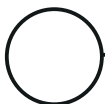
Townhomes with secondary rental suites. View of the primary unit from the sidewalk and the entry to the rental unit.



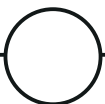
A typical secondary suite in a townhome with steps to the entrance off of the street.

### HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

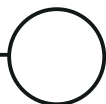
Use a sticky dot to rate this housing form.



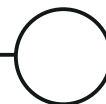
Not at All  
Appropriate



Somewhat  
Inappropriate



Neutral



Somewhat  
Appropriate



Very Appropriate

Use sticky notes to tell us why you answered that way.

**What do you think about this kind of housing in your neighbourhood?**

# TOWNHOUSE + LOCK-OFF SUITE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

Townhouses come in many shapes and sizes. A townhouse with a lock-off suite shares the same front door as the main townhouse unit, but has a separate suite within. From the street this type of unit would look the same as a typical townhouse. This housing type could include co-housing.

The sketch illustrates the end units in section.



## PROS

- Provides a mortgage helper
- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Can provide incentive to keep original home
- Provides more ownership opportunities
- Provides more ground-oriented rental opportunities
- High sustainability performance compared to other models

## OTHER CONSIDERATIONS

- Zoning cannot mandate tenure.
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

## CONS

- Generally requires more than one lot to be consolidated
- Generally does not support retention of the existing house
- Parking requirements on site could reduce green space

## LEGEND

1. Upper unit entrance and porch
2. Lower unit entrance and semi-private patio
3. Lock-off suite interior door
4. Vehicle access to parking

## ILLUSTRATIVE EXAMPLES



View from the street.



Corner view.



View from the sidewalk.



View from the street.

## HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

Use a sticky dot to rate this housing form.

A horizontal line with five circles representing a rating scale. Below each circle is a label:

- Not at All Appropriate
- Somewhat Inappropriate
- Neutral
- Somewhat Appropriate
- Very Appropriate

Use sticky notes to tell us why you answered that way.



# What do you think about this kind of housing in your neighbourhood?

## ROW HOUSING (FEE SIMPLE TOWNHOUSES)

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

Row houses come in many shapes and sizes. Row houses, or fee simple townhouses, have no strata council and no monthly maintenance fee. Each unit operates independently in terms of finances and maintenance.

Row houses are organized one adjacent to the next, with shared walls between neighbours. Each unit has a private front entrance with access to the street. This housing type could include co-housing.

The sketch illustrates street fronting rowhomes on consolidated lots, with parking in the front.



### PROS

- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Provides more ownership opportunities
- High sustainability performance compared to other models

### OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

### CONS

- Does not provide a mortgage helper
- Generally requires more than one lot to be consolidated
- Generally does not support retention of the existing house
- Does not provide ground-oriented rental opportunities
- Where no lane exists, rowhouses would require front yard parking with access from the street, which creates interruptions to the pedestrian experience along the sidewalk and reduces green space. Back yard parking is possible where lanes are present.

### LEGEND

1. Main Entry
2. Parking
3. Private rear yard

### ILLUSTRATIVE EXAMPLES



A row house on a block with no lane.



Street view (left) and sidewalk view (right).



Rear view.



Street view of row houses on a block with a lane.

### HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

Use a sticky dot to rate this housing form.

A horizontal line with five circles. Below each circle is a label: Not at All Appropriate, Somewhat Inappropriate, Neutral, Somewhat Appropriate, Very Appropriate.

Use sticky notes to tell us why you answered that way.

# What do you think about this kind of housing in your neighbourhood?

## COURTYARD HOUSING

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

Courtyard housing is comprised of small single-detached homes developed in a cluster to share open space and parking access. From the street these would look like small homes on narrow lots.

Small private patios can also be incorporated for each unit. This type of housing could include co-housing.



### PROS

- Parking is achieved on site
- Provides family-friendly housing
- Maintains character of a single-detached streetscape
- Provides more ownership opportunities

### OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more

### CONS

- Does not provide a mortgage helper
- Generally requires more than one lot to be consolidated
- Does not provide as many units by area as other forms
- Generally does not support retention of the existing house
- Does not provide ground-oriented rental opportunities
- Low sustainability performance compared to other forms
- Parking requirements on site may reduce green space

### LEGEND

1. Stand-alone homes
2. Parking
3. Front lot pedestrian entry
4. Vehicular access
5. Rear lot pedestrian entry

### ILLUSTRATIVE EXAMPLES



Internal pedestrian access.



Internal shared outdoor space.



View from the street.



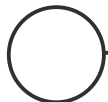
View from courtyard.



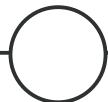
View from courtyard.

### HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

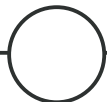
Use a sticky dot to rate this housing form.



Not at All  
Appropriate



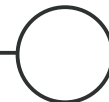
Somewhat  
Inappropriate



Neutral



Somewhat  
Appropriate



Very Appropriate

Use sticky notes to tell us why you answered that way.



**What do you think about this kind of housing in your neighbourhood?**

# HOUSE CONVERSIONS

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

A house conversion is when an older home is split into multiple suites. They can be owned by a single owner with the new suites being rented out, or they can be owned under a strata title like a townhouse. House conversions allow for more housing units to be included on the lot while maintaining the original structure. A common way of converting a house is to lift it, building a new foundation with units below. This is a strategy used to bring make heritage homes more affordable.



## PROS

- Can provide a mortgage helper
- Can be achieved on a single lot
- Can provide family-friendly housing, depending on the size of units
- Can provide incentive to keep original home
- Maintains character of a single-detached streetscape
- Can provide more ownership opportunities
- Can provide more ground-oriented rental opportunities

## OTHER CONSIDERATIONS

- Potential to increase the value of single-detached homes
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more

## CONS

- May require on-street parking
- Does not provide as many units by area as other forms
- Low sustainability performance compared to other forms
- Parking requirements on site may reduce green space

## LEGEND

1. Vehicle access to on-site parking
2. New lower suite entry and semi-private patio
3. Original home entry and new upper suite entrances and front verandah
4. Shared yard

## ILLUSTRATIVE EXAMPLES



Birds eye view from street



View from street.



View from corner. Corner lot with a lane.



Sidewalk view.

## HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

Use a sticky dot to rate this housing form.

A horizontal line with five circles, representing a rating scale from 'Not at All Appropriate' to 'Very Appropriate'.

Not at All Appropriate      Somewhat Inappropriate      Neutral      Somewhat Appropriate      Very Appropriate

Use sticky notes to tell us why you answered that way.

# What do you think about this kind of housing in your neighbourhood?

## HOUSEPLEX

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

A houseplex is a new home split into multiple suites. They can be owned by a single owner with the suites being rented, or they can be owned under strata like a townhouse. Houseplexes allow for multiple housing units to be included in a structure that looks like a single-detached house, or fits with a single-detached character. While Victoria already has many older homes converted into multiple suites, the houseplex option refers to new homes that are built with this purpose in mind. There are many possible design approaches.



### PROS

- Maintains character of a single-detached streetscape
- Potential to provide a mortgage helper
- Can be achieved on a single lot
- Parking is achieved on site
- Can provide family-friendly housing, depending on the size of units
- Provides more ownership opportunities
- Provides more ground-oriented rental opportunities
- Common lot widths of 15 metres that are difficult to accommodate townhouses, can easily accommodate a houseplex.

### OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Some on-street parking may be needed for residents.

### CONS

- Does not provide as many units by area as other forms
- Generally does not support retention of the existing house
- Low sustainability performance compared to other forms
- Parking requirements on site may reduce green space

### LEGEND

1. Private entrances
2. Pedestrian access
3. Vehicle access
4. Rear yard parking

### ILLUSTRATIVE EXAMPLES



Triplex with rear parking.



Fourplex with rear parking.



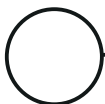
Corner lot multiplex with a lane. View of the side and rear.



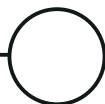
Multiplex with rear parking.

### HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

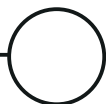
Use a sticky dot to rate this housing form.



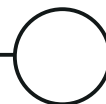
Not at All  
Appropriate



Somewhat  
Inappropriate



Neutral



Somewhat  
Appropriate



Very Appropriate

Use sticky notes to tell us why you answered that way.

## Monica Dhawan

---

**From:** Anthony Danda <[REDACTED]>  
**Sent:** Tuesday, April 10, 2018 2:01 PM  
**To:** Lisa Helps (Mayor); Pam Madoff (Councillor); Chris Coleman (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto (Councillor); Margaret Lucas (Councillor)  
**Cc:** Victoria Mayor and Council  
**Subject:** My alternative vision for 1201 Fort / 1050 Pentrelew Place  
**Attachments:** Display Boards Draft 2 v4\_8.5x11.pdf

Dear Mayor and Councillors:

Thank you again for taking the time to meet with me and various neighbours over the past two weeks. I really appreciate the engagement.

Following up on the common theme of compromise and my alternative vision for the property, I would like to share with you what I gave to the applicant early in the application process and discussed in with him one-to-one as well as included in letters to you before previous committees of the whole. Unfortunately these suggestions were never reflected in any proposals by the applicant. If so I think we could have saved the applicant, neighbours, you and taxpayers time and money and ended up with a well-regarded compromise that would have satisfied the majority of citizens. Why were these housing typess not considered a viable compromise for this unique site?

The following screen shots are from the attached City of Victoria Future Housing Types deck. I believe these housing forms are very well suited for the southern R1-B part of the lot because they provide a better transition to Pentrelew's traditional residential character and still increases density substantially over single-family homes. There would have also been an opportunity to retain truly usable greenspace and existing trees. The city even lists the benefits of these housing forms as providing family-friendly housing and maintaining character of a single-detached streetscape. Aren't these strategic goals in addition to density?

And the following is in the OCP, page 34 – 35, which indicates that these housing forms of up to three storeys, would have been perfectly acceptable: 6.1.5 Traditional Residential consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential and mixed-use buildings **up to three storeys in height located along arterial and secondary arterial roads.**

Kind regards,

Anthony Danda.



# HOUSEPLEX

The City of Victoria is working with residents to explore new kinds of housing to residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

A houseplex is a new home split into multiple suites. They can be owned by a single owner with the suites being rented, or they can be owned under strata like a townhouse. Houseplexes allow for multiple housing units to be included in a structure that looks like a single-detached house, or fits with a single-detached character. While Victoria already has many older homes converted into multiple suites, the houseplex option refers to new homes that are built with this purpose in mind. There are many possible design approaches.



## PROS

- Maintains character of a single-detached streetscape
- Potential to provide a mortgage helper
- Can be achieved on a single lot
- Parking is achieved on site
- Can provide family-friendly housing, depending on the size of units
- Provides more ownership opportunities
- Provides more ground-oriented rental opportunities
- Common lot widths of 15 metres that are difficult to accommodate townhouses, can easily accommodate a houseplex.

## OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Some on-street parking may be needed for residents.

## CONS

- Does not provide as many units by area
- Generally does not support retention of existing house
- Low sustainability performance compared to other forms
- Parking requirements on site may be more stringent

## ILLUSTRATIVE EXAMPLES



Triplex with rear parking.



Fourplex with rear parking.



Corner lot multiplex with a lane. View of the side and rear.

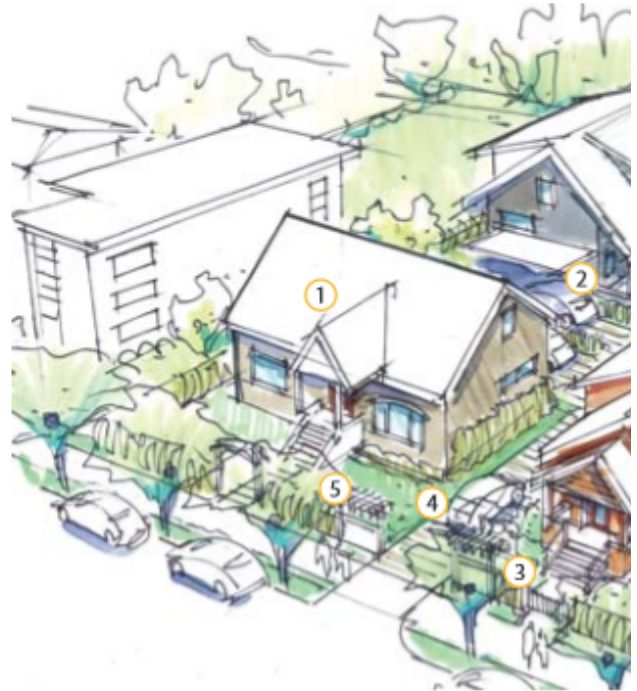
# COURTYARD HOUSING

The City of Victoria is working with residents to explore new kinds of housing to residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

Courtyard housing is comprised of small single-detached homes developed in a cluster to share open space and parking access. From the street these would look like small homes on narrow lots.

Small private patios can also be incorporated for each unit. This type of housing could include co-housing.



## PROS

- Parking is achieved on site
- Provides family-friendly housing
- Maintains character of a single-detached streetscape
- Provides more ownership opportunities

## OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more

## CONS

- Does not provide a mortgage helper
- Generally requires more than one lot to be
- Does not provide as many units by area as
- Generally does not support retention of th
- Does not provide ground-oriented rental o
- Low sustainability performance compared
- Parking requirements on site may reduce g

## ILLUSTRATIVE EXAMPLES



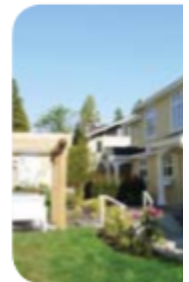
Internal pedestrian access.



Internal shared outdoor space.



View from the street.



View from courtyard.

## **Letter of Support For Abstract Project – 1201 Fort Street & 1050 Pentrelew Place**

I submit this letter in support of the Abstract Developments Application to Victoria City Council.

Though I reside in James Bay, I present this as an expression of my regard for the vitality of Victoria and our effort to ensure its growth. Many counter-posed positions exist in this city regarding affordable housing, economic inequity, and their link to competing positions on Victoria's urban culture and city development. I am not an inveterate supporter of construction regardless of location and impact on neighbourhoods. I have lived previously in places in which any type of building development was not merely prevalent but the norm. I deplored that approach, as I would here.

However, a proposed development such as Abstract's that amends its plans in response to suggestions and criticisms, development that architecturally beckons to established and newly arrived residents; a development that fits with the best intentions of, and realistic assessments in, the city's Housing Strategy, is the kind of urban advance Victoria's City Council should endorse.

I moved to Victoria because I was attracted to the steady rhythms of this city - gentle and reassuring, energetic and promising. We should ensure both by supporting the variety of housing the future population of Victoria will need.

I might oppose some development requests placed before you in the future, but the Abstract plan for Fort Street and Pentrelew Place responds to the city's plans and identified needs. It is a well designed enterprise that complements the arterial life of Fort Street but will not invade or obliterate Rockland neighbourhood culture.

Sincerely,

Alan Segal  
#4, 118 St. Lawrence Street  
Victoria



Brian R.D. Smith, Q.C., OBC  
#5 – 735 Moss Street  
Victoria, British Columbia V8V 4N9

10 April 2018

Mayor and Council  
[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

**REFERENCE:** Proposed Abstract Rezoning, 1201 Fort Street  
Public Hearing April 12, 2018

We live two blocks from this proposed development at Rockland and Moss. We have ten semi-detached townhouses on two and half acres, which is a larger property than the Abstract site.

This proposed development has been around City Hall for several years – it has had numerous modified revisions with the same result. It is too large and dense for the residential neighbourhood south of Fort Street. Eight-six units are too massive. Pentrelew Place and surrounding streets will be strongly impacted. On-site parking is inadequate and cars will spill onto neighbouring streets and affect the Art Gallery and Langham Theatre.

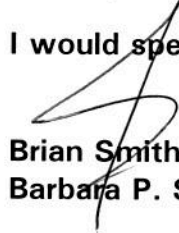
What are the benefits to the City of this development? It does not help the challenged rental market. It does not respect the heritage value of the site. It offends the neighbourhood.

It is time to say no to this scale of development on this site. This Council has no fiduciary duty to this development. You could, if you wished, downsize the property to a dozen townhouses! The courts have upheld downsizing.

By rejecting this project, you will surely, in time, attract a fresh proponent who will respect the heritage and neighbourhood values of the site and offer high quality buildings, with some Class A materials, and much lower density!

Finally, we support the Rockland Association who are not a collection of selfish NIMBYs but rather have been supportive of appropriate, moderate density development and heritage restoration.

I would speak at the Public Hearing but am away on business.



Brian Smith, Q.C., OBC  
Barbara P. Smith

## Monica Dhawan

---

**From:** Barry Giffen [REDACTED]  
**Sent:** Tuesday, April 10, 2018 10:01 PM  
**To:** Victoria Mayor and Council  
**Cc:** barret Heffel  
**Subject:** Abstract Development Proposal -1201 Fort Street  
**Attachments:** April 9 2018 letter of reference 1201 Fort st. Abstract proposal.docx

Mayor and City Council of the City of Victoria

We are writing to provide our support for the proposal by Abstract Development to develop the property located at 1201 Fort Street. We have written on at least two other occasions to support this project and would have appreciated the opportunity to discuss this with Council. However, as we were unable to determine the projected meeting time, we have commitments that take us away from Victoria the week of April 9 – 13. However, if you would consider our input valuable to the overall comment from the public on this process, our son Barrett Heffel, has volunteered to present our letter to your public meeting on April 12. Barrett is a full time resident of the Rockland Neighborhood and understands and agrees with the position we have taken in our letter of support.

We are attaching the letter that we would like to be considered in the fabric of public comment on this project.

Thank you for consideration of our input, we are sorry we cannot attend the meeting but we would appreciate you allowing Barrett to read our letter to the public meeting.

Barry and Gail Giffen



April 9, 2018

City Council, City of Victoria

#7, 1770 Rockland Ave

Victoria, B.C.

REFERENCE: ABSTRACT DEVELOPMENT PROPOSAL – 1201 Fort Street

We are writing once again to provide support to the above noted project. We have read a lot of the background information that has been provided by the Rockland Neighborhood Association, and I am concerned that projects that will enhance the Rockland Neighborhood are being discouraged because they require “change”. In April of 2017, my wife and I arranged to meet with the Abstract Development Project team to walk through the area to gain an understanding of the intent of the proposal. We had experienced a very positive relationship with Abstract Developments as they helped us restore our Historic Home -the Biggerstaff Wilson home. We had read that a change in land use was being proposed, and we wondered how the ‘change’ was going to be implemented. Being reasonably new to Victoria, we understood that only so much land was available for residential properties and that there would be considerable pressure from both sides of the argument when it came to changing the approach to land use. We learned that land is a scarce resource in the City, and it seemed that everyone agreed that all parcels would be maximized in terms of use to meet the needs of the City. However, we also note that we had been attracted to Victoria because of the ‘historic’ nature of the city, and that fact was an important characteristic worth preserving. The current use of the property in question is what we would consider underutilized. It is a nice open space but with very little benefit to the general public. The size of the parcel clearly could be utilized to house a much larger population, and if done in an attractive approach it could satisfy most of the needs of the City.

The Abstract Development proposal as we understand it was originally designed to integrate multiple story buildings into an attractive location. Our tour of the site illustrated that the plan was to enhance the use of the existing trees to attempt to capture the character of the Rockland area. Gary Oaks were to be highlighted in a grove type environment surrounded by pathways to allow the influx of occupants to appreciate the gentle character that is Rockland. The proposed density of new homes is definitely an increase from the existing use. However, the City of Victoria has been dealing with a shortage of residential accommodation since we moved here 7 years ago. Our original tour included an explanation of consultations with the existing neighbors, and how those discussions had caused Abstract to adjust their original plans to accommodate those neighbors that would be directly impacted by the development.

Since, our original tour, we have read that there has been considerable resistance to the proposed development coming from the Rockland Neighborhood Association. We had belonged to that organization for a few years, but have become frustrated with some of their concerns about dealing with ‘change’. We believe that the Abstract Developments proposal for 1201 Fort Street will benefit the common good, without dramatically impacting the Rockland Neighborhood. This development will provide additional housing that is needed in Victoria. We also believe that the Proposal contributes to a reasonable transition from commercial/multi family land use heading from the downtown area to the primarily residential land use to the east of the 1201 Fort Street site. The design of this Proposed Development will help manage the transition to be benefit of neighbors and future occupants. In summary, in reviewing the ‘big picture’ as residents of Victoria, we believe this Proposed Development, has been designed to ‘fit’ in the Rockland neighborhood. It will use the natural tree cover and differences in terrain to allow Abstract to ensure that residential accommodation is provided of a high standard of residential living at a cost- effective price. This can only be considered a positive opportunity for the City of Victoria to meet some of it’s population pressures without jeopardizing the atmosphere and character of the City’s residential fabric.

Gail and Barry Giffen

April 3<sup>rd</sup> 2018

Dear Mayor and Council,

I am reaching out to you today to express my support for Abstract Development's proposal at 1201 Fort Street. I am currently splitting my time between Vancouver and Victoria, looking for opportunities to bring my young family back to Victoria where I grew up.

I am familiar with the 1201 Fort St site and thinking about it logically, is an excellent location for density to be added to one of our established neighbourhoods. It's located along a major arterial road, within walking distance of the Downtown core. Not only does it present an excellent opportunity for my family to find new housing that will suit our needs, the project offers an array of housing options that would seem to suit downsizing Rockland residents that wish to stay in the community.

I truly enjoyed my childhood in Victoria and want to share that same experience with my family. I'm not looking to move to the suburbs and spend my time commuting and contributing to congestion problems. The development at 1201 Fort St is smart densification and creates opportunities for families to live a more sustainable life within close proximity to services enabling a live, work, play lifestyle. In addition, I think it will be fantastic to see more residents in the neighbourhood supporting the growing number of businesses along Fort Street as well as a beautiful new building in this forgotten location.

Obviously we will never satisfy everyone in our City with regard to design, but it is my opinion that this is a great looking project, that Abstract has modified to try and satisfy the directly impacted neighbours. In the end it will refresh an abandoned church site and provide substantial benefits to the community by way of the retention of mature trees and the creation of a new public walkway.

I hope that Council will have the foresight to support this project, as it represents exactly what Rockland and the broader community needs in order to support the growth the community is experiencing. We can choose to put our head in the sand and let Langford and the Highlands take the growth or we can stand up for what is right and support projects that strive for something greater in our community. I strongly encourage you to support this project.

Kind Regards,



Brian Gregg

## Monica Dhawan

---

**From:** Curtis Hobson <[REDACTED]>  
**Sent:** Tuesday, April 10, 2018 2:12 PM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract Development Application for 1201 Fort Street

Dear Mayor and Council;

I will make this short.

As a homeowner, or potential homeowner, I investigate and enquire about what acceptable land uses are permitted in the direct area of my home, or potential home. If I knew that a 21 metre high building was an 'acceptable land use' in my direct or potential neighbourhood, I would not purchase property in that area because I would not want to live in an area that dense.

If the entire area's zoning was to change, I would have input on that change through municipal process/es. A spot rezoning, except in extremely exceptional circumstances is not what citizens expect from their elected officials. People like certainty for the most expensive purchase they will ever make, their home and property.

A **75% variance**, for height is not a minor matter. This is an almost doubling of height. To approve this variance is unacceptable. It offers the developer a great profit and all of the costs are externalized on to the area surrounding this development.

Mr. Miller purchased this property knowing what the acceptable uses were under the current zoning and he should have considered his options **before** purchasing this property. He can afford accountants and actuaries. If it was not viable for him under the existing zoning, he should have not bought the property. By granting his application, you are granting a **rezoning windfall and profit** for Mr. Miller while the area is radically changed by your spot rezoning. Please have Mr. Miller make his case for a lack of 'viability' under the existing zoning. There is a process to change zoning and yes, You owe this to your citizenry.

Curtis Hobson

3690 Doncaster Drive  
Victoria, B.C.  
V8P 3W6

April 10, 2018

Mayor and Council  
Victoria, B.C.

Dear Madame/Sir:

I am writing to you to express our support for the Abstract Developments project at 1201 Fort St. in Victoria.

My husband and I are pleased to see that developments such as these are addressing needs similar to ours. We currently reside in a single family home and with our children grown, have different needs for space. We renovated and improved our spacious home with a large garden and the developed but unused basement will be better used by a larger family - perhaps even two families.

A smaller footprint is what we were looking for, within a walk able community. We still want enough room for children and grand children to visit, but a smaller home to make room for more time walking, volunteering and visiting is very appealing. A smaller space made sense for us and we have purchased an Abstract condo currently being built in Oak Bay.

Our research took us to many developments, some thoughtfully planned, some not so much. Our search eventually took us to Abstract's offices and we quickly realized the Abstract approach was exactly what we were looking for. It helped that we knew what we were looking for, and that Abstract's vision of the project matched what we visualized. Their focus on detail without losing sight of the larger picture in the community became apparent very quickly. The thoughtful application of design, the practical solutions to community connection, the awareness of environmental concerns are some of the features that drew us to this development which is similar in principles to the Fort Street project.

I don't think we're alone in our quest for continuing commitment to a lovely community, but wanting to take up a bit less space and use fewer resources. This builder and your decisions will have made that possible for many. Thank you.

Dayle Bruce and Norm Mallalieu



## Monica Dhawan

---

**From:** Drew Meikle <[REDACTED]>  
**Sent:** Tuesday, April 10, 2018 8:33 AM  
**To:** Victoria Mayor and Council  
**Subject:** Pentrelew Development

To Whom It May Concern:

I am writing to express my concerns about the proposed development on the old Truth Centre site. I urge you to take seriously the concerns of local residents and turn down this proposal without significant changes. There is no rush other than the eagerness of the developer. Take your time and examine what you are giving up and why.

I have watched Vancouver since Expo 86 when the mayor announced that his city would become "world class." In the ensuing thirty years, we have seen neighbourhoods sacrificed for the good of developers time and time again. Throughout the city, established neighbourhoods have been bulldozed for five or six storey soulless condo buildings. There is not a new neighbourhood of condos, whether it be Yaletown or South Cambie, that has any of the charm and community of what was destroyed.

Please learn two lessons from Vancouver's experience. First, a city is not a developers' playground. It is a collection of tight neighbourhood clusters with schools and parks and playgrounds and shopping. Your job is to serve these unique areas and do what you can to preserve their unique character. Can you name one neighbourhood of anonymous modern condo buildings which have the warmth and coherence of the Fort Street and Pentrelew neighbourhood? They don't exist.

Second, and just as important, please DO NOT BELIEVE THE GRAND LIE spread by Vancouver planners and developers: the more condos and townhouses we build, the cheaper they will be. Examine Vancouver's experience. They have built thousands upon thousands and the prices have still soared. A one bedroom on the west side is at least half a million dollars. The forces which govern price are not simply a matter of supply. You won't be helping affordability by approving this project.

I wonder if Victoria council has an addiction problem? I think some of you, like your counterparts in Vancouver, are addicted to the endless tax revenue such projects will bring in. You gleefully imagine what you can do with all that money. But if the essence of the city is lost just to raise cash, you have lost what makes Victoria the grand small city it has been for a hundred years.

Make a list of what gives Victoria its uniqueness. Near the top would be livability of each of the neighbourhoods from James Bay to Gordon Head. Nowhere do you have the ugly condensed urban jungle you have many areas such as Richmond or Surrey.

To avoid such a fate you have to listen to the residents who know their neighbourhoods, who know the unique features which make their part of the city so livable.

Victoria is at a crossroads. It can follow Vancouver's high speed drive toward wall-to-wall condos and townhouses, or you can celebrate the way of life people of Victoria cherish.

Victoria is an anachronism, to be sure. The gardens, the trees, the quaint houses, the safety, even the bad drivers, all add up to what makes Victoria  
Victoria.

You have to protect this. It is in your power to do so. Please don't succumb to the pressure of developers or the lure of tax dollars. So much more is at stake.

Sincerely,

Drew Meikle ( [REDACTED] )

## Amanda Ferguson

---

**From:** Public Hearings  
**Subject:** FW: Zoning Amendment bylaw (No.1140) No. 18-015 Development Permit Application # 00035

---

**From:** Doris Schulz  
**Sent:** April 10, 2018 8:51 AM  
**To:** Public Hearings <PublicHearings@victoria.ca>  
**Subject:** Zoning Amendment bylaw (No.1140) No. 18-015 Development Permit Application # 00035

Mayor and City Council Members,

The proposed development on 1201 Fort Street and 1050 Pentrelew Place, is once again the City of Victoria's idea of improving the neighbourhood, when it is actually putting more pressure on the neighbourhood as a whole. These large developments impact the neighbours with more vehicular traffic, despite the fact that council and developers are under the impression that these new residents will not have a car. Personally, I have a car and I live in the James Bay community, and I do walk to my downtown activities, however, I have it to use, as will these new residents, who will also walk downtown.

Increasing the height for Building A and Building B, is another flaw of City Council, by allowing these height increases in new builds. Please remember that Victoria is not Vancouver, which loves TALL buildings. Victoria is or was a unique city, which is slowly being eroded by this councils short sightedness.

Please reconsider this proposal, by decreasing it's size and height, as it is one of many that are slowly changing the face of our unique charm of Victoria.

Regards,

Doris Schulz

404-525 Rithet Street

## Monica Dhawan

---

**From:** Eileen Harper <[REDACTED]>  
**Sent:** Tuesday, April 10, 2018 3:33 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support of Abstract Developments - Upper Fort Street Development

To: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Dear Mayor and Council,

I am writing, as a long-term resident of Greater Victoria, and owner of a beautiful condominium located at the Maddison at Richmond Avenue and Oak Bay Avenue that was built by Abstract Developments.

I am writing in support of the upcoming project on Upper Fort Street. In our experience, Abstract Development has gone to great lengths to ensure they build high quality, beautiful developments, and that they engage with the surrounding community in a meaningful way to ensure what they what they build is sensitive to the surroundings – both socially and environmentally.

We wish Abstract well as they continue to work to build your trust and to ensure the new development receives the permits it requires in order to proceed.

All our best,

Eileen  
On behalf of Eileen and Ian Harper



**Eileen Harper, BSc CPHR**

Founder  
Victoria, BC



[www.tallsky.ca](http://www.tallsky.ca)

*This message (including any attachments) may contain confidential, proprietary, privileged and/or private information. The information is intended to be for the use of the individual or entity designated above. If you are not the intended recipient of this message, please notify the sender immediately, and delete the message and any attachments. Any disclosure, reproduction, distribution or other use of this message or any attachments by an individual or entity other than the intended recipient is prohibited.*



April 10<sup>th</sup> 2018

55 Gorge Road East  
Victoria  
B.C.  
V9A1L1

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC, V8W1P6

RE: 1201 Fort Street and 1050 Pentrelew Place Zoning Application.

Dear Mayor and Council,

I understand that the multi family residential proposal at 1201 Fort St/ Pentrelew Place to be a high density build that has been carefully designed to very good environmentally conscious standard. **Victoria needs high density housing built to good environmental standards.** What Victoria also needs is **affordable housing**. I believe the proposed development fulfils both criteria.

I am 26 and as a young person living in Victoria, the idea of a stable, affordable home seems like a far off dream. Whilst I wish that the proposed development would include a greater number of affordable rental units, I believe that this case sets good precedent and can pave the way for CACs in the form of affordable units to become a common occurrence when a market development is proposed.

I hope you approve this proposal

Yours respectfully,

Flossie Baker

## Monica Dhawan

---

**From:** Gloria Back <[REDACTED]>  
**Sent:** Tuesday, April 10, 2018 1:46 PM  
**To:** Lisa Helps (Mayor); Victoria Mayor and Council; Geoff Young (Councillor); Margaret Lucas (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Pam Madoff (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto (Councillor)  
**Subject:** Council meeting April 12: Public Hearing for Re-zoning Application 1201 Fort Street /1050 Pentrelew Place

Dear Mayor and Council:

I am against the above Rezoning Application because:

- The massing of the development, its size, the number of buildings, the height of the buildings, and the overall density is too overwhelming and aggressive for a property bordering on the residential, ground oriented buildings on Pentrelew
- The two multi-family buildings, up to 6 storeys in height, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.
- I encourage you to insist that this proposal comply with the two directives given by Council to the developer October 26, 2017 to revise the density, massing, height and setbacks of the building to the south and to demonstrate how the condominium on Fort enhances the heritage character of the Fort Street corridor.
- *Finally, I am dismayed by the number of variances included for this rezoning application, and also the request for an amendment to the Official Community Plan. This final point alone should give pause to Mayor and Council about the appropriateness of this application.*

I respectfully urge you to turn down this application.

Name: Gloria Back

Address: 1005 Joan Crescent

Email Address: [REDACTED]

April 8, 2018

240 Wildwood Ave, Victoria BC V8S3W3

Mayor and Council,  
City Hall, 1 Centennial Square  
Victoria, BC V8W 1P6

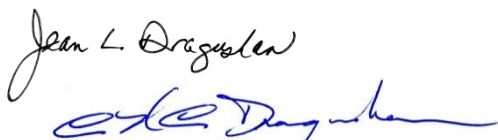
We are writing to express strong support for Abstract Development's proposal for 1201 Fort Street. It will result in many new housing units which are close enough to be walkable to the city centre, on a major road with excellent bus service.

While it's great to see so much housing being built in Victoria's city centre, we are not interested in living in a tiny condo in a high-rise building in the downtown core. We want to live in a development like 1201 Fort Street, which will allow us to remain in a neighbourhood when it is time to downsize from our single-family home. That is our current situation, living in a 100 year old single family home in Fairfield. It is for the same for many people we know.

A writer to the Times Colonist last year wrote an interesting letter asking: "Why is it so difficult to add housing in our region?" I agree with his conclusion – it is primarily opposition to infill development that local markets demand.

There are many who oppose this – or any – development, anywhere. Those folks don't want more neighbours, they'd prefer low density and they don't want big trees removed. If the existing very large homes throughout Rockland were being built now, they would be seen as "over-development". Undoubtedly many large trees would have had to be cut down to make way for their large homes, yet there are now mature trees all over Rockland. The Abstract development will enhance the Fort Street corridor, provide a park-like transition from the nearby neighbourhood to Fort, and be an architectural asset to the City.

It is the prospect of change that frightens people, but without change, we block creativity, stifle innovation and freeze ourselves in the past. The project proposed at 1201 Fort Street is what we need in Victoria to meet the full range of future housing demand.

The block contains two handwritten signatures in blue ink. The first signature, 'Jean L. Dragushan', is written in a cursive style. The second signature, 'Graham Dragushan', is also in cursive and appears to be written below the first one.

Graham and Jean Dragushan

## Monica Dhawan

---

**From:** Jacinthe Grenier <[REDACTED]>  
**Sent:** Tuesday, April 10, 2018 7:21 PM  
**To:** publichearings@victoria.ca; Victoria Mayor and Council  
**Subject:** 1203 Fort Street - I am strongly for to the proposed development

Dear Mayor and Council,

My name is Jaz (Jacinthe) Grenier. I am a resident at 1024 Pentrelew Place.

I am one of many individuals in favour of this development. The way the opposition has operated was very successful in creating reluctance and preventing collaboration in coming up with alternatives. I urge City Council to keep this in mind when faced with the strong opposition. There are many silent residents who see the benefit of proceeding with Abstract Development as presented.

Contrary to my neighbours, I choose to look at this initiative as a step towards a bigger plan, one that supports growth. According to the 2016 census conducted by Statistic Canada, Victoria metropolitan area growth rate was above the national growth rate of 5.0%.

My primary reason for being in favour of this development is that it supports the need for additional housing in close proximity to the city core, creating favorable density, that aligns well with the city's recent infrastructure changes such as the development of bike lanes. There is a growing technology sector that is bringing new residents to the city. I believe that many would favor living where they work rather than commuting the Colwood crawl to commute to work. To support the growth, all neighbourhood communities must do their share in providing solutions. This project is one that the Rockland community should embrace and support. Indeed this development brings change which may not always be immediately embraced by all. That is a normal reaction and we must not shy away from opposing views but view the resistance as an opportunity to bring everyone together in coming up with solutions.

I strongly believe that the neighbourhood communities of the city of Victoria must work together towards a solution to the growing need of housing in the city. Change is upon us and we must face this fact. It is a normal reaction for neighbourhoods to want status quo and not face the reality of the growth the city has experienced. The City of Victoria is responsible for the management of this change within its neighbourhoods and I would urge the city to take the initiative of building a strong community from all walks of life that works with the city to attain its goals of supporting growth.

We moved to Victoria in 2010 at a time when housing was not an issue but at the same time the city was faced with challenges with economic sustainability, with a lot of businesses moving away from the downtown core. We saw businesses shutting down, moving to Uptown. The current council faced this challenge and did a great job at reviving our beautiful city, one that I am extremely proud to be part of. However, with economic growth comes the need for additional infrastructure, such as housing.

When I first heard of the sale of the Truth Centre to a developer, I became concerned of what would be built in our neighbourhood. However, upon hearing the site had been purchased by Abstract Development, I felt appeased because of the great reputation this developer has with building quality homes. Unfortunately, my neighbours did not take the reputation of this developer into consideration and decided to focus their energy on preventing any development on that site, no matter what is proposed.

The reality is that 1201 Fort Street is an ideal location for the proposed development. The site will be developed, whether it is by Abstract Development or some other developer, should the current proposed development be rejected. I strongly believe that Abstract Development has made numerous efforts through consultations with the

neighbourhood to come to a good middle ground. The current group opposed of this plan has not made any concessions and despite the numerous modifications made to their plan, Abstract Development continues to face strong opposition that in my opinion is unrealistic.


I am extremely concerned that efforts, joined by some of the current city councillors, and the Rockland Neighbourhood Association, to prevent this development from moving forward will do more harm if this project is not approved. It will also help set a precedence that will be a step backwards for the city to continue its efforts towards supporting the continuing growth.

I urge the city to approve this project and work with the Rockland community to adapt to this change by addressing issues that are fundamental. Because of the focus of the opposition, many fundamental issues have not been heard nor addressed, such as traffic pattern changes. The city needs to take a close look at these issues and ensure that a strategy is in place to support this project. The proposed development is placing most of the traffic on Fort Street. However, the increase in residences close to Pentrelew Place will create an impact that needs to be reviewed. Pentrelew Place has a wide circle similar to a “roundabout” however, traffic is both ways with only 1 stop sign at Willspencer Road. Some suggestions for the city to consider would be:

- Enforce speed reduction by adding speed bumps at various strategic locations
- Add stop or yield signs before entering the circle
- Limiting parking to 24-hour residential only

In closing, I first wish to commend the City Council for your tremendous efforts in addressing the growth of our city. This development is in line with supporting this growth and I therefore urge City Council to listen not only to the strong vocal opinions of those opposed but also consider the silent majority who are in favor of this project.

Regards,

Jacinthe (Jaz) Grenier  
1024 Pentrelew Place  
Victoria, BC. V8V 4J6  


## Monica Dhawan

---

**From:** fern & jamie h <[REDACTED]>  
**Sent:** Tuesday, April 10, 2018 9:41 PM  
**To:** Victoria Mayor and Council; Jonathan Tinney; Margaret Lucas (Councillor); cthornton-joe@victoria.ca; zoning@victoria.ca; Ben Isitt (Councillor); Chris Coleman (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Lacey Maxwell; Lisa Helps (Mayor); Pam Madoff (Councillor)  
**Cc:** [REDACTED]  
**Subject:** 1201 Fort and 1050 Pentrelew PL  
**Attachments:** 1201 Fort- Concerns with the Proposal.pptx

Mayor, Councillors and staff,

I wrote to you last April and October expressing concern with the development at 1201 Fort street and although the latest proposal takes the total number of units down to 83 units, but the majority of concerns remain: high buildings, too many units, a four story building on traditional residential land and a plan that doesn't respect the OCP vision for this neighborhood.

In preparation for the public hearing on the 12th of April, I have updated the attached powerpoint slide deck that explains the problem from my point of view. I support the majority of residents (based on the public meetings I have attended) in asking you to give a clear message to this developer. There are compromise options available, but we have seen no compromise from the developer except where you clearly directed it and even there, the modifications are limited.

As our elected council, we rely on you to look closely at the original zoning to see that the property under consideration is really three parcels. One third is on Fort street and the other two pieces are on Pentrelew Place. Those two pieces (about 72% of the property) are clearly identified in the OCP as traditional residential. The proponent wishes to put a four story apartment building, 9 town-homes and part of a six story building on property that is clearly marked as traditional residential and zoned single family dwelling.


There is a compromise in allowing something substantive to be build on the Fort Street portion of the property and perhaps even in allowing that building to encroach slightly onto the southern portion, but there is no justification for a second four story apartment building on the southern portion, or over-height townhouses. You have a legally defensible vision in the OCP and zoning, but it is up to you to enforce it. If you allow an apartment on this southern piece of property that faces Pentrelew Place, clearly contrary to the OCP and zoning, the whole concept of having a city vision that residents can understand, buy into and support becomes meaningless.

This development does not provide any help to housing issues in Victoria, nor any significant benefit to the community. During community meetings, the developer has acknowledged that even the least expensive of the units would not be affordable for young families and lower income Victorians. These are high-end units that will attract affluent buyers. Given the consistently large number of units proposed without compromise, it appears that the proposal under consideration is solely profit driven.

I ask that you reject this proposal and provide clear direction to the proponent to find a reasonable compromise that respects the current zoning and OCP. I have been asked by the Rockland

Neighborhood Association to present these slides to you (on April 12th) on their behalf and will also apply to do that.

Jamie

Jamie Hammond  
Residents 1000 Pentrelew Place  


Mayor and Council  
City Hall, 1 Centennial Square  
Victoria, BC  
V8W 1P6

April 9th, 2018

Dear Mayor and Council,

We are writing in support of the residents concerned about the Re-zoning Application for 1201 Fort Street /1050 Pentrelew Place.

Although the property is well-located for a housing development, we agree with nearby residents' concerns about the size and scale of the proposed development, as well as the developer's apparent disinterest in preserving heritage trees and adequately-sized green space areas around the development. It is of prime importance for mayor and council to consider the character and housing make-up of the area surrounding any proposed new development, and to support only those developer's proposals which aim to integrate well into the area and to preserve the character of cherished locations such as the Truth Centre property/Fort Street heritage corridor. This proposal in its present form is not one that does either.

Of particular concern is the fact that this proposal seems to be much the same as various other Abstract developments downtown – although token concessions to so-called 'affordable housing' are made (although in this case, not even on location in this development), the bulk of the developments are large buildings filled with condominiums that a majority of people would not find to be truly affordable. Also, it seems an entirely well-founded concern that such a substantial density increase in this area would put undue strain on the area's infrastructure, amenities, and parking.

The lack of substantial shifts in the developer's proposal to date seem to indicate a desire to push through their vision at any cost. Since you are the stewards of our city, we ask you: please do not support the re-zoning variances requested. Instead, support measures that will require the developer to take seriously the concerns of those who live in and cherish this neighbourhood, so that the development that is completed can be one worthy of this special heritage Fort Street Corridor of which so many of us (residents of the area and also those who live in other areas) treasure so much.

Sincerely,

Kiiri Michelsen  
Liova Bueno



Email Address: [REDACTED] Telephone: [REDACTED]

## Monica Dhawan

---

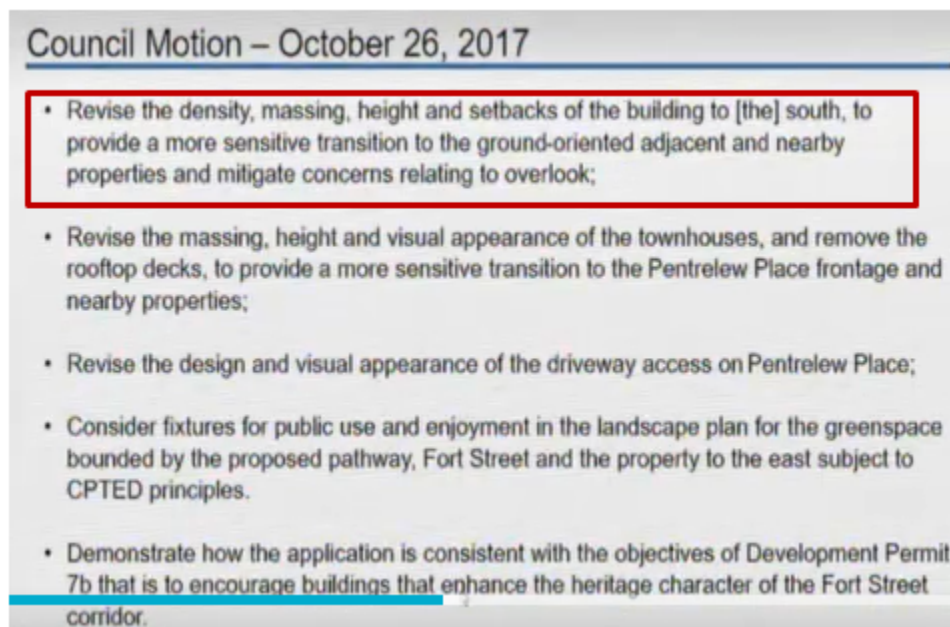
**From:** Lynnette Kissoon [REDACTED]  
**Sent:** Tuesday, April 10, 2018 10:25 PM  
**To:** Victoria Mayor and Council; Lisa Helps (Mayor); Pam Madoff (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor)  
**Cc:** Jonathan Tinney; Alec Johnston; Alison Meyer  
**Subject:** Please return Abstract Development's proposal for 1201 Fort Street and 1050 Pentrelew Place

Dear Mayor and Council,

**Re: 1201 Fort Street and 1050 Pentrelew Place development application from Abstract Developments**

**Once again I ask you to reject the above proposal for the former Truth Centre site for the following reasons.**

**Reason 1:** The direction from Mayor and Council after the October 26<sup>th</sup>, 2017 Committee of the Whole meeting in which the second submission of the development proposal for the Truth Centre site was reviewed, is shown below:



(image taken from Alec Johnston's presentation to the CotW on Dec. 14, 2017)

Councillors Isitt, Young, Coleman, Loveday, Madoff (5 out of 9 Councillors) all spoke to the inadequate revisions to Building B. **Meaning a majority of the Councillors have addressed the inadequacy of the proposal in revising Building B and the applicant did not comply.**

Additionally Councillor Madoff addressed a letter from the applicant saying that if "this is not approved we are going to go back with the same sort of passion and commitment to come up with another plan".

**I ask that you do not approve this current version of the proposal so that the applicant can produce another plan, not the same plan he shared with the community 2 years ago.**

**Reason 2:** In her [February 2, 2018 Victoria News: Mayor's message](#) (see p. 6), Mayor Helps refers to the [Conde Nast Reader's Choice selection of Victoria as the second best small city to visit in the world](#) because of the experiential experience they have hiking, visiting breweries and whale watching.

Over-development is depleting the breathing space of our city which over 3 million tourists visit a year. They do not come to see inappropriate and over-sized luxury condo developments that replace urban forests.

According to Mayor Helps Victoria is a "small scale compact community, on Indigenous land with strong indigenous presence where we share the values of environmental sustainability, stewarding natural assets, community, connection, smart growth and prosperity. "

Abstract Development's proposal does:

- NOT respect the urban forest on Indigenous land
- NOT promote environmental sustainability or stewarding of natural assets
- NOT respect the community's input into making the development less massive, lower in height and less damaging to the natural environment
- NOT reflect smart growth because it is too dense and the number of units does NOT reflect the breathability of the surrounding neighbourhood
- NOT respect the OCP in most of its goals
- NOT consider that luxury condos drive the unit prices of housing and other types of residences up which is NOT good for the broader public
- NOT provide adequate income-appropriate housing options for families (Millennials will likely one day want to have families)

But it does:

- demand too many variances for a project that does NOT support the great good for Victorians
- represent is the developer's chance to prosper financially
- promote developing unnecessary luxury condos

**This proposal does not support the Mayor's vision of Victoria as a sustainable small scale city because it will deplete the environment of healthy trees, breathable land for people to live, and a historical urban forest archive that over 3 million tourists would enjoy.**

**Reason 3:** Rockland has not had the opportunity to consult with the City Planners regarding changes to policies for Rockland's Local Area Plan (LAP) part of the OCP. As our elected officials you have to honour the IAP2 Policy in Victoria's Public Engagement Framework as the consultation process to use and not to use any Governmental Hierarchical Decisions for the 1202 Fort Street proposal. Council is responsible for answering to all policies which must be followed and not disregarded.

The applicant is attempting to use the Downtown Large Urban Village Radius as his excuse to blatantly disregard the legal planning process or the Committee of the Whole's directives. The Downtown's LAP is not Rockland's LAP!!! Without Rockland's LAP in place there is no policy in place to address the Downtown's Large Urban Radius therefore the applicant's argument is without merit and goes against policy.

**So once again, I ask that Mayor and Council instruct the applicant to follow the Committee of the Whole directives and come up with a better plan. Please reject this proposal and ask for a more respectful development that benefits everyone.**

Thank you,

Lynnette M. Kissoon

## Monica Dhawan

---

**From:** [REDACTED]  
**Sent:** Tuesday, April 10, 2018 9:41 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street development

Dear Mayor and Council,

I am writing to inform you of my support for the development at 1201 Fort Street. I would like to attend the meeting on Thursday to have my voice heard but I am coaching my sons little league baseball game with Beacon Hill Little League.

As a Rockland resident since 2006, I would like the mayor and council to know that I think this is exactly the type of development necessary to increase the densification of the areas in close proximity to the downtown area. This property currently houses no one and is with 800 meters of the downtown core. I applaud the city's movement toward desification of the urban core for many reasons which I am sure you are all aware of.

When looking at the proposal by Abstract Developments, I see this as improvement to my neighbourhood. That block of Fort Street is full of multi-story apartment buildings and the townhouses on the Rockland side of the development tie in nicely with Pentlerew street. As someone who likes to walk and bike downtown from my house on Bywood place, I am happy to see the developer has maintained the path between Pentlerew and Fort street. From what I have seen of the drawings and what this developer has done in the city, (Village Walk, Villa Rosa, The Maddison, etc,), are all beautiful looking buildings which have added to the city's overall architectural appeal. I see this new development no differently as a continued improvement to making Victoria the beautiful city that it is.

Speaking professionally as an arborist, I applaud the developer for their efforts to maintain as many of the trees as possible, specifically the Garry Oaks. The Sequoiadendron on site has had previous poor pruning done to it, and while these trees appear old due to their massive trunks, they are typically much younger than their appearance leads you to believe. Land development is tough on mature trees, I think the development has achieved a good balance of maintaining the existing trees while planting significantly more trees than are currently on the site.

In conclusion, I urge the council to not be swayed by nimbyism and stay the course of the Official Community Plan, that this property should house as many families as possible in close to the economic center of our city, where they can live and work within walking or biking distance to downtown.

Thank you for the opportunity to voice my opinion.

Sincerely,

Michael Cowan

1524 Bywood Place  
Victoria BC

## Monica Dhawan

---

**From:** Mary Doody Jones [REDACTED]  
**Sent:** Tuesday, April 10, 2018 8:41 PM  
**To:** Victoria Mayor and Council  
**Cc:** Pam Madoff (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor); Jeremy Loveday (Councillor); Chris Coleman (Councillor); Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor)  
**Subject:** Three urgent main points re "Pentrelew"

To Councillors and Mayor

1) Please do not give in to completely bullying tactics ; if you do now, then every proposal will become totally aggressive. Teachers know that not stopping someone from bullying leads to class chaos and complete unhappiness.

There should not have been a hearing allowed until the developer had met the last two conditions. One alternative to finish the problem is to reject this more-than- overbearing plan.

He argues that this site, (like many other historic ones in Rockland) is affected by the 400 metres of another neighbourhood's Large Urban.Village [Not allowed to happen]!. You can easily win. Rockland has a right to its own LAP and Victoria has signed on to several documents and should be following the policies: IAP2 Core Policy; Government Act, Provincial Growth Strategist Act, Regional Growth Strategies.

**Please:** 1) follow policy; 2) stand up to to a bully; and 3) save what is precious to many people from different neighbourhoods.

3) There are so many things wrong, each one with reason enough to turn it down, which will be addressed by others. Very likely you are aware of, at least, some of them: e.g. the density, going against the *Urban Forest*, giving away \$32 million in exchange for \$250, 000 etc.

3) **We have had a mature, treed garden from the 1870s, saved in the 1980s.** I was writing "Heritage Update", for the Fairfield Community Newspaper *The Observer*, when the Truth Centre people wanted to demolish the large three-storey Crease House. This site has links back to the time when the Fort opened up, with streets painted by Sarah Crease

Mrs. Smillie wanted to demolish the house and heritage supporters wanted to save it, when she suddenly died, It's hard to appose a ghost.

The Truth Centre people offered a choice: If they had to keep the house, they would cover the grounds with buildings (ironic now!) ; If they could build on the house site, they would keep the grounds and trees. Councillor Janet Baird thought it would be hard to remove the stucco, so the garden retention won.. Truth Centre had the opportunity of 3 x more space than they rebuilt. on the footprint, which could be applied now to a new building in traditional style alluding to the past.

A heart-breaking discovery was made when preparations began. The stucco was done in a primitive method, perhaps on a wire, and it came off very easily with everything intact underneath .

A devastating moment and a sacrifice which should be respected today by keeping the wonderful trees, so much more needed for sustainability now.

I plead with you do the right thing.

Mary Doody Jones  
Dip. of Cultural Conservation  
Heritage Advocate since 1976

## Monica Dhawan

---

**From:** Mary Douglas Hunt [REDACTED] >  
**Sent:** Tuesday, April 10, 2018 2:45 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fwd: Richard Branson's daughter on how businesses can profit with purpose | Fox Business Video

To Mayor in Council: The proposal on 1201 Fort Street is simply too big. Mike Miller of Abstract successfully wooed half of Oak Bay Council to get his way to build another 'too big' project here, The Bowker. Look for him to bring his developer friends to your meeting on April 12th, where they will cheer each other on with their staff and friends. Mike Miller has destroyed a neighbourhood in Oak Bay and caused a great deal of angst in our community. All for the almighty dollar.

Every developer needs to be given a copy of this book. Especially Mike Miller...Mary Douglas Hunt Oak Bay

View a short clip... <http://video.foxbusiness.com/v/5756317189001/?#sp=show-clips>



**Monica Dhawan**

---

**From:** Geanine and Neil [REDACTED]  
**Sent:** Tuesday, April 10, 2018 2:57 PM  
**To:** Victoria Mayor and Council  
**Subject:** Public Hearing Letter for 1201 Fort/1050 Pentrelew

April 10, 2018

Dear Mayor and Council,

**Re: 1201 Fort/1050 Pentrelew**

I'm tired of all the greed that's driving development in Victoria. The City is becoming the home and playground of the rich. Downtown is a giant construction zone and over-development is encroaching on our neighbourhoods outside of the urban core. **The OCP should be our blue print for development for the good of all residents, but it's not.** Victoria residents helped to create the OCP to provide guidance on land use, population growth and heritage preservation to name some of the most important matters in this legal document. To constantly amend it, to hand out site specific zones like Halloween candy and variances in even larger quantities that make even aspirational zoning changes pale in comparison, is to disrespect the OCP and all of us who believe in a fair and democratic process.

- **The proposal for 1201 Fort/1050 Pentrelew doesn't conform to the OCP. And to request variances that allow extra height over and above aspirational zoning is unacceptable: Building A - 12 m. to 21.42 with requested variance above newly sought zoning and; Building B – 12 m. to 15.2 m with requested variance above newly sought zoning . On top of these variances, 8 more variances are requested by the applicant.**

A fair and democratic process that engages residents has not been my experience of either the City's planning process or the developer's neighbourhood consultations. Neighbours have been called uncompromising when it's the applicant who has ignored community input and even the directives issued by Council in October 2017 when you did not approve the applicant's plans. And even though the developer has made a big deal out of his community consultations, I can tell you that as a Fernwood resident living about 40 metres from the site, my neighbours and I have never been consulted by the developer. And when the Director of Development Services speaks in favour of that same developer's proposal at another municipality's public hearing (The Bowker in Oak Bay), any hope of neighbours being heard goes out the window. Does this look like evidence of compromise?

- **May 2016: A 6 storey, a 4 storey and 8 – 10 townhomes (this via our Rockland neighbours who were invited to the initial presentation.) Total built area: 10,816 sq.m.**
- **January 2018: A 6 storey, a 4 storey and 9 townhomes. Total built area: 10,262 sq m.**

Condo building in Victoria is also well beyond OCP targets. Yellow Sheet Analytics data has proven this to be the case. Because Development Services claims not to track building completions (don't they require occupancy permits?), my wife, Geanine Robey, undertook her own research and shared it with all of you without comment (except for

thanks from the Mayor.) Using OCP Annual Reviews, Citified, Jonathan Tinney's August 2017 TC editorial, Capital Homes and TC articles, she ball-parked a figure of 13,905 occupant spaces that will have been built between 2011 – 2020.

- **13,905 occupant spaces by 2020/20,000 increase in population by 2041 (as per OCP) is 70% of the City's population growth target for the 30 year period, 2011 - 2041. Too much, too fast! We do not need an additional 86 luxury units at 1201 Fort or anywhere else, especially when it means destroying an urban forest**

Another problem is that the residential building boom is worsening affordability. The tired, worn out mantra we're hearing from City Hall to "build more supply for affordability" has proven to be false. Prices are continuing to rise in Victoria both for owned and rented properties. Here's some evidence of why addressing supply alone doesn't work:

- **A 2017 Vancouver study has shown that in Metro Vancouver, increasing housing supply is hindering affordability. And, that the neighbourhoods with the greatest increase in condo supply have also experienced the greatest increase in price <http://www.vancourier.com/news/is-increasing-housing-supply-hindering-metro-vancouver-affordability-1.23068138>**
- **An SFU planner and academic has demonstrated that the affordability problem is not a question of supply but rather the type of housing that is being supplied for a wealthy demographic. <https://www.theglobeandmail.com/real-estate/vancouver/vancouver-housing-supply-isnt-the-issue-affordability-is-data-shows/article31794288/>**
- **UBCM's 'A Housing Strategy for BC' has also debunked the supply myth. It further states that investor demand and speculation are among the most significant factors in price**

**increases. Then why were Mayor Helps and the Director of Planning, Jonathan Tinney, guest speakers at the Victoria Real Estate Expo?**

<http://www.ubcm.ca/assets/Whats~New/UBCM%20Housing%20Strategy.pdf>

What we do need is more rental housing geared to local incomes, not more luxury units anywhere. Luxury housing fuels rental price increases and encourages gentrification and renovictions. Already, next door to us, a rooming house was purchased a few years back by a business that managed to get the zoning changed and a large house full of low income tenants all lost their homes. And just around the corner, another owner with 2 low rent suites in a single family home proposed to us, with the help of her planning consultant, to build 4 townhomes with underground parking, a spa and a coffee shop. The gentrification will continue and so will the loss of affordable housing units if developments such as 1201 Fort are built.

Neil Osborne (Fernwood neighbour across the street from 1201 Fort)

**Monica Dhawan**

---

**From:** Patricia Kidd [REDACTED]  
**Sent:** Tuesday, April 10, 2018 1:35 PM  
**To:** Victoria Mayor and Council  
**Subject:** please reject current 1201 Fort Street-Abstract plan

Dear Mayor and Council,

In the matter of the public meeting regarding the design of Abstract Development for 1201 Fort Street **I BEG and URGE** you to **refuse the current design.**

Although the design has been presented as being in keeping with the community plan and with the existing character of the neighbourhood, this is empty rhetoric. The actual drawings prove otherwise.

The plans prove that there has been no substantial attempt to address valid and documented concerns for the security of green space, ecological habitat, and community health. Promises to replace full-grown trees amount to bushes whose growth will be severely stunted by being planted in pots which are 2' deep. They will never replace the current benefits to the climate and air quality created by the 31 trees (some of them irreplaceable) which will be destroyed.

No substantive attempt has been made to address the serious changes which will be made to the water table and to the replacement of open ground by concrete. This could lead to flooding of houses in the neighbourhood already in existence.

**There have been NO attempts to make any of this huge development affordable to anyone of a middling income or age below retirement.** **Are we really a city which seeks only to attract the wealthy?**

The development is too large for it to exist comfortably within the existing infrastructure. Traffic problems, water problems, sewage problems etc. will result if the existing plan is accepted as it stands.

Please turn down this application and prove that you are cognizant of your civic responsibility to maintain the well-being of our present **and future** beautiful and liveable city according to the voices of the majority of your electorate.

Sincerely,

Patricia Kidd, M.A., Cultural Historian  
Doctoral Candidate, History, UVic  
(home) 1025 Moss Street  
Victoria B.C. Canada  
V8V 4P2  
[REDACTED]

## Monica Dhawan

---

**From:** Paula McGahon <[REDACTED]>  
**Sent:** Tuesday, April 10, 2018 8:03 AM  
**To:** Victoria Mayor and Council; Pam Madoff (Councillor)  
**Subject:** 1201 Fort Street and Penteldrew rezoning.

Dear Mayor and Council,

There is something that has been worrying me for quite a while now. As a person involved in the business sector for over 30 years, I know that developers such as Mike Miller do not make decisions without a certain degree of certainty. For example Mr. Miller paid 7 million dollars for the Truth Center lot, which was partially zoned low rise residential and two thirds single family lots.

It appears to me that Mr Miller must have been given assurances in advance of making this substantial investment that he would get the rezoning he required without any problems: That the inevitable community protests would be ignored. My question is.... Who is giving him these assurances? Surely it has to be someone from City Hall.

We are told that City Hall does not concern themselves about the amount of profit made by the developer. Some outside experts have calculated that Mr. Miller will have a \$32 million dollar profit on this development. Holy Hannah. If even half of that figure is correct we should be looking seriously at City Hall's involvement in this development.

My other issue is that the city is not supplying enough row homes for the community. Instead of rezoning two-thirds of the lot as multi residential housing, there should have been 20 row homes, or more, on the part of the site that is zoned for single-family occupancy. This site would be perfect for raising a young family in a row home.

The density of the new development will overwhelm the existing community. There are 49 residences currently on Penteldrew. With the addition of over 80 new residences the current community will be overwhelmed. I thought that "gentle" density was the goal of development in Fairfield. This proposed development is about as "gentle" as a sledgehammer.

This doesn't even address the parking issues, the traffic issues and the fact that these are "mini" rental apartments that will not even be affordable to people who earn less than \$45,000 per year.

A person earning \$45,000 and paying 20% in taxes will have \$36,000 take home pay. "New build" rentals are charging \$30 per sq.ft. ...so that a 1 bedroom apartment of 550 sq ft. will cost \$16,500 per year or 45% of that person's take home income. Hardly affordable.

Council has indicated that the reason that they have approved many of these developments in the downtown core and nearby, is that they need rental housing immediately. There are almost 3,000 rental units that will be available within 2 years. Mayor and Council have stated that this current generation will have to bring up their families in small apartments as opposed to single family dwellings. To quote the Mayor " people in Europe have been doing this for Generations"

Is this what we aspire to as living standards for young families in the 21st century Canada? The Dickensonian standards of the Working Poor in the tenements of London, Glasgow, Paris, and Rome. I have visited the

Iveagh Buildings in Dublin, some of the worst tenements in Europe, and I sincerely hope that Mayor and Council are not aspiring to this level of living standards for young Canadian families.

I do hope that the mayor and Council will take into consideration when making the decision to rezone the Penteldrew property as an Urban Village, the impact on both the community and on future generations. At the very least we should be providing townhouses and row houses for our young families.

Yours truly,

Paula McGahon.

**Monica Dhawan**

---

**From:** Pam Rogers <[REDACTED]>  
**Sent:** Tuesday, April 10, 2018 8:41 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St. Abstract Development

April 9, 2018

Mayor & City Council  
1 Centennial Square  
Victoria, BC  
V8W-1P6

I am writing this to give full support to Abstract Development's proposed development at 1201 Fort Street.

This development is of great interest to my husband & myself. We are retired & presently have a condo downtown where we spend a large portion of our time. We also have a home up Island and plan to sell both in the near future to purchase a larger strata or condo unit in a quieter area away from downtown.

This development suits our needs perfectly! It is on a bus route, close to services & shopping, and the developer has included some lovely green space areas. Abstract has an excellent reputation for high quality homes.

With the growing number of "baby boomers" retiring and wishing to downsize, strata developments like this are a necessity. And when they are as high quality & aesthetically pleasing as this one, they deserve approval.

Sincerely,  
Pam Rogers

## Lacey Maxwell

---

**From:** Roger Watkiss [REDACTED]  
**Sent:** April 10, 2018 6:11 AM  
**To:** publichearings@victoria.ca; Victoria Mayor and Council  
**Subject:** Re: Rezoning Application No. 00525, Development Permit with Variances Application No. 00035, and Associated Official Community Plan Amendment for 1201 Fort Street and 1050 Pentrelew Place.

Dear Mayor and Council Members:

We support the development of this project and request that you vote for its approval.

The project is an excellent example of thoughtful urban densification along a major arterial roadway of a property located close to the edge of downtown. The project will set the bar high for other developments of this nature:

- Over 50% green space with 125 retained/new trees and rain planters and gardens.
- A landscaped public pathway through the property (to be maintained by the owners) connecting to the Pemberton trail.
- 95 bike storage spaces with onsite repair facilities, and access to the Fort Street bike lanes.
- All material vehicular traffic via the Fort Street underground parkade entrance (i.e. not using residential streets).
- Vertical transition from 6 stories along Fort Street to 2 stories along Pentrelew Place, and a setback of 38 feet from the closest adjacent single-family home.
- Significant setbacks of the upper floors of both building A and building B.
- Community meeting space that can also serve as a gathering place for the broader community.
- Exterior finish materials reflective of Rockland design elements.
- A broad range of unit sizes and types, including patio homes and larger 2 bedroom + den units suitable for families.
- 10 units of affordable housing delivered and made available.

In summary, we view this as positive growth that will benefit both the local and broader community. We understand that change is difficult in established residential communities, but over time current residents will appreciate:

- More homeowners enhances community vitality and provides a refreshed source of volunteers and organizers for local amenities, such as the Art Gallery.
- New residents want to live in Rockland for the same reason they do – peaceful living close to downtown, with nearby access to walking paths and bike trails.
- The development will create a noise buffer to the increasing traffic on Fort Street, but at the same time ensure prime access to transit and bikeways.
- That neighbors on balconies and terraces don't spend their time peering down on adjacent properties, but rather enjoying the outdoors just like they do!
- That the value of nearby properties will increase, and that the assessment base of the City will increase significantly (which is good for everyone).



For all of the above reasons, we support this project proceeding and ask you to vote for positive growth in the best long term interests of the City.

Sincerely,

Roger and Ulli Watkiss

## Monica Dhawan

---

**From:** Teri Arcand <[REDACTED]>  
**Sent:** Tuesday, April 10, 2018 7:43 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Application

Dear Mayor and Council:

Please accept this email as an indication of support for the above application. My support is based on the following considerations:

I have been a resident in BC (South Surrey and Vancouver) for all my adult life. I have enjoyed the privilege of having a strong and diverse community to enjoy while raising a family, running a business for 35 years and now recently retired. Over these years I have witnessed the effects of change and the value of supporting the changes that forge forward to embrace the new realities.

I see the Abstract proposal for 1201 Fort St. as an opportunity to respond to a definite 'need' within a community and a city. Significant consideration is demonstrated in this proposal as a blended approach respecting the flavour of the established neighbour hood style. This development will appeal and offer an option to those requiring a 'smaller' footprint outside of what the Victoria downtown core offers. The objective to preserve the cherished feel of the neighbourhood strongly extends to the attributes of nature in preserving the Garry Oaks and working the building footprints to not only retain where possible, the existing trees, but also grow the future 'green' canopy with additional ones. The welcoming public access path is particularly appealing in my view.

It signals a 'good neighbour' message in tune with why a neighbourhood is intrinsically valued beyond its aesthetics with a sense of openness and retained value of what was. Regardless of view towards the short term or long term enhancement of a great neighbourhood this project offers a sincere community minded focus to support both.

Victoria is not only a charming city, it also speaks loudly in its model of livability (which is internationally recognized). Nature is its doorstep, forward thinking and vision its future. I have chosen to relocate from Vancouver to Victoria for these reasons and more. It is my hope that 'pockets of progress' will be supported and thrive in my new city. I look forward to soon being a citizen.

Respectfully,

Teri Arcand

3522 West 17th Avenue  
Vancouver,  
BC

## Monica Dhawan

---

**From:** Vivian and Angelo [REDACTED]  
**Sent:** Tuesday, April 10, 2018 2:33 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

### Abstract Development on Fort Street and Pentrelew

I recently visited the AGGV and realized that Abstract Development's "1201 Fort Street" was going to go in just down the street from it. The proposed development is very large, larger than the existing apartment building on the corner of Fort and Pentrelew.

Driving up Fort Street, I tried to visualize what the new building would look like, and realized that it would make a very crowded skyline. Right now it is rather pleasant to drive Fort Street out of the downtown, but the proposed development would bring the downtown right out to the old Truth Centre. It signals an end to the atmosphere that used to make Victoria so livable.

I realize that there is a housing crisis in the Greater Victoria area. However, what is needed is housing for young professionals and rental housing for people on a limited budget. I doubt that this high-end development will provide that.

I visited the Abstract Developments website, but was frustrated by the lack of a clear view of what the overall development would look like. I wondered where the 4 storey apartment would fit. Any trees left? Lots of concrete.

My husband and I had originally thought that when the time came to downsize, we would move into Victoria from Saanich. We are rethinking our plans, and will probably stay out in Saanich, where development seems to be on a more human scale.

Yes, there is a need for infill and higher density housing in Victoria, but this development is out of keeping with the character of the area.

Vivian Coppola  
4062 Licorice Lane  
V8X 0A2  
[REDACTED]

## Monica Dhawan

---

**From:** William Bergen [REDACTED]  
**Sent:** Tuesday, April 10, 2018 9:39 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development Project

Dear Mayor and Council

I would like to offer my support for this project development in the Rockland neighbourhood. The style, size and location is perfect for retired seniors, small families and young professionals that want to live close to the downtown core but not right in it.

As a retired senior, the larger units provide a great transition in space from the traditional family home as well as a location that is peaceful and convenient.

As past chair of the South Island Prosperity Project, i wholly endorse this application, its the way forward for our thriving community.

- Bill

William (Bill) Bergen  
460 Tuscan Lane, Victoria  
[REDACTED]

Mayor and Council  
City Hall, 1 Centennial Square  
Victoria, BC  
V8W 1P6

To contact the City or The Mayor  
City of Victoria: [www.victoria.ca](http://www.victoria.ca)  
Email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street /1050 Pentrelew Place

Dear Mayor and Council:

Please be informed that I am against the above Rezoning Application because:

☒ I am dismayed by the **massing** of the development, its size, the number of buildings, the height of the buildings, and the overall density.

☒ I am concerned about the number of heritage **trees** that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.

☒ The current proposal does not adhere to the **Official Community Plan** which must be amended to allow the **rezoning**. This proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning.

☐ The ten **variances** requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.

☒ The two multi-family buildings, up to 6 storeys in height, are **too high** for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.

☒ I am concerned about the increased **traffic and parking** caused by this proposal. If this development goes forward as proposed where will patrons for the Langham Court Theatre & the AGGV park?

☒ I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from **Community Amenity Contributions** and **Density Bonuses** gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?

☒ I encourage you to insist that this proposal comply with the **two directives** given by Council to the developer October 26, 2017 to "revise the density, massing, height and setbacks of the building to the south" and to demonstrate how the condominium on Fort "enhances the heritage character of the Fort Street corridor."

☒ Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building **ground-oriented housing** like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.

☒ I am troubled by the absence of **affordable housing** in the proposal, nor is it built to LEED standards. We do not need to build more of what we already have - too many expensive condominiums.

[ ] \_\_\_\_\_

Name: AMON ANDERSON Date: MARCH 28, 2018.

Address: \_\_\_\_\_

Please inform me of the date, time and location of the Public Hearing for this Proposal.

Email Address: 4-1221 ROCKLAND AVE Telephone: [REDACTED]

## Monica Dhawan

---

**From:** Art Hamilton <[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 11:07 AM  
**To:** Victoria Mayor and Council  
**Subject:** Opposition to proposed 1201 Fort Street development

Dear Mayor and Council;

Please consider these points and vote against the development proposed for 1201 Fort Street:

The massing, density and size of the proposed development is too much. This is what the community objects to (not to development, per se). The development is a behemoth thrust into a community of traditional residential homes.

The developer has ignored the efforts of citizens and the request of council to reduce the disproportionate size and impact of the development. Our council should not reward such intransigence with approval to proceed. To do would go against every notion of fair behaviour that characterizes a civil society.

Several hundred people oppose the development as presented. Their communications range from eloquent, to reasoned, to emotional, to angry. Whatever the adjective, their objections are heartfelt; they deserve to be heeded.

It is the zoning attached to any land in the city that gives a community the confidence that their lives, their homes and their community will not be disrupted or diminished. Why is the city of Victoria so ready to alter established zoning? With respect to the land in question, city council is entirely within its rights to permit no changes to zoning or variances whatsoever. I urge our councillors to do precisely this and reject any such changes.

Regards,

Art Hamilton

1035 Moss Street

April 11, 2018

Mayor and Council  
City of Victoria  
Victoria, BC

May I submit 8 additional petition responses to 1201 Fort Street development received by Barbara Bowman on Fort Street, April 5-6, 2018. This was a different petition than the one undertaken by myself.

A handwritten signature in black ink, appearing to read 'Donald Hamilton', with a stylized flourish at the end.

Donald Hamilton  
1020 Pentrelew Place

## 1201 Fort Street and 1050 Pentrelew Development Proposal

Committee by the Whole (Mayor and Council)" provided two directives for this proposal to the developer on October 26, 2017. "Requested to Change"

- \*1. To revise the density, massing, height and setbacks of the building to the south. (This is the second building of 4 storeys situated entirely on the residentially zoned portion.)
- \*2. To demonstrate how the (6 storey) condominium on Fort enhances the heritage character of the Fort Street corridor.

\*As of this date the requested changes have not been complied with.

**Official Community Plan Policies:** (Listed are a few objectives for plans to follow)

**Heritage Character:** Overall effect produced by traits or features which give heritage property or an area a distinctive appearance or quality.

**Values 3.3 Integrated Design to integrate the natural, and built environment...** 3.8, Support and enhance the sense of place in community, and the uniqueness of Victoria's neighbourhoods.

**Environment (pg.22)** Less than two percent of the Garry Oak (Protected) Ecosystem that existed in Victoria in the 1800's remains today. As Victoria grows, it will be challenged to maintain remnant ecosystems and environment quality. 8.62 Encourage and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands.

**Buildings and Sites 8.49** Continue to support new additions that conserve and enhance Heritage Properties.

**Neighbour's Concerns:** 1) **The Urban Forest Tree Canopy:** is one of the last properties (2 acres) with a mature Tree Canopy in Victoria. 2) **Parking;** Business's clients nearby compete for limited parking in this area on Fort Street, Linden Avenue and Residents Only parking on Pentrelew. This development will house approx. 160± people, who will have 9 visitor stalls on site. 3) **Transitioning Heights:** to adjacent Heritage buildings is still missing.

I, "Request to Change" the proposal for "1201 Fort Street and 1050 Pentrelew Place, Victoria B.C."

Name: CHRIS UPSHON

Address: BRENTWOOD BAY CLIENT OF TANGORINE HAIR SALON

Signature:  Date: 5 APRIL 2018



## 1201 Fort Street and 1050 Pentrelew Development Proposal

Committee by the Whole (Mayor and Council)" provided two directives for this proposal to the developer on October 26, 2017. "Requested to Change"

- \*1. To revise the density, massing, height and setbacks of the building to the south. (This is the second building of 4 storeys situated entirely on the residentially zoned portion.)
- \*2. To demonstrate how the (6 storey) condominium on Fort enhances the heritage character of the Fort Street corridor.

\*As of this date the requested changes have not been complied with.

**Official Community Plan Policies:** (Listed are a few objectives for plans to follow

**Heritage Character:** Overall effect produced by traits or features which give heritage property or an area a distinctive appearance or quality.

**Values 3.3 Integrated Design to integrate the natural, and built environment...** 3.8, Support and enhance the sense of place in community, and the uniqueness of Victoria's neighbourhoods.

**Environment (pg.22)** Less than two percent of the Garry Oak (Protected) Ecosystem that existed in Victoria in the 1800's remains today. As Victoria grows, it will be challenged to maintain remnant ecosystems and environment quality. 8.62 Encourage and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands.

**Buildings and Sites 8.49** Continue to support new additions that conserve and enhance Heritage Properties.

Neighbour's Concerns: 1) **The Urban Forest Tree Canopy:** is one of the last properties (2 acres) with a mature Tree Canopy in Victoria. 2) **Parking;** Business's clients nearby compete for limited parking in this area on Fort Street, Linden Avenue and Residents Only parking on Pentrelew. This development will house approx. 160± people, who will have 9 visitor stalls on site. 3) **Transitioning Heights:** to adjacent Heritage buildings is still missing.

I, "Request to Change" the proposal for "1201 Fort Street and 1050 Pentrelew Place, Victoria B.C.

Name: Laurie Tighe

Address: 57 Wellington Ave.

Signature: [Signature] Date: April 6/18

## 1201 Fort Street and 1050 Pentrelew Development Proposal

Committee by the Whole (Mayor and Council)" provided two directives for this proposal to the developer on October 26, 2017. "Requested to Change"

\*1. To revise the density, massing, height and setbacks of the building to the south. (This is the second building of 4 storeys situated entirely on the residentially zoned portion.)

\*2. To demonstrate how the (6 storey) condominium on Fort enhances the heritage character of the Fort Street corridor.

\*As of this date the requested changes have not been complied with.

**Official Community Plan Policies:** (Listed are a few objectives for plans to follow)

**Heritage Character:** Overall effect produced by traits or features which give heritage property or an area a distinctive appearance or quality.

**Values 3.3 Integrated Design to integrate the natural, and built environment...** 3.8, Support and enhance the sense of place in community, and the uniqueness of Victoria's neighbourhoods.

**Environment (pg.22)** Less than two percent of the Garry Oak (Protected) Ecosystem that existed in Victoria in the 1800's remains today. As Victoria grows, it will be challenged to maintain remnant ecosystems and environment quality. 8.62 Encourage and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands.

**Buildings and Sites 8.49** Continue to support new additions that conserve and enhance Heritage Properties.

**Neighbour's Concerns:** 1) **The Urban Forest Tree Canopy:** is one of the last properties (2 acres) with a mature Tree Canopy in Victoria. 2) **Parking;** Business's clients nearby compete for limited parking in this area on Fort Street, Linden Avenue and Residents Only parking on Pentrelew. This development will house approx. 160± people, who will have 9 visitor stalls on site. 3) **Transitioning Heights:** to adjacent Heritage buildings is still missing.

I, "Request to Change" the proposal for "1201 Fort Street and 1050 Pentrelew Place, Victoria B.C.

Name: Candice V. GRAY Business Owner

Address: 1121 Fort STREET 101-102

Signature: 

Date: APRIL 05. 2018

## 1201 Fort Street and 1050 Pentrelew Development Proposal

Committee by the Whole (Mayor and Council)" provided two directives for this proposal to the developer on October 26, 2017. "Requested to Change"

- \*1. To revise the density, massing, height and setbacks of the building to the south. (This is the second building of 4 storeys situated entirely on the residentially zoned portion.)
- \*2. To demonstrate how the (6 storey) condominium on Fort enhances the heritage character of the Fort Street corridor.

\*As of this date the requested changes have not been complied with.

**Official Community Plan Policies:** (Listed are a few objectives for plans to follow)

**Heritage Character:** Overall effect produced by traits or features which give heritage property or an area a distinctive appearance or quality.

**Values 3.3 Integrated Design to integrate the natural, and built environment...** 3.8, Support and enhance the sense of place in community, and the uniqueness of Victoria's neighbourhoods.

**Environment (pg.22)** Less than two percent of the Garry Oak (Protected) Ecosystem that existed in Victoria in the 1800's remains today. As Victoria grows, it will be challenged to maintain remnant ecosystems and environment quality. 8.62 Encourage and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands.

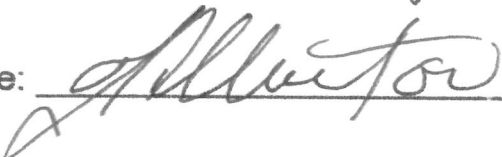
**Buildings and Sites 8.49** Continue to support new additions that conserve and enhance Heritage Properties.

Neighbour's Concerns: 1) **The Urban Forest Tree Canopy:** is one of the last properties (2 acres) with a mature Tree Canopy in Victoria. 2) **Parking;** Business's clients nearby compete for limited parking in this area on Fort Street, Linden Avenue and Residents Only parking on Pentrelew. This development will house approx. 160± people, who will have 9 visitor stalls on site. 3) **Transitioning Heights:** to adjacent Heritage buildings is still missing.

I, "Request to Change" the proposal for "1201 Fort Street and 1050 Pentrelew Place, Victoria B.C."

Name: Jessica Allerton.

Address: 624 1/2 - 1113 Fisgard street.

Signature:  Date: April 6<sup>th</sup> 2018

## 1201 Fort Street and 1050 Pentrelew Development Proposal

Committee by the Whole (Mayor and Council)" provided two directives for this proposal to the developer on October 26, 2017. "Requested to Change"

- \*1. To revise the density, massing, height and setbacks of the building to the south. (This is the second building of 4 storeys situated entirely on the residentially zoned portion.)
- \*2. To demonstrate how the (6 storey) condominium on Fort enhances the heritage character of the Fort Street corridor.

\*As of this date the requested changes have not been complied with.

---

**Official Community Plan Policies:** (Listed are a few objectives for plans to follow)

**Heritage Character:** Overall effect produced by traits or features which give heritage property or an area a distinctive appearance or quality.

**Values 3.3-Integrated Design to integrate the natural, and built environment...** 3.8, Support and enhance the sense of place in community, and the uniqueness of Victoria's neighbourhoods.

**Environment (pg.22)** Less than two percent of the Garry Oak (Protected) Ecosystem that existed in Victoria in the 1800's remains today. As Victoria grows, it will be challenged to maintain remnant ecosystems and environment quality. 8.62 Encourage and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands.

**Buildings and Sites 8.49** Continue to support new additions that conserve and enhance Heritage Properties.

Neighbour's Concerns: 1) **The Urban Forest Tree Canopy:** is one of the last properties (2 acres) with a mature Tree Canopy in Victoria. 2) **Parking;** Business's clients nearby compete for limited parking in this area on Fort Street, Linden Avenue and Residents Only parking on Pentrelew. This development will house approx. 160± people, who will have 9 visitor stalls on site. 3) **Transitioning Heights:** to adjacent Heritage buildings is still missing.

I, "Request to Change" the proposal for **"1201 Fort Street and 1050 Pentrelew Place, Victoria B.C.**

Name: JOHAN KEAY

Address: 4-1765 ROCKLAND, VICTORIA

Signature:  Date: APR 6, 2018

## 1201 Fort Street and 1050 Pentrelew Development Proposal

Committee by the Whole (Mayor and Council)" provided two directives for this proposal to the developer on October 26, 2017. "Requested to Change"

- \*1. To revise the density, massing, height and setbacks of the building to the south. (This is the second building of 4 storeys situated entirely on the residentially zoned portion.)
- \*2. To demonstrate how the (6 storey) condominium on Fort enhances the heritage character of the Fort Street corridor.

\*As of this date the requested changes have not been complied with.

---

**Official Community Plan Policies:** (Listed are a few objectives for plans to follow)

**Heritage Character:** Overall effect produced by traits or features which give heritage property or an area a distinctive appearance or quality.

**Values 3.3 Integrated Design to integrate the natural, and built environment...** 3.8, Support and enhance the sense of place in community, and the uniqueness of Victoria's neighbourhoods.

**Environment (pg.22)** Less than two percent of the Garry Oak (Protected) Ecosystem that existed in Victoria in the 1800's remains today. As Victoria grows, it will be challenged to maintain remnant ecosystems and environment quality. 8.62 Encourage and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands.

**Buildings and Sites 8.49** Continue to support new additions that conserve and enhance Heritage Properties.

Neighbour's Concerns: 1) **The Urban Forest Tree Canopy:** is one of the last properties (2 acres) with a mature Tree Canopy in Victoria. 2) **Parking;** Business's clients nearby compete for limited parking in this area on Fort Street, Linden Avenue and Residents Only parking on Pentrelew. This development will house approx. 160± people, who will have 9 visitor stalls on site. 3) **Transitioning Heights:** to adjacent Heritage buildings is still missing.

I, "Request to Change" the proposal for **"1201 Fort Street and 1050 Pentrelew Place, Victoria B.C.**

Name: Nicole Parker

Address: 213-1545 Pandora Ave (work: 1124 Fort Street)

Signature: Nicole Parker Date: April 06, 2018



## 1201 Fort Street and 1050 Pentrelew Development Proposal

Committee by the Whole (Mayor and Council)" provided two directives for this proposal to the developer on October 26, 2017. "Requested to Change"

- \*1. To revise the density, massing, height and setbacks of the building to the south. (This is the second building of 4 storeys situated entirely on the residentially zoned portion.)
- \*2. To demonstrate how the (6 storey) condominium on Fort enhances the heritage character of the Fort Street corridor.

\*As of this date the requested changes have not been complied with.

**Official Community Plan Policies:** (Listed are a few objectives for plans to follow)

**Heritage Character:** Overall effect produced by traits or features which give heritage property or an area a distinctive appearance or quality.

**Values 3.3 Integrated Design to integrate the natural, and built environment...** 3.8, Support and enhance the sense of place in community, and the uniqueness of Victoria's neighbourhoods.

**Environment (pg.22)** Less than two percent of the Garry Oak (Protected) Ecosystem that existed in Victoria in the 1800's remains today. As Victoria grows, it will be challenged to maintain remnant ecosystems and environment quality. 8.62 Encourage and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands.

**Buildings and Sites 8.49** Continue to support new additions that conserve and enhance Heritage Properties.

Neighbour's Concerns: 1) **The Urban Forest Tree Canopy:** is one of the last properties (2 acres) with a mature Tree Canopy in Victoria. 2) **Parking;** Business's clients nearby compete for limited parking in this area on Fort Street, Linden Avenue and Residents Only parking on Pentrelew. This development will house approx. 160± people, who will have 9 visitor stalls on site. 3) **Transitioning Heights:** to adjacent Heritage buildings is still missing.

I, "Request to Change" the proposal for "1201 Fort Street and 1050 Pentrelew Place, Victoria B.C.

Name: Michelle Carter

Address: 1155 FORT ST.

Signature: 

Date: APRIL 6/18

## 1201 Fort Street and 1050 Pentrelew Development Proposal

Committee by the Whole (Mayor and Council)" provided two directives for this proposal to the developer on October 26, 2017. "Requested to Change"

- \*1. To revise the density, massing, height and setbacks of the building to the south. (This is the second building of 4 storeys situated entirely on the residentially zoned portion.)
- \*2. To demonstrate how the (6 storey) condominium on Fort enhances the heritage character of the Fort Street corridor.

\*As of this date the requested changes have not been complied with.

**Official Community Plan Policies:** (Listed are a few objectives for plans to follow)

**Heritage Character:** Overall effect produced by traits or features which give heritage property or an area a distinctive appearance or quality.

**Values 3.3 Integrated Design to integrate the natural, and built environment...** 3.8, Support and enhance the sense of place in community, and the uniqueness of Victoria's neighbourhoods.

**Environment (pg.22)** Less than two percent of the Garry Oak (Protected) Ecosystem that existed in Victoria in the 1800's remains today. As Victoria grows, it will be challenged to maintain remnant ecosystems and environment quality. 8.62 Encourage and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands.

**Buildings and Sites 8.49** Continue to support new additions that conserve and enhance Heritage Properties.

Neighbour's Concerns: 1) **The Urban Forest Tree Canopy:** is one of the last properties (2 acres) with a mature Tree Canopy in Victoria. 2) **Parking;** Business's clients nearby *compete for limited parking in this area on Fort Street, Linden Avenue and Residents Only parking on Pentrelew.* This development will house approx. 160± people, who will have 9 visitor stalls on site. 3) **Transitioning Heights:** to adjacent Heritage buildings is still missing.

I, "Request to Change" the proposal for "1201 Fort Street and 1050 Pentrelew Place, Victoria B.C."

Name: Megan Clark.

Address: 1254 FORT STREET

Signature: Megan Clark. Date: April 6/18

## Monica Dhawan

---

**From:** Chris Douglas <[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 5:33 PM  
**To:** Victoria Mayor and Council; Jocelyn Jenkyns  
**Subject:** 1201 Fort Street proposal

April 11, 2018

Dear Mayor and Council,

Re: 1201 Fort / 1050 Pentrelew Place

### Basic Facts you already know

By this time you have been saturated with information about all the ways this proposal for 1201 Fort Street is a bad idea:

- At 6 stories, 4 stories, and 9 townhomes, it's too high, too massive, and too big. It's too much added density at this site. That the applicant has to ask for 10 variances, even after the rezoning, tells you how out of place this maximalist proposal is for the site.
- It ignores the Fort Street Heritage Corridor on which the site sits prominently.
- It proposes to build a 6 storey and a 4 storey condo building on land designated as traditional residential, and without adequate transition.
- Since 2012, the City has overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building ground-oriented housing. Council has no mandate to rezone the southern portion of 1201 Fort property, which is perfect for the much needed ground-oriented housing in the form of multi-unit Houseplexes and / or Courtyard Housing.
- It destroys too much of the park-like space, including trees, at the current Truth Center.

In summary, it's too big, and it's a bad fit with the OCP, the Local Area Plan, and the Heritage Corridor. I don't think you need anyone to repeat these basic facts ad nauseum. Instead, I want to back up and ask the question, with David Byrne, "How did we get here?"

### How did we get here?

We've been discussing this proposal with the applicant, City and with one another for 2 years. In that time, almost nothing has changed, and we've made almost no progress toward a compromise. In Appendix A to this letter is a table prepared by Kam Lidder showing the square feet, height, and number of buildings from the applicant's initial consultation with the community on June 28<sup>th</sup>, 2016, to the proposal being considered today. Almost nothing has changed for two years:

**May 2016** - 10,816 square metres, 6 storey building, 4 storey building and 8-10 townhouses presented to residents without design feature

**April 2018** - 10,262 square metres, 6 storey building, 4 storey building and 9 townhouses



Same as it ever was. For two years the applicant has ignored the almost universal requests of the surrounding neighbors to reduce the height, massing, and number of units of the proposal, and for two years the applicant has largely ignored us.

Council now has a taste of the intransigence of the applicant. In reaction to the poor fit of the proposal to the site and the lack of transition from condo buildings to traditional family housing, Council declined the application at the to October 26, 2017 Committee of the Whole Meeting. You instructed the applicant to address the "density, massing, [and] height" of the rear building. And you instructed the applicant to demonstrate how the proposal enhances the "heritage character" of the Fort Street Heritage Corridor. But the applicant refuses to heed your directions. You've instructed him to further reduce the height of the rear building to bring him closer to a compromise with the neighborhood, and the applicant simply declines.

That gives you a good taste of what it's been like to meet with the applicant in a series of public forums over the last two years, voicing our concerns that this project is too big for the site. The applicant naturally wants to sell more units and make more money, and so the applicant has ignored any requests that change that bottom line – unless absolutely forced to by Council. And at this point, the applicant is calling your bluff. He thinks you don't mean what you said.

### **Why can't we compromise?**

If compromise is made nigh-impossible because of the intransigence of the applicant, what might have helped force a solution to bring the two sides closer together? A robust Planning Department is probably the answer in other municipalities. But we don't have that. As I've written previously to you, your Development Services department seems to have greenlit this proposal at every stage, not raising or anticipating objections to the way it is a poor fit with the OCP, the Local Area Plan, the neighborhood, or the Heritage Corridor. It has even actively withheld information on how the applicant decided not to address Council's directive about the height of building B. Only when Ben Isitt actively questioned the Development Services department was the information about the applicant's intransigence forthcoming.

So, if we're trying to figure out why a compromise has been so difficult, part of the answer lies in the City Hall's Developer Services department. Your department never interpreted the OCP or the Local Area Plan in a way that would support or even anticipate neighbor concerns. At every step of the way, Development Services seems to have been an ally of and advocate for the applicant.

The applicant also has the impression that the OCP is moot and that Council will be willing to spot-rezone to accommodate his desires. That's what this applicant told us when this process started two years ago. He's not wrong. Developers are rushing to get a piece of Victoria's Condomania cash cow, which depends on Council being willing to spot-rezone extremely liberally, and then to grant all kinds of variances in addition. It's like a gold rush.

### **This is not my beautiful house: the Upward Redistribution of Wealth**

What contributes to the current gold rush atmosphere is Development Services' unwillingness to bring Victoria's outmoded Community Amenity Contribution and Density Bonus policies into line with other BC municipalities. Local activist Doug Curran, who has extensive experience in development affairs of municipalities the size of Victoria, has written to you a letter explaining what a normal municipality of this size would recoup from a proposed development of this size in order to adequately compensate the municipality

for the additional costs of the development – that the new residents will expect things like parks, community centers, bicycle lanes, and public transit.

Following his lead, Don Cal has conservatively calculated (in his letter to you of April 8<sup>th</sup>, 2018, which is Appendix B here) that a normal municipality would be getting \$531,598.00 in CACs and \$2,041,530.00 as a Density Bonus, **totalling \$2.57 million**. This magnitude of rezoning and variances essentially allows the applicant to build ‘more land’ – in this case, floors.

At an early meeting, the applicant, perhaps in a moment of unguarded candor, informed us that in a project of this size, the cost of land has to be 10% of the final selling price. With the cost of the Truth Centre Property known to be \$7.1 million and the addition of 1050 Pentrelew at, say \$750,000 to \$850,000, the cost of land is about \$8 million. This suggests a price in the range of \$80 million. And, he said he was aiming for 20% profit margin on this project.

Now, current condo prices in Victoria go for \$750 - \$1000 per square foot, and this proposal would result in approx. 108,320 square feet, yielding a total estimated sale price of \$81 million. Very likely more, given the townhomes and penthouses on buildings A and B. Assuming that the applicant is a capable businessman who is going to achieve his goal, this puts about \$ 16 million in his pocket, after costs.

What does the City, and the neighborhood, get from this vastly increased profit for the applicant? Two benches and a garbage can, and a path, now narrowed, that the public has been welcome to freely use since the early 1980s. (Well, it was more than a path that was freely available; we were invited to use the entire green space as a park, as well as use the buildings as a community center. I taught my daughter to ride a bike in this park.) Perhaps out of a sense of shame, the applicant has thrown in a promise of \$250,000 to help the City’s affordable housing needs. You’ll notice that this is just 10% of the calculated CACs and DBs that would be required elsewhere.

As Ben Isitt put it, it’s “windfall profits” for the applicant. Lots of developers are looking to cash in on the current gold rush in Victoria’s wild west before we come to our senses and require that they don’t just take from the City, but that they give back their fair share too. To solve Victoria’s housing crisis, we’re eventually going to need more income-assisted housing. I am okay paying more for this in taxes. But not while developers make out like bandits, escaping the true costs of their projects by leaving the bills to taxpayers.

And so this project represents a kind of public looting, this upward redistribution of wealth. We’re being asked to convert publicly-enjoyed park-like space, and suffer buildings that are too high and big for the site, the destruction of many of the mature trees and greenspace, and architecture that detracts from the interesting Fort Street heritage corridor. We’ll also have to foot the bill, as taxpayers, for all the additional municipal amenities the new owners will expect.

### **My God. What have we done?**

We agree to more density. Our community knows this site is going to be developed. But we are asking for a **compromise**, for the applicant to meet us halfway. To build something beautiful, contextual, appropriately massed, that saves greenspace and trees, and to put back into the community some of the financial rewards he is receiving as a way of compensating the neighborhood and the community for the additional costs of the things the new citizens will expect.

A compromise shouldn't be this hard. Build the condo on Fort, preserve some trees and greenspace, and solve the panhandle problem at the back by building a set of multi-unit Houseplexes and / or Courtyard Housing that speak to the rich architectural heritage of what's virtually across the street – the Art Gallery of Greater Victoria – in a way that would enhance the Fort Street Heritage Corridor. We have suggested this alternative for over a year. It is an alternative outlined by the City of Victoria's own report and questionnaire for the public, "FUTURE HOUSING TYPES: INTRODUCTION." I append as Appendix C to this letter the two pages from this report on **Houseplexes** and **Courtyard Housing**. These alternatives are a compromise, and they would help meet the OCP's target of building more ground-oriented housing – instead of the more unnecessary luxury condo units, which the City has overbuilt in terms of the OCP's targets.

It shouldn't be difficult to reach this compromise. But we don't have such a compromise before us. We have a big demand on the neighborhood and the City. We have an applicant who outright refuses to address Council's concerns about the height of Building B, and the Heritage Corridor. But as Pam Madoff observed in the December 14<sup>th</sup> Committee of the Whole meeting, the applicant has stated in a letter his willingness to "to go back with the same sort of passion and commitment to come up with another plan" if this is rejected.

So it's time to change course. And then we can find a compromise in which the applicant wins, the neighborhood wins, and the City wins. Council can force a win-win-win. Please do it.

Best regards,

Chris Douglas  
1025 Pentrelew Place

Appendix A:

for Public Hearing	Date	Site	Building A	Building B	Building C	Building D	Building E	
Floor Space Ratio	1/19/2018	1.29						
Site Coverage	1/19/2018	40.00%						
Open Site Space	1/19/2018	58.30%						
Total Residential Floor Area	1/19/2018	10,262 sq m	6098 sq m	2763 sq m	462.75 m	465.88	472.7	
Units	1/19/2018	83	51	23	3	4	3	
Type	1/19/2018		1-2 bdrm	1-2 bdrm	3 bdrm	3 bdrm	3 bdrm	
Ground Oriented	1/19/2018	21	9	3	3	4	3	
Height	1/19/2018		21.42 m	15.2 m	7.3 m	7.543 m	7.47 m	
Storeys	1/19/2018		6	4	2	2	2	
	Date	Site	Building A	Building B	Building C	Building D	Building E	
Floor Space Ratio	11/16/2017	1.29						
Site Coverage	11/16/2017	42.60%						
Open Site Space	11/16/2017	56.00%						
Total Residential Floor Area	11/16/2017	10,156 sq m	6013 sq m	2742 sq m	462.75 m	465.88 sq m	472.7 sq m	
Units	11/16/2017	86	52	25	3	3	3	
Type	11/16/2017		1-2 bdrm	1-2 bdrm	3 bdrm	3 bdrm	3 bdrm	
Ground Oriented	11/16/2017	22	10	3	3	3	3	
Height	11/16/2017		21.42 m	15.1 m	10.23 m	10.74 m	10.73 m	
Storeys	11/16/2017		6	4	3	3	3	
	Date	Site	Building A	Building B	Building C	Building D	Building E	
Floor Space Ratio	6/22/2017	1.386						
Site Coverage	6/22/2017	57.20%						
Open Site Space	6/22/2017	42.60%						
Total Residential Floor Area	6/22/2017	10,800 sq m	6200 sq m	2900 sq m	535	720	545	
Units	6/22/2017	94	58	26	3	4	3	
Type	6/22/2017		1-2 bdrm	1-2 bdrm	3 bdrm	3 bdrm	3 bdrm	
Ground Oriented	6/22/2017	19	6	3	3	4	3	
Height	6/22/2017		21.424 m	15.109 m	10.9 m	11.43 m	11.33 m	
Storeys	6/22/2017		6	4	3	3	3	

	Date	Site	Building A	Building B	Building C	Building D	Building E	
Floor Space Ratio	2/3/2017	1.39						
Site Coverage	2/3/2017	56.20%						
Open Site Space	2/3/2017	54.40%						
Total Residential Floor Area	2/3/2017	10,810 sq m	5360 sq m	3500 sq m	639 m	640 sq m	638 sq m	
Units	2/3/2017	93	47	34	4	4	4	
Type	2/3/2017		1-2 bdrm		3 bdrm	3 bdrm	3 bdrm	
Ground Oriented	2/3/2017	19	6	3	4	4	4	
Height	2/3/2017		21.42 m	18.0 m	10.23 m	10.74 m	10.73 m	
Storeys	2/3/2017		6	5	3	3	3	
	Date	Site	Building A	Building B	Building C	Building D	Building E	
Floor Space Ratio	9/27/2016	1.37						
Site Coverage	9/27/2016	30.60%						
Open Site Space	9/27/2016	69.70%						
Total Residential Floor Area	9/27/2016	10,810 sqm	5360 sq m	3500 sq m	462.75 m	465.88 sq m	472.7 sq m	
Units	9/27/2016	91	47	34	4	4	2	
Type	9/27/2016		1-2 bdrm	1-2 bdrm	3 bdrm	3 bdrm	3 bdrm	
Ground Oriented	9/27/2016	19	6	3	4	4	2	
Height	9/27/2016		21.5 m	17.4 m	11.37 m	11.63 m	11.57 m	
Storeys	9/27/2016		6	5	3	3	3	
May 18/2016	Plans for 6 storey, four storey and 8-10 townhomes drawn out by architects while soliciting 'feedback'							
Jun 28th/2016	Plans presented for three variations of designs for 6 storey, 5 storey and 8-10 townhomes							
Jun 28th - Aug 28th	Abstact purchases 1050 Pentrelew for \$950,000							
July 28th/2016	Design, materials & style consultation with neighbours for above plan							
Oct 11/2016	Formal design presentation of 9/27/2016 plan to neighbours							

## Appendix B:

---

**Numbers finally done - to table from Public Hearing Data**

---

Don Cal &lt;dcal@victoriastamp.com&gt;

Mon, Apr 9, 2018 at 3:38 AM

To: Chris Douglas &lt;crddouglas@gmail.com&gt;

Mayor and Council

Victoria, BC.

April 8, 2018

**1201 Fort Street / 1050 Pentrelew Place Development Proposal**

Dear Mayor and Council,

I am dismayed by the large amount of wealth created by the rezoning awarded to the developer compared to the only sizable community amenity mentioned in this exchange between the applicant and the City: affordable housing. The lack of affordable housing in the proposal is proven by the applicant's offer to build ten affordable units somewhere else within two years. However, in the event all of these units are not built, then a penalty of \$25,000 per unit will be paid to the City. The total exchange of the wealth awarded to the developer of approximately \$32 million for the extra floor space requested and the total amount of the penalty of \$250,000.00 is not justifiable.

I have been doing some research into how other cities in British Columbia do business with Developers because I am not sure that City Staff is properly looking after our best interest.

**Community Amenity Contributions.**

At the first proposal's COTW the Mayor and Council were informed by Planning Staff that there is no Land Lift in this proposal, that there is no increase in value to the property when the zoning is changed. In effect, the City will not gain anything financially because the developer does not gain anything when the zoning is changed. The land is worth exactly the same. For most of us, this defies common sense. It also begs the question as to why the developer is even bothering to change the zoning if there is nothing to gain.

Well, why don't we assume for a moment that the applicant understands City Hall pretty well. Why does he want to change the zoning? The answer is a commonplace. Simply put, rezoning will allow the developer to build more living-space on the land. And, the more that can be built on it, the more money there is to be made. By increasing the density, the developer is, in essence, creating 'more land' on which to build.

And, even more interestingly, the greater the amount that can be built on the rezoned land, the lesser the cost of the original parcel of land purchased becomes compared to the housing units created. If the land costs \$100,000.00 and you build 2 housing units on it, the land cost for each is \$50,000. If you build 5 housing units on it, the land cost becomes \$20,000 each.

#### **WHAT IS THIS COMMUNITY AMENITY CONTRIBUTION (CAC)?**

CACs are a voluntary financial contribution made by an applicant to a municipality at the time of rezoning of a property to assist with offsetting the burden of the development on the community. CAC programs typically apply only to new residential density created as part of development. Many Metro Vancouver municipalities have CAC programs, each of which varies in terms of some of the details of how it is applied. These funds are used to build and expand park space, libraries, childcare facilities, community centres, transportation services, cultural facilities, neighbourhood houses, affordable housing.

Other jurisdictions calculate the CAC on the actual amount of residential floor space built over what existed prior to the development. It is very straight-forward and very easy to understand. In the most open and straight-forward cases, the CAC is a standard amount per square foot of new build.

Here is what we should be charging based on \$5.00 per square foot (or \$5 x 10.76 = \$53.80 per sq. meter; as 1 square meter = 10.76 square feet), if we charged based on the actual building done. I have used the residential gross floor space in the proposal less the floor space in the house at [1050 Pentrelew](#) to find the net new residential floor space. (All my figures are approximate and are used for illustrative purposes only.)

#### Community Amenity Contribution (CAC)

Buildable	Credit for Existing	Net New Buildable	Rate	CAC
10,156 sq m	275 sq m	9881 sq m	\$ 53.80	\$531,598.00

#### BONUS DENSITY

Density bonusing is used as a zoning tool that permits developers to build more floor space than normally allowed, over the current zoning, say, in exchange for amenities and affordable housing needed by the community. Amenities can be community centres, libraries, parks, childcare centres, affordable housing and more. Often, the simplest formula for the contribution is to use the cost of the land multiplied by a discounted rate of 50%.

**Cost of land \$8,000,000 divided by size of land 7,850 m  
= \$1019 per sq m x 50% land value. (\$510 per meter)**

Buildable	Zoned Density	Extra Density	Rate	Bonus Density
10,156 sq m	6,153 sq m	4003 sq m	\$510	\$2,041,530.00

The price of \$750 per sq ft is probably below the selling price of the 1201 Fort Street proposal, less for the bottom floors and higher for the top floors and the penthouses. This predicts a selling price in the range of \$82 million for the development.

(10,156 sq m x 10.76 = 109,279 sq feet. Multiply this square footage by \$750 is \$ 81.95 million)

The Bonus Density of \$2 million is about 2.4% of the total selling price – the City's share of the 4003 extra square meters awarded to the developer by the rezoning.



**Imagine being given 4,003 square meters (43,072 square feet) of buildable space for free!**

**The developer earns approximately \$32 million extra from the increased zoning.** (4003 sq m x 10.76 = 43,072 sq feet. Multiply this by \$750 for an extra income to the developer of \$32.3 million)

Of course, you have to remember, that the bulk of this extra density will be on the higher floors, which will net the developer an even higher gross income than stated here. This is only the beginning of the profit potential from this application, but it is enough to give us some comparisons.

These two contributions (that total \$2.57 million) for pre-determined amenities given to the community will earn an extra \$32.3 million for the development. This \$2.57 million for the City will build a lot more affordable housing units than the \$250,000.00 penalty the developer would have had to pay if he fails to build 10 affordable units somewhere else at sometime in the future. This \$250,000.00 is the major amenity the developer is offering to make this proposal happen. It is 10% of the level of contributions in the Lower Mainland. The offer of \$250,000.00 is about 3% of the selling price of the project.

I started this letter with a very simple premise: that the applicant understands City Hall pretty well. Our City Staff is proud to have negotiated an affordable housing contribution of 10 units. We should be grateful, because as the Mayor noted in the Times-Colonist April 8, 2018, "there is no requirement for the affordable units." The simple fact that the affordable housing is to be built elsewhere testifies to the fact that this development will not contain any affordable housing.

Why does the City of Victoria not calculate the CAC and the Density Bonus as other jurisdictions in British Columbia? Why do we leave so much on the table when we negotiate with developers? There is no shortage of development in the Lower Mainland, where these voluntary contributions are commonplace. Why are we impoverishing ourselves? Remarkably, applying these contributions has not slowed down building in the Lower Mainland, nor is it cited as a reason why prices there keep rising so quickly. All you have to do is reference the report published by the Union of B.C. Municipalities in January 2018.

The Development Proposal for [1201 Fort Street](#) could easily net the City \$2.57 million if the CAC and Density Bonus were calculated on the real value of what exists now, on what the current zoning allows and on the increase the Developer wants in order to build more.

I understand that Councillors are unwilling to consider this application based on the failed non-existent policy of zero income from increased density awarded to developers. And, that there is no path to developing a better working policy.

I ask you, therefore, to **decline this application** because there is no affordable housing on this site, which is acknowledged by the applicant's offer to build ten affordable units somewhere else, or pay a penalty of \$25,000.00 for each unit not built within 2 years.

I ask you to **decline this application** because this offer of \$250,000 (the cash value of ten affordable units) is far too small in comparison to the wealth awarded to the developer of increased zoning making the proposal worth in the range of \$32 million more that it would otherwise be worth.

To gift the applicant \$32 million extra for only \$250,000.00 in community amenities is not justifiable and is too shockingly disproportionate for me to support. I do not think that you should support it either.

Thank you for reading my letter.

Don Cal  
1059 Pentrelew Place

[www.Pentrelew.com](http://www.Pentrelew.com)

Appendix C:

What do you think about this kind of housing in your neighbourhood?

## COURTYARD HOUSING

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. Tell us what you think.

### OVERVIEW

Courtyard housing is comprised of small single-detached homes developed in a cluster to share open space and parking access. From the street, these would look like small homes on narrow lots.

Small private patios can also be incorporated for each unit. This type of housing could include co-housing.



### PROS

- Parking is achieved on site
- Provides for flexible housing
- Maintains character of a single-detached streetscape
- Provides more ownership opportunities

### OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring developments, sunlight access, careful site planning, and more

### CONS

- Does not provide a mortgage helper
- Generally requires more than one lot to be consolidated
- Does not provide as many unit/lot sizes as other forms
- Generally does not support retention of the existing house
- Does not provide ground-oriented social opportunities
- Low sustainability performance compared to other forms
- Parking requirements on site may reduce green space

### LEGEND

1. Stand alone homes
2. Parking
3. Street
4. Shared courtyard
5. Vehicular access
6. New lot/pedestrian entry

### ILLUSTRATIVE EXAMPLES



Illustrative example



Illustrative example



Illustrative example



Illustrative example



Illustrative example

### HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

Use a sticky dot to rate this housing form.

A horizontal line with five circles representing a rating scale. Below each circle is a label:

- Not at All Appropriate
- Somewhat Inappropriate
- Neutral
- Somewhat Appropriate
- Very Appropriate

Use sticky notes to tell us why you answered that way.

A large speech bubble shape for writing a response.



FUTURE HOUSING

[victoria.ca/neighbourhoodplans](http://victoria.ca/neighbourhoodplans)

© 2014 City of Victoria  
All rights reserved.

## What do you think about this kind of housing in your neighbourhood?

### HOUSEPLEX

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

#### OVERVIEW

A houseplex is a new home split into multiple suites. They can be owned by a single owner with the suites being rented, or they can be owned under strata like a townhouse. Houseplexes allow for multiple housing units to be included in a structure that looks like a single detached house, or fits with a single-detached character. While Victoria already has many older homes converted into multiple suites, the houseplex option refers to new homes that are built with this purpose in mind. There are many possible design approaches.



#### PROS

- Maintain character of a single-detached landscape
- Potential to provide a mortgage helper
- Can be achieved on a single lot
- Parking is a convenient site
- Can provide family-friendly housing, depending on the size of units
- Provides more ownership opportunities
- Provides more gradual, controlled rental opportunities
- Conserves lot width for residents that are difficult to accommodate otherwise, can easily accommodate a houseplex.

#### OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful landscaping, and more.
- Some on-street parking may be needed for residents.

#### CONS

- Does not provide as many units for rent as other forms
- Can result in less support for the existing house
- Lower sustainability performance compared to other forms
- Parking requirements on site may reduce green space

#### LEGEND

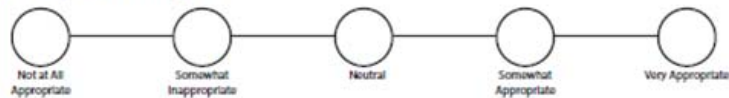
1. Private entrances
2. Pedestrian access
3. Vehicle access
4. Rear yard parking

#### ILLUSTRATIVE EXAMPLES



#### HOW APPROPRIATE WOULD THIS HOUSING FORM BE FOR YOUR NEIGHBOURHOOD?

Use a sticky dot to rate this housing form.



Use sticky notes to tell us why you answered that way.



FUTURE HOUSING

[victoria.ca/neighborhoodplans](http://victoria.ca/neighborhoodplans)

Mayor and Council  
City Hall, 1 Centennial Square  
Victoria, BC  
V8W 1P6

To contact the City or The Mayor  
City of Victoria: [www.victoria.ca](http://www.victoria.ca)  
Email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street /1050 Pentrelew Place

Dear Mayor and Council:

Please be informed that I am against the above Rezoning Application because:

- ☒ I am dismayed by the **massing** of the development, its size, the number of buildings, the height of the buildings, and the overall density.
- ☒ I am concerned about the number of heritage **trees** that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.
- ☒ The current proposal does not adhere to the **Official Community Plan** which must be amended to allow the **rezoning**. This proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning.
- ☒ The **ten variances** requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.
- ☒ The two multi-family buildings, up to 6 storeys in height, are **too high** for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.
- ☒ I am concerned about the increased **traffic and parking** caused by this proposal. If this development goes forward as proposed where will patrons for the Langham Court Theatre & the AGGV park?
- ☒ I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from **Community Amenity Contributions** and **Density Bonuses** gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?
- ☒ I encourage you to insist that this proposal comply with the **two directives** given by Council to the developer October 26, 2017 to "revise the density, massing, height and setbacks of the building to the south" and to demonstrate how the condominium on Fort "enhances the heritage character of the Fort Street corridor."
- ☒ Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building **ground-oriented housing** like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.
- ☒ I am troubled by the absence of **affordable housing** in the proposal, nor is it built to LEED standards. We do not need to build more of what we already have - too many expensive condominiums.
- ☒

Name: C. M. Serrano Date: Apr 4/18

Address: #9-733/1055 St

Please inform me of the date, time and location of the Public Hearing for this Proposal.

Email Address: [REDACTED] Telephone: [REDACTED]

Clinton Wark  
2945 Gosworth Road  
Victoria, BC  
V8T 3C8

April 10, 2018

**City of Victoria**  
#1 Centennial Square  
Victoria, BC  
V8W 1P6

**Re: Letter of Support for the 1201 Fort Street Public Hearing**

Dear Mayor and Council,

I am a resident of Victoria who has witnessed the ebbs and flow of Victoria's real estate market over the past 29 years, since moving here from Winnipeg via Vancouver. During my time in Victoria, I have lived in Maplewood, Rainbow Hill and Cordova Bay in Saanich, and in Fairfield, Rockland and now Oaklands in Victoria.

Over that time, I've seen an underlying theme make its way to the forefront of every Victorian's collective psyche – that being “how will we live” in Victoria and “where can we live” in Victoria? For me the answer is simple, it is called progressive densification.

I choose to live in Victoria because of the livability, walkability, community amenities and general charm of our city. There was a time that was an attainable goal for most of us, but now I'm finding all the “good” places are taken and trying to purchase them is getting next to impossible.

Progressive densification is the answer in my opinion and the proposed development at 1201 Fort Street responds to this need. The proposed density of 1201 Fort is justifiable today, let alone in 5 years, 10 years and beyond. This is a cohesive, well thought out design that maintains well over an acre of green space on a 1.94 acre site and adds 74 trees to the landscape. There are 83 new homes being constructed. Where else in Rockland or greater Victoria for that matter, do we have that selection of housing on a 2 acre plot that retains 58% for greenspace? Also, there are 10 subsidized units being built down the street at 1010 Fort to compliment a selection of everything from one bedroom apartment style units to multi-bedroom townhomes, all on the same site – that to me represents choice for the community, something we haven't had much of and will have even less of if this proposed development isn't approved.

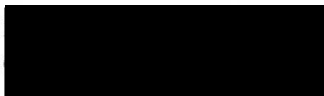
I implore the mayor, council and my neighbors to embrace this development and provide residents new places to live in Victoria and options to obtain such a basic necessity.

Thank you for your time and for considering the content and message in this letter.

Yours truly,



Clinton Wark



# CAPITAL REGION SOCIAL JUSTICE ACTION COMMITTEE

c/o 3130 Frechette Street, Victoria, BC, V8P 4N5

Tel: 1-250-595 -8430 cell: 1-250-589-8430 E-mail: [moltobene@telus.net](mailto:moltobene@telus.net)

April 10, 2018

[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC, V8W1P6

**RE: 1201 FORT STREET AND 1050 PENTRELEW PLACE REZONING APPLICATION**

Dear Mayor and Council,


The Capital Region Social Justice Action Committee works on First Nations issues, the environment and helping and housing the poor.

We are informed of the multi family residential proposal at 1201 Fort Street/1050 Pentrelew Place in Victoria which provides for the careful and sustainable use and redevelopment of the site in consideration of the future generations of Victorians. The applicant proposes a voluntary community amenity contribution of 10 affordable rental houses off site.

This application provides for the protection of our Earth at the local municipal level, through environmentally responsible development. It assists and helps the poor of our community through the provision of affordable housing units; all as expressed by Pope Francis in 'Laudato Si - In Care of Our Common Home'.

We support this application for the reasons stated. Council of the City of Victoria is encouraged to approve the application forthwith. We look forward to your approval and thank you for looking after the planet and the poor in our community.

Respectfully submitted,



---

Joseph A. Calenda, MCIP, (Rtd.), DTM  
ON BEHALF OF CRSJAC



## Monica Dhawan

---

**From:** Don Cal <[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 4:34 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street / 1050 Pentrelew Place  
**Attachments:** PastedGraphic-1.pdf; PastedGraphic-2.pdf

Dear Mayor and Council,

Enclosed you will find the recent advertisement for a small condo unit on Fort Street at Cook in a building that you may recognize. While it does not yet exist, nor is it ready for occupancy, one unit is again for sale. The price has increased by 28.6% in this short time.

First price before building appeared from advertisement: \$279,9000.00

New price of similar unit size before building is finished \$359,900.00 This is an Increase of \$80,000.00 (28.6 %)

Of course, the long list of characteristics in the advertisement demonstrates that this housing was built for luxury, and does not cater to the bottom two quintiles of the population where demand for housing is the greatest. The reality of price escalation in the marketplace is further destroying affordability. A nuance that the proponents for the 1201 Fort Street proposal refuse to consider in their unwavering belief in the 1950's solution of building more units to lessen price. Or, the one I like best is that that luxury housing built now will become affordable housing in the future – well, long into the future, maybe, some thirty to forty years from now, as long as no one bothers to maintain and update their investment.

The most prevalent reason why condos keep rising in price is the low cost of money and its easy availability to many. It is simple to flip condos for a profit well beyond the cost of money. It is also easy to earn money from renting them out at market rates when all units are 100% rentable – a guaranteed income stream. Because the price point for condominiums is lower than other housing, it is easier to get in the game of investing and renting. This is enhanced by the collective nature of condo communities, in that there are other neighbours close by who can monitor renters and control costs for common areas. Investors, of whatever stripe, form a large part of the market to buy condominiums. And, this tends to increase the price when sold, and the escalation in price when re-sold, which is often more frequently than houses.

By contrast, it takes a lot more management time and expertise and, not to mention, risk when buying a house or townhouse and rent it out. The initial investment is higher and the market rates for rental income are lower compared to the capital cost. People who buy houses and townhouses tend to live in them; investors are largely absent.

The 1201 Fort Street emphasizes condominiums that feed the market demand for investment products to buy and flip. It is a desired product to buy and rent, both long term and short term. By way of comparison, there are only 9 townhouses in the development, a little over 10% by volume of units.

The 1201 Fort Street proposal builds on the Black and White development, and like it, will emphasize luxury features to command a higher price level. Like it, the proposal before you requests that the normal rules be suspended, or it is better to say, disrupted, to allow its birth. The condominiums, which are 100% rentable will be bought and sold before occupancy, raising the general price level for all future occupants. And, like it, it emphasizes the one type of housing of which we have too much (condominiums) and does not take advantage of its property size to bring to market more of what we lack: ground-oriented, multi-family housing



Please vote against this proposal.

Thank you.

Don Cal

1059 Pentrelew Place

MLS® #: 374091 - 512-1033 Cook St - Victoria BC V8V 3K9 - \$359,900

Jr. 1 Bedroom home available! Black and White by Abstract Developments is a boutique collection of residences in Victoria's vibrant Upper Fort District, where Fort Street meets Cook Street. This truly modern vision is a redefinition of the timeless, and the creation of a new mode of contemporary living in Victoria. With gravity defying architecture and elegant interiors, our Jr. 1 Bedroom offers 527 sq.ft. of sophisticated living space. This intelligently designed home features premium integrated appliances with gas ranges, quartz countertops, hardwood flooring and cabinetry. A deluxe spa like bathroom with rain shower, heated floors and more. Extend living to the outdoors with your private open-air balcony.



Project name: Black and White

Project location: 1033 Cook St., Victoria

Project size: 75 homes (junior, one- and two-bedrooms), including nine pent

Residence size: 504 — 1,518 square feet

Price: from \$279,900

Developer: Abstract Developments

Architect: Cascadia Architects

Interior designer: Nygaard

Sales centre: 1010 Fort St.

Hours: noon — 5 p.m., Wed — Sat

Contact: 778-265-3464

Website:

## Monica Dhawan

---

**From:** Don Cal <[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 5:05 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street / 1050 Pentrelew Place

Close is not Good Enough

Dear Mayor and Council,

The Black and White Building is the development that the applicant secured just outside of the extended downtown. It is six storeys in height. All the trees surrounding the former building were cut-down. You can see the number, height and size of the trees that the developer envisions will adorn the building when built. Trees have become decoration. Contrast this structure with the office building across the street that actually has setbacks and greenery on its own land. It is not so overbearing. This Black and White Building is just outside the area where six storeys is welcome. It was supportable because it was so close to the newly expanded downtown core.

The major justification for the 1201 Fort Street proposal is that it is so close to downtown. In essence, it is close to his last successful beachhead. Well, being close are the rules for two activities. If this application proposal were a game of horseshoes, then the proponents should lose, because it is not close enough to warrant the size, height and massing of this proposal. The other activity is very dangerous, indeed. If this were a war, and the applicant threw a grenade to disrupt an establish community, and then establish another “beachhead” on which to develop his vision of the OCP, everyone would lose, except the applicant. And, disruption is what this proposal brings with it.

First, you destroy all the trees. But, a good tactic to secure local acceptance is to save five bylaw-protected trees to use as a lever to make other demands. Then, you establish control over the territory by changing all the rules, the culture, if you will. We are asked to amend the OCP. We are asked to change the zoning based on an overly aggressive and myopic interpretation of one aspect of the OCP (density) without any balance espoused by this complex document. We are asked to increase the size of the two multi-storey buildings by very large percentages and expand their footprints by reducing setbacks. We are asked to look the other way when the resultant buildings are pushed deeply into the far larger residential zone (larger by almost three times.) We are supposed to believe that all of this does not establish any precedent. We are supposed to believe that this will not establish another beachhead from which to launch another disruptive proposal further up the street, or along another corridor. In all of this, the City Staff, our quisling defenders are in support.

1201 Fort Street lies on a corridor, but, it is a secondary arterial corridor, a small detail that is often omitted. And, it is part of the heritage corridor, another detail that neither the applicant, nor City Staff, consider worth discussion.

It is also said to be strategic and thereby warrants an aggressive floor space ratio of 2:1, but the explanation for this strategic value is specious, at best. The real strategic value of this property argues against the height, size, massing and FSR that is proposed. The strategic value of this property is its

size of nearly 2 acres, the mature tree canopy, a legacy of the last 140 years. Its location defines it as the gateway marking a unique residential zone and the heritage corridor. This all suggests caution in design and implementation. Yet, we see the opposite of caution.

I urge you, as Rockland's elected representatives, to follow the advice of the Rockland Neighbourhood Association, and decline this proposal. Close is not good enough.

Thank you,

Don Cal

1059 Pentrelew Place

[www.Pentrelew.com](http://www.Pentrelew.com)

April 11, 2018

Mayor and Council  
City of Victoria  
Victoria, BC

Dear Mayor Helps and Council,

**RE: Development Project 1201 Fort St. / 1050 Pentrelew Place**

As part of our preparation for the Public Meeting on April 12, 2018, we commissioned an on-line Petition through Change.org. The public was asked on to respond to help us resist what we have long described as too big, too invasive and out of context with the neighbourhood. We received 327 signatures supporting our appeal. They are attached to this letter together with 40 signatures submitted by people on paper. **The total is 367 names supporting our positions.** This petition was gathered in 15 days: March 27 to April 10, 2018. I have also attached a separate list of the comments made by many of the on-line supporters.

**This is the preamble letter to the Petition,** *(The second and third paragraphs are drawn from the leaflet called **It's Your Neighbourhood** produced by the Planning Department in January 2018)*

**Victoria neighbourhood seeks to hold "Traditional Residential" zoning for Fort Street property.**

On April 12, 2018 the Mayor and Council, Victoria, BC will host a "Public Meeting" to consider if a development proposal for a 2 acre parcel of land could proceed if they believe it is appropriate. The opposition to the proposal, by residents concerned by its mass and density, has been long and exhaustive since the proposals were published in April 2016.

The proposal calls for an amendment to the Official Community Plan (OCP) for 1201 Fort St. and 1050 Pentrelew Place. It would allow the construction of a six-storey multi-unit residential building, a four storey multi-unit residential building and nine townhouses.

Under the OCP, the property at 1050 Pentrelew Place and the south portion of 1201 Fort Street are designated as Traditional Residential whereas the north portion of 1201 Fort Street is designated as Urban Residential. The proposed number of storeys for the multi-unit residential buildings and the overall floor space ratio of 1:29:1 exceeds the height and density envisioned for sites designated as Traditional Residential. To facilitate the proposed rezoning application for the site, the OCP amendment would designate the Traditional Residential portions of the site as Urban

Residential to redistribute some of the height and density to the south. In addition, the amendment would extend the boundary of development Permit Area 7B (HC) - Corridors Heritage to encompass the entire site.

The proposal calls for a total of 83 units with perhaps 150 occupants. This large infusion of new people would completely alter the current neighbourhood. Pentrelew Place (including Wilspencer Street) currently holds 18 single-family dwellings and 6 duplex units. Home for 49 people. All of the units are governed by the existing R1B zoning.

We have long objected to the oversized condominium blocks. Six storey condos are not found in Rockland. The 4 storey unit will be located behind the 6 storey building and behind the 9 townhouses crowding the entire space well beyond the OCP calls for space, light and ambience. And almost every mature tree on the site will fall to an underground parking structure. We called on the developer to provide ground-oriented units in the south portion and reduce the 6 storey building to 4 storeys, closer to Fort Street. No response was received.

We need your help. Your signature would provide evidence that our views have support in the wider community. Please pass this petition on to your friends and colleagues. The Public Meeting dealing with 1201 Fort Street will be held on April 12, 2018. Everyone will have the opportunity to talk to the Mayor and Council. It will start at 6:30 PM at City Hall. We hope to have the whole petition ready to present to Mayor and Council by April 11. Time is very short. We do need your voice and your support!

The Petition has now closed.

Yours respectfully,

A handwritten signature in black ink, appearing to read 'Donald Hamilton', with a stylized flourish at the end.

Donald Hamilton  
1020 Pentrelew Place  
Victoria, BC V8V 4J6



# Signatures

Name	Location	Date
Donald Hamilton	Canada	2018-03-27
Julie Angus	Canada	2018-03-28
Anthony Danda	Victoria, Canada	2018-03-28
Sally Hamilton	Victoria BC, Canada	2018-03-29
Helena Hodgins	Victoria, Canada	2018-03-29
Deborah Hartwick	Victoria, Canada	2018-03-29
Carol Chin aleong	Victoria, Canada	2018-03-29
Catherine Clinton	Victoria, Canada	2018-03-29
Chris Douglas	Victoria, Canada	2018-03-29
Don Cal	Victoria, Canada	2018-03-29
Rita Harvey	Victoria, Canada	2018-03-29
David Harvey	Victoria, Canada	2018-03-29
Bruce Meikle	Victoria, Canada	2018-03-29
Carol Marshall	Victoria, Canada	2018-03-29
Dr. Barry Mayhew	Victoria, Canada	2018-03-29
Patricia and 'Piet' Kidd	Victoria, Canada	2018-03-29
Judith Carder	Victoria, Canada	2018-03-29
Laurel Bowman	Victoria, Canada	2018-03-29
Susanne Rautio	Victoria, Canada	2018-03-29
Paul McGahon	Victoria, Canada	2018-03-29

---



Name	Location	Date
stephen sawford	Canada	2018-03-29
NIna Bonner	Victoria, Canada	2018-03-29
Joan Hopper	Victoria, Canada	2018-03-29
Barbara Bowman	Victoria, Canada	2018-03-29
Brooklyn Monroe	Vernon, Canada	2018-03-29
Wayne McDonald	Sudbury, Canada	2018-03-29
Yvonne McKinnon	Canada	2018-03-29
Dianna Fobert	Victoria, Canada	2018-03-30
Luba Kucharyshyn	Edmonton, Canada	2018-03-30
Lloyd Powell	Victoria, Canada	2018-03-30
Karen Falder	Victoria, Canada	2018-03-30
Bill Maconachie	Victoria, Canada	2018-03-30
Jennifer Hamilton	Victoria, Canada	2018-03-30
Anna Cal	Victoria, Canada	2018-03-30
Loretta Deutscher	Sooke, Canada	2018-03-30
Kathleen Dobie	Victoria, Canada	2018-03-30
Joanne Taylor	Canada	2018-03-30
Roma Martiuk	Edmonton, Canada	2018-03-30
anne wills	Edmonton, Canada	2018-03-30
Michelle Dobie	Victoria, Canada	2018-03-30
Guy Pilch	Victoria, Canada	2018-03-30
Max Hoerath	Canada	2018-03-30

Name	Location	Date
Leonie de Young	Toronto, Canada	2018-03-30
Marilyn Dinning	Victoria, Canada	2018-03-30
Geanine Robey	Victoria, Canada	2018-03-30
Janet Simpson	Victoria, Canada	2018-03-30
Eugene Peters	Canada	2018-03-30
Claire Cathryn	Canada	2018-03-30
Doug Springer	Calgary, AB, Canada	2018-03-30
sherry edmunds-flett	Mission, Canada	2018-03-30
Mary Richey	Armstrong, Canada	2018-03-30
Angela Rudderham	North Sydney, Canada	2018-03-30
Niall Kinghorn	Victoria, Canada	2018-03-30
Alexandra Isaac	Canada	2018-03-30
Marilyn Rutherford	Lantzville, Canada	2018-03-30
Glen Leal	Victoria, Canada	2018-03-30
Louise Mayer	Victoria, Canada	2018-03-30
Ranjit Baines	Victoria, Canada	2018-03-30
Gloria Back	Victoria, Canada	2018-03-30
Joan Fraser	Victoria, Canada	2018-03-30
Owen Owens	Ladysmith, Canada	2018-03-30
Cathy Reimers	Toronto Ontario, Canada	2018-03-30
Evonne Regan	Sooke, Canada	2018-03-30
Bert Slater	Sidney, Canada	2018-03-30

Name	Location	Date
jacqueline krismer	Victoria, Canada	2018-03-30
Adrienne Holierhoek	Victoria, Canada	2018-03-30
Harrison Joyce	Victoria, Canada	2018-03-30
Barbara Curtis	Victoria, Canada	2018-03-30
Loretta Blasco	Victoria, Canada	2018-03-30
gail BRIGHTON	NANOOSE BAY, Canada	2018-03-30
gail davidson	Victoria, Canada	2018-03-30
Myer Horowitz	Victoria, Canada	2018-03-30
Laura Tribe	Victoria, Canada	2018-03-30
Lori Wagamese	Canada	2018-03-30
George Maxwell	Aurora, Canada	2018-03-30
Ronald Bell	Victoria, Canada	2018-03-30
JANE MARSH	Victoria, Canada	2018-03-30
Reilene Edwards	Victoria, Canada	2018-03-30
Valorie Masuda	Mill Bay, Canada	2018-03-30
Hans Dirauf	Victoria, Canada	2018-03-30
darlene kakoske	victoria bc, Canada	2018-03-30
Donna MacFarlane	Victoria, Canada	2018-03-30
Jennifer Watson	North Saanich, Canada	2018-03-30
Tal Tepfer	Canada	2018-03-31
Donna Anderson	Canada	2018-03-31
Matthew Bittorf	Canada	2018-03-31

Name	Location	Date
Tom Barnes	Charlottetown, Canada	2018-03-31
rachel mcdonnell	victoria oak bay, Canada	2018-03-31
Sandra Shore	Victoria, B.C., Canada	2018-03-31
Wendy Merk	Victoria, Canada	2018-03-31
Heather Holmes	Victoria, Canada	2018-03-31
Penelope Joy	Victoria B.C., Canada	2018-03-31
Bill Birney	Victoria, Canada	2018-03-31
Kathy Ajas	Victoria, Canada	2018-03-31
John Milroy	Victoria, Canada	2018-03-31
Sandra Melnyk	Victoria, Canada	2018-03-31
Robert Rutherford	Vernon, Canada	2018-03-31
Louis Ranger	Victoria, Canada	2018-03-31
Linda Rajotte	Victoria, Canada	2018-03-31
Trudy David David	Victoria, Canada	2018-03-31
Larisa Smirnov	Victoria, Canada	2018-03-31
Christopher Barnes	Victoria, Canada	2018-03-31
jarmila zemek	Victoria, Canada	2018-03-31
D P	Victoria, Canada	2018-03-31
Hannah Mitchell	Victoria, Canada	2018-03-31
Lawrence Shore	Victoria, Canada	2018-03-31
Raphael Beck	Victoria, Canada	2018-03-31
Sue Morgan	Victoria, Canada	2018-03-31

Name	Location	Date
peter houston	hereford, England, UK	2018-03-31
Sello Tlelima	Toronto, Canada	2018-03-31
Jerrolyn MacVittie	Nanaimo, Canada	2018-03-31
Nikita Flemming	Mill Bay, Canada	2018-03-31
Ozzy Costa	Canada	2018-03-31
Alison Hastings	Victoria, Canada	2018-03-31
kH tse	vancouver, Canada	2018-03-31
Patrick Hammerschmidt	Victoria, Canada	2018-03-31
Margaret Ofiesh	Victoria, Canada	2018-03-31
Jacqueline Creese	Victoria, Canada	2018-03-31
Maria Escude	Victoria, Canada	2018-03-31
Keith Seel	Calgary, Canada	2018-03-31
Margaret Peterson	Canada	2018-03-31
Briar Wiersema	Canada	2018-03-31
Louise de Lugt	Victoria, Canada	2018-03-31
Matt Tremble	Victoria, Canada	2018-03-31
Judy Smith	Victoria, Canada	2018-03-31
Hilary Harley	Victoria, Canada	2018-03-31
Evelyn Dunnigan	New Waterford, Canada	2018-03-31
qiong Li	Canada	2018-03-31
Svetlana Shved	Victoria, Canada	2018-04-01
David Maher	Victoria, Canada	2018-04-01

Name	Location	Date
Peter Martin	Victoria, Canada	2018-04-01
Breanna Reid	Canada	2018-04-01
Linda Bouchir	Mission, Canada	2018-04-01
Alexander Dunn	Victoria, Canada	2018-04-01
Chris Kershaw	St Albans, UK	2018-04-01
Vanessa Dingley	Victoria, Canada	2018-04-01
Jim Fields	Victoria, Canada	2018-04-01
postman pat	UK	2018-04-01
Daniel Stewart	UK	2018-04-01
Rachael Wadham	Victoria, Canada	2018-04-01
Caren Zilber-Shlensky	Victoria, Canada	2018-04-01
Charis Burke	Victoria, Canada	2018-04-01
Jeannet Skinner	Victoria, Canada	2018-04-01
Biljana Pusic	Victoria, Canada	2018-04-01
Siobhan McGrath	Canada	2018-04-01
Elaine Abbott	Regina, Canada	2018-04-01
Karen Palmer	Victoria, Canada	2018-04-01
William Reed	Victoria, Canada	2018-04-01
Julie King	Victoria, Canada	2018-04-01
William Hawkins	Victoria, Canada	2018-04-01
Robert Drislane	Victoria, Canada	2018-04-01
Hollie Nelson	UK	2018-04-01

Name	Location	Date
Brigitte Trelawny	Victoria, Canada	2018-04-02
Lenore Black	Markham, Canada	2018-04-02
Lorraine Buchanan	Victoria, Canada	2018-04-02
Noal Balint	Canada	2018-04-02
Christine Arthur	Parksville, Canada	2018-04-02
Joseph Chapman	Nanaimo, Canada	2018-04-02
veda medhurst	victoria, Canada	2018-04-02
Karen Skogstad	Victoria, Canada	2018-04-02
Kenneth Wheatley	Victoria, Canada	2018-04-02
Teresa Hoffman	Edmonton, Canada	2018-04-02
Roslynne Harrington	Victoria, Canada	2018-04-02
Joanne Davidson	Victoria, Canada	2018-04-02
Frances Jones	Kidsgrove, England, UK	2018-04-02
Helen Hills	North Vancouver, Canada	2018-04-02
Andrea Wood	Victoria, Canada	2018-04-02
Allison Mackenzie	VICTORIA, Canada	2018-04-02
Roger Buksa	Surrey, Canada	2018-04-02
Stephen Ross	Victoria, Canada	2018-04-03
Embilta Eritrea	Calgry, Canada	2018-04-03
maureen dobie	Victoria, Canada	2018-04-03
Karen Burgess	Victoria, Canada	2018-04-03
Tim Geoffroy	Edmonton, Canada	2018-04-03

Name	Location	Date
Sue Axelsen	UK	2018-04-03
valerie mallon	UK	2018-04-03
Barbara Mishio	Canada	2018-04-03
Sasha Hamilton	Victoria, Canada	2018-04-03
Art Hamilton	Victoria, Canada	2018-04-03
Farhan Kashif	UK	2018-04-03
Lynda Boon	UK	2018-04-03
leslie johnstone 17 ellisland calderwood	UK	2018-04-03
Dreanna Da Costa	Canada	2018-04-03
Marcus Leech	UK	2018-04-03
Alexis Wisniewski	Winnipeg, Canada	2018-04-03
Lois Pennell	Canada	2018-04-03
Gus Camargo	Canada	2018-04-03
Jessica Halms	UK	2018-04-03
levite cassista	Canada	2018-04-03
Marie Boisvert	Canada	2018-04-03
Amy Sillars	Victoria, Canada	2018-04-03
Lynn Phillips	Victoria, Canada	2018-04-03
Crystal Star	Parksville, Canada	2018-04-03
Vivienne Phillips	Victoria, Canada	2018-04-03
Jo Fischer	Victoria, Canada	2018-04-03



Name	Location	Date
Jeongyoon Lee	Victoria, Canada	2018-04-03
Gordon Wheatley	Victoria, Canada	2018-04-03
Kelsey Rutherford	Lantzville, California, US	2018-04-03
Reanne Rutherford	Campbell River, Canada	2018-04-03
gary alberts	Victoria, Canada	2018-04-03
Eva Bild	Victoria, Canada	2018-04-03
Kevin Hsu	Delta, Canada	2018-04-03
Kathryn Whitney	Victoria, Canada	2018-04-03
Catherine Preston	Victoria, Canada	2018-04-03
Anna Filippo	Victoria9, Canada	2018-04-03
Aimee Botje	Victoria, Canada	2018-04-03
Fee Forbes	Victoria, Canada	2018-04-04
Richard Ottewell	Victoria, Canada	2018-04-04
Armando Porco	Victoria, Canada	2018-04-04
Mona Gillespie	Victoria, Canada	2018-04-04
Julie Bartlett	Victoria, Canada	2018-04-04
Marleen van Zanten	Heeze, Netherlands	2018-04-04
Paul Bramadat	Victoria, Canada	2018-04-04
Stephanie Novak	Victoria, Canada	2018-04-04
Allan Mitchell	Victoria, Canada	2018-04-04
C Simon	Victoria, Canada	2018-04-04
Lucie Mcaulay	UK	2018-04-04

Name	Location	Date
Carter Mostat	Canada	2018-04-04
Andrea Careless	Victoria, Canada	2018-04-04
Helene Berube	Victoria, Canada	2018-04-04
dominique rieffel	Marseille, France	2018-04-04
Patti Jackson	Victoria B.C., Canada	2018-04-04
Sarah Drake	Victoria, Canada	2018-04-04
Jolanta Hess	Victoria, Canada	2018-04-04
Nichole Annis	Victoria, Canada	2018-04-04
Marilyn Goode	Victoria, Canada	2018-04-04
Louise Rose	Victoria, Canada	2018-04-04
Lynne Donnelly	Brentwood Bay, Canada	2018-04-04
Pauline Wheatley	Victoria, Canada	2018-04-04
Gurvinder Johal	Surrey, Canada	2018-04-04
Robert Stutt	Victoria, Canada	2018-04-04
A. Diane Cathro	Victoria, Canada	2018-04-04
Harald Krebs	Victoria, Canada	2018-04-04
Jake Cushway	Saskatoon, Canada	2018-04-04
kay feys	Victoria, Canada	2018-04-04
James Allen	404-1115 Rockland Avenue, Victoria, Canada	2018-04-04
Nicole Pearl	Victoria, Canada	2018-04-04
Dorothy Cushway	Victoria, Canada	2018-04-04

Name	Location	Date
Virginia Errick	Victoria, Canada	2018-04-04
gaelin armstrong	Nelson, Canada	2018-04-05
Janice Barry	Victoria, Canada	2018-04-05
sadie nielsen	Calgary, Canada	2018-04-05
Simon Farintosh	Victoria, Canada	2018-04-05
Lynda Brown	Coombs, BC, Canada	2018-04-05
Susan Phillips	Victoria, Canada	2018-04-05
Leonard Hall	Victoria, Canada	2018-04-05
Hilary Williams	Lethbridge, Canada	2018-04-05
Martha Riley	Victoria, Canada	2018-04-05
Pamela Manhas	Victoria, Canada	2018-04-05
James Wilsdon	North Adelaide, Australia	2018-04-05
Annie Fisher	Cobble Hill, Canada	2018-04-05
Laura Griffin	Victoria, Canada	2018-04-06
Christian Prohom	Victoria, Canada	2018-04-06
Elizabeth McLEAn	Victoria, Canada	2018-04-06
Jodie Chapple	Victoria, Canada	2018-04-06
Lynn Cushway	Moose Jaw, Canada	2018-04-06
David Asare	UK	2018-04-06
joe winkle	UK	2018-04-06
tracy porter	UK	2018-04-06
marjie hills	Canada	2018-04-06


















Name	Location	Date
Moira Brown	UK	2018-04-06
Marjorie Stoughton	Canada	2018-04-06
Garry Vickery	UK	2018-04-06
Lynn Harris	UK	2018-04-06
nick robley	UK	2018-04-06
Bernice Barlow	UK	2018-04-06
Joseph Roberts	UK	2018-04-06
Steve Humphreys	UK	2018-04-06
Judy Elsmore	UK	2018-04-06
Jacky King	UK	2018-04-06
Hadiqa Ali	UK	2018-04-06
Scott Chapman	Victoria, Canada	2018-04-06
Erin Richards	Cowichan Bay, Canada	2018-04-06
Trish Reader	Vancouver, Canada	2018-04-06
Elisabeth Wagner	Victoria, Canada	2018-04-06
Janette Nation	Victoria, Canada	2018-04-07
LauraLindley Roff	Kamloops, Canada	2018-04-07
Walter McInnis	Victoria, Canada	2018-04-07
Pat Durose	Nanaimo, Canada	2018-04-07
Marilyn Hewitt	West Guilford, Canada	2018-04-07
Stephanie Vander Steen	Victoria, Canada	2018-04-07
Kevin Ellis	Victoria, Canada	2018-04-07

Name	Location	Date
Paul Henry	Victoria, Canada	2018-04-07
Karen Nelson	Victoria, Canada	2018-04-07
Martin Nelson	Victoria, Canada	2018-04-07
Rachel van Wersch	Victoria, Canada	2018-04-08
Christina Southern	Victoria, Canada	2018-04-08
Jean & Ernie McMillan	Canada	2018-04-08
Sonja Starke	Richmond, Canada	2018-04-08
Rosemarie felsing	Victoria, Canada	2018-04-08
William Kensington Perriam	Victoria, Canada	2018-04-08
Karmen Keatley	Nanaimo, Canada	2018-04-08
christopher court	UK	2018-04-08
Shani Santer	UK	2018-04-08
Megan ashcroft	UK	2018-04-08
Roberta Leonaviciute	UK	2018-04-08
Chris Howell	Canada	2018-04-08
Fern Hammond	Victoria, Canada	2018-04-08
Al Title	Victoria, Canada	2018-04-08
Karen Liversedge	Victoria, Canada	2018-04-08
Diane Francis	Victoria, Canada	2018-04-08
Judith Title	Victoria, Canada	2018-04-09
Mary Doody Jones	Victoria, Canada	2018-04-09
Julie Bouley	Victoria, Canada	2018-04-09

<b>Name</b>	<b>Location</b>	<b>Date</b>
Vicki Clark	Victoria, Canada	2018-04-09
James Hammond	Victoria, Canada	2018-04-09
Charles Hammond	Victoria, Canada	2018-04-09
Judith Dowling	Victoria, Canada	2018-04-09
Daniel Tschudin	Victoria, Canada	2018-04-09
Svetlana Sokolova	Victoria, Canada	2018-04-09
Janis Mullan	Victoria, Canada	2018-04-09
Wisty Chaytor	Victoria, Canada	2018-04-10
Alison Heldman	Victoria, Canada	2018-04-10
Mary Douglas Hunt	Victoria, Canada	2018-04-10
Bettina Ruckelshausen	Victoria, Canada	2018-04-10
Kavan hammond	Victoria, Canada	2018-04-10
SALLY GREEN	Duncan, Canada	2018-04-10
Kiiri Michelsen	Saanichton, Canada	2018-04-10
Liova Bueno	Saanichton, Canada	2018-04-10
kathy bligh	victoria BC, Canada	2018-04-10
Roger Burrows	hanoi, Vietnam	2018-04-10
Curtis Hobson	Victoria, Canada	2018-04-10
Grace Walls	Victoria, Canada	2018-04-10
Susan Barnes	Victoria, Canada	2018-04-11
Rhonda Scott	Victoria, Canada	2018-04-11
Cathleen Hart	Victoria, BC, Canada	2018-04-11

---

# Victoria neighbourhood seeks to hold "Traditional Residential" zoning for Fort Street property.

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
Apr 6/18	MARGARET HAINBURGH		202-1225 Fort St.		
	CHARLES ARLEY		721 Moss St		
	SWEN HENDERSON		208-1060 Linden Ave		
"	HARVEY HENDERICKSON		#208 1060 LINDEN AVE.		
	CHRIS PETER		1220 McKenzie St		
	BRENDA NOYSEY		937 Lundström Rd		
	Lori Trevisan		401 1234 Fort St.		
	Robin Jones		834 Birchwood Ave		
	Catherine Ellis		1566 Despard Ave		
	SANDRA SIDDOU		1365 RICHARDSON		
6/04/18	BINDON KUNGHORN		1345 Manor Rd,		
	Dr. Barry Mayhew		1149 Rockland Ave		
6/04/18	Sean Myers		1249 Fort St		
6/05/18	David Inaker		1220 Fort Street		
6/04/18	DANIE MYER		1230 Fort St.		
6/04/18	Michael Boyle		1033 Belmont #603		
	Linda Miller		1149 Rockland Ave,		

Victoria neighbourhood seeks to hold "Traditional Residential" zoning for Fort Street property.

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
3/3/18	DOREEN MUELLER	D. Mueller	1301 ROCKLAND AVE.		
3/3/18	GORDON McFARISTER	G. McFarister	1301 ROCKLAND AVE.		
3/4/18	Jasper Hamilton	Jasper Hamilton	2878 Mt. Baker View Rd.		
April 4/18	Daryl Pater	D. Pater	960 Joan Crescent		
April 18 2018	Shirley Plater	Shirley Plater	960 Joan Crescent		
4 APRIL 2018	GLENN AINSWORTH	Glenn Ainsworth	1025 LINDEN AVE.		
6 April 2018	Susan H Bartol-Brunner	Susan H. Bartol-Brunner	1330 Redland Ave		
April 6	Ralph Kopperson	Ralph Kopperson	1190 View St		
April 6	Penny Ross	Penny Ross	1190 View St		
April 16	FRANK HESS	Frank Hess	10210 33 BELMONT AVE		
"	GREGORY HOBBS	G. Hobbs	405-1230 Fort St		
"	John Shaw	John Shaw	1267 Revercomb		
06/04/18	MEG MACMILLAN	Meg Macmillan	1215 ROCKLAND AVE		
"	Larry Shore	Larry Shore	106-1234 Fort St		
April 6/18	Deborah Hartwick	Deborah Hartwick	1372 GARDENVIEW RD.		





# Comments

Name	Location	Date	Comment
Julie Angus	Canada	2018-03-28	The proposed development is too large and out of character with the Rockland community.
Donald Hamilton	Victoria BC, Canada	2018-03-29	I oppose the Development since it violates the current zoning. I do not support the concept of Spot Zoning at the whim of a developer
Chris Douglas	Victoria, Canada	2018-03-29	This is too big a development for the area. How about a compromise? Several houseplexes in the back, perhaps built to architecturally complement the nearby in-view Art Gallery, and a four-storey, Heritage-context building on Fort. Preserve more the the park-like quality of the site please.
Don Cal	Victoria, Canada	2018-03-29	This proposal is too big for the site. It is too massive, the buildings are too tall, and the set-backs are too small.
Rita Harvey	Victoria, Canada	2018-03-29	This development is far too big for the site and violates the current zoning in many ways. The development is based on developer greed
Dr. Barry Mayhew	Victoria, Canada	2018-03-29	I oppose this development. The proposal has far too many variancesand makes a mockery of the OfficialCommunity Plan.Barry Mayhew, Ph.D1149 Rockland Ave.
Laurel Bowman	Victoria, British Columbla, Canada	2018-03-29	This can't be allowed to happen
Barbara Bowman	Victoria, Canada	2018-03-29	The OCP seeks to keep our Urban Forest especially protected trees as there are several upon this site that will come down with the proposed development, we need to oppose the design of this proposal.
Luba Kucharyshyn	Edmonton, Canada	2018-03-30	I oppose this development. It is far too big for the Rockland community.
Roma Martiuk	Edmonton, Canada	2018-03-30	Beautiful land like this should remain unmarked!!
Michelle Dobie	Victoria, Canada	2018-03-30	I live 10 feet from this property and want to save the urban forest and the wildlife.
Geanine Robey	Victoria, Canada	2018-03-30	This property is a nearly 2 acre urban forest and defacto park for the community. The City of Victoria has already vastly over-shot its OCP multi-housing targets and vastly under-built ground-oriented family houseplexes that are desperately needed in our community and which the current zoning would accommodate (72 % of the site is already zoned accordingly; the remaining 28% is for increased density, but not what the developer is asking for.) Repeatedly, the community has been told that the increase in density is what the OCP anticipates. So why amend the OCP to accommodate the rezoning? Which is it? The developer is asking for an additional 43, 032 sq. ft. in density over and above what the OCP "anticipates". That's approximately a density increase of 180%! This is wrong for

Name	Location	Date	Comment
			a historic, forested property in a Heritage Corridor with its largest portion located in residential Rockland. Furthermore, the developer is asking for monumentally huge variances on top of the requesting zoning changes: vastly redu
Owen Owens	Ladysmith, Canada	2018-03-30	Greenspace is vital for a healthy city. Keep it green.
Loretta Blasco	Victoria, Canada	2018-03-30	The height, setbacks, and the density of this project is too large and does not fit into the neighbourhood. The destruction of the mature trees so the developer can build parking is wrong. There is all ready a huge development on the corner of Fort and Cook Street.The neighbourhood has tried many attempts to work with this developer, but he has appears not to be interested in working with the neighbourhood. I am asking you not to allow any amendments or rezoning of this property. I have written at least 5 letters to the Mayor, city Council, and the city planner on this property.
gail BRIGHTON	NANOOSE BAY, Canada	2018-03-30	I dearly love that there is a 'natural patch of paradise' in the City Of Victoria,
JANE MARSH	Victoria, Canada	2018-03-30	I care very much about density and normal housing for people.Abstract has no idea how to truly construct a 21 st century dwelling.
darlene kakoske	victoria bc, Canada	2018-03-30	Development has to stop and also in Harling Point.
Tom Barnes	Charlottetown, Prince Edward Island, Canada	2018-03-31	Why change the bylaw just to allow a developer to make more money??
rachel mcdonnell	victoria oak bay, Canada	2018-03-31	This is a rare Garry Oak ecosystem which is endangered. I am also signing because this development is too big, too dense and the neighbours oppose it. The developer Mike Miller never compromises and I feel council should have the higher deck here not the developer. Please use your authority sensitively and wisely!
Bill Birney	Victoria, Canada	2018-03-31	council should tell the developers that their proposals are monstrous and ruinous, and just go back to working with the existing zoning with no exceptions whatsoever.
Penelope Joy	Victoria B.C., Canada	2018-03-31	Because I care about the essence of Victoria - not developers !
Robert Rutherford	Vernon, Canada	2018-03-31	Traditional Residential means just the = TRADITIONAL residential.
Christopher Barnes	Victoria, Canada	2018-03-31	I totally oppose this development which is out of character and way oversized for this area. The modifications by Abstract Developments are minimal to new both the zoning and the community objections.
gail BRIGHTON	NANOOSE BAY, Canada	2018-03-31	The property was originally developed to encourage loving our environment, as well as each other. Let's honour the original promise for generations who follow. The Truth Centre taught many to "Live Life Lovingly" (Dr. Emma Smiley)

Name	Location	Date	Comment
Alison Hastings	Victoria, Canada	2018-03-31	Pentrelew cannot handle the predicted traffic and parking required for this development.
Jacqueline Creese	Victoria, Canada	2018-03-31	Loss of mature trees .Little new ones somewhere else are not a replacement. heritage neighbourhood being destroyed... ugly out of place condo creep. Density way too high. completely unsuitable for gateway to Rockland and a quiet GREEN section of fort St.
Hilary Harley	Victoria, Canada	2018-03-31	I live in the building to the east of the site on Linden and don't feel enough consideration has been given to the effect of the proposed building on this side of the site. The proposals go against the OCP and are will overdevelop the site. We need more affordable SFD and while a condo on Fort would be fine the rest of the site should conform to the OCP.
David Maher	Victoria, Canada	2018-04-01	I live on Fort Street, directly across from proposed site. I do not support the proposed bylaw changes, do not believe Abstract has negotiated with the community to arrive at a compromise that will enable its building size and height to integrate well with people community and believe Mayor and Council are not attempting to preserve the integrity of this, and abutting neighbourhoods. I recognize and support change, but it must be reasonable and adhere to responsible issue resolution strategies, which this developer has not done, seemingly with the support of local government.
Alexander Dunn	Victoria, Canada	2018-04-01	Overdevelopment spoils the character of existing neighbourhoods.
Vanessa Dingley	Victoria, Canada	2018-04-01	This proposal is too massive and totally inappropriate for a historic neighbourhood such as Rockland. It does not comply with the goals of the Neighbourhood Plan or the OCP, and the variances requested should not be approved.
Jim Fields	Victoria, Canada	2018-04-01	The absolute best use for this wonderful property is greenspace/park. It's too precious to sacrifice to yet another over deveopment.
William Reed	Victoria, Canada	2018-04-01	I object to the scale of this development. In the neighbourhood of the Art Gallery of Greater Victoria, with its delightful miniature Japanese style garden, a development such as that under consideration, with its height, mass and density, is completely inappropriate. I also think the fact that the development would involve the destruction of virtually all of the mature trees on the site should render it inadmissible to City Council.
Helen Hills	North Vancouver, Canada	2018-04-02	We need to stop over-development and preserve trees and green space.
Andrea Wood	Victoria, Canada	2018-04-02	This development is at odds with the community plan and the scale is completely inappropriate for this location.
maureen dobie	Victoria, Canada	2018-04-03	I'm signing because I care about what happens to the plants and animals in that live there.
Anna Cal	Victoria, Canada	2018-04-03	Too massive, too tall, too fortress like, not enough setbacks.

Name	Location	Date	Comment
Sasha Hamilton	San Diego, California, US	2018-04-03	This development is far too large for the neighbourhood.
Art Hamilton	Victoria, Canada	2018-04-03	The community sees so much wrong with this development proposal. This is an appeal to not allow it to go ahead as conceived.
Crystal Star	Parksville, Canada	2018-04-03	I used to live in this neighborhood and feel it is important to preserve the integrity of the land and how it is used
Eva Bild	Victoria, Canada	2018-04-03	I think it is a terrible shame that this green space is going to gobbled up by development!
Armando Porco	Victoria, Canada	2018-04-04	The development is way too large and would engulf way to much or all of the beautiful green space. Fort street is already overloaded with traffic and this overloaded development would just increase it.
Julie Bartlett	Victoria, Canada	2018-04-04	I am signing this petition because I believe this project is a huge, huge mistake. The added population density, in addition to the inappropriate use of the 2 acres and height of the unit proposed is completely out of line with the neighbourhood they are seeking to build in. Six stories in a neighbourhood filled with heritage homes is an example of over-development and another example of both the developer and City Hall being completely out of touch (and not listening to) the current residents.
James Allen	404-1115 Rockland Avenue, Victoria, Canada	2018-04-04	By any measure, this is the antithesis of "gentle densification".
Virginia Errick	Victoria, Canada	2018-04-04	This project is too massive and doesn't transition into the single family neighbourhood. And the trees will be gone!
gail BRIGHTON	NANOOSE BAY, Canada	2018-04-05	So great to read these heart-felt comments. Thank you all for caring.
Leonard Hall	Victoria, Canada	2018-04-05	We make decisions for financial reasons but it rarely ends up fixing anything. It'll leave the residents of this lovely neighbourhood feeling bitter and frustrated. Housing is important but not if it ruins the appreciation of the surrounding community.
Christian Prohom	Victoria, Canada	2018-04-06	Please decline this development proposal. It is one of only a handful of legacy properties left in Victoria. It is part of the mature urban forest for which Rockland is famous. It is the gateway to our historic neighborhood. This final proposal has more floor space (FSR = 1.29:1) than recommended by a realistic reading of the Official Community Plan. The large building (Building A) on Fort Street is 6 storeys in height (21 meters) - 75% higher than the zoning allows - two storeys higher than other buildings along the heritage corridor of Fort Street. It is also too massive in size - extending far into the residential zoning outside of the corridor zone where 4 storeys is allowed. The second building (Building B) is too high and massive, dwarfing the houses to the south and the nine townhouses along Pentrelew Place. Its height and bulk do not provide an adequate transition to the residential zone into which it is situated. There

Name	Location	Date	Comment
			is no 'transition' to the residential neighbourhood, because both Buildings A and B ar
Scott Chapman	Victoria, Canada	2018-04-06	This project is far too massive and intrusive on surroundings, is far too high for the area, and doesn't transition to the single family neighbourhood at all. It is the wrong location to densify above 3stories. And the trees will be gone!
Pat Durose	Nanaimo, British Columbia, Canada	2018-04-07	The absolute best use for this wonderful property is greenspace/park. It's too precious to sacrifice to yet another over development.
Marilyn Hewitt	West Guilford, Canada	2018-04-07	I cannot believe the City of Victoria would even consider destroying a valuable & old growth area, to build a Condo Tower. Yet, the mayor has allowed the downtown core to rot. Shame on you.
Christina Southern	Victoria, Canada	2018-04-08	Save what Green space and trees we have left!!
Mary Doody Jones	Victoria, Canada	2018-04-09	I'm signing because this site has many historical and environmental connections. In the 1980s Council let the house be torn down, but ordered that the landscaping be maintained. the Truth Centre building is on the site of the three-storey house. Historically, it has connections with the opening up of the Fort in the 1860s. Taking most of the precious trees out is irresponsible in hastening climate change. Why cannot you see a very precious place like this and not want to save it from over density?
Vicki Clark	Victoria, Canada	2018-04-09	There is nothing being awarded for the residences of the neighbourhood directly affected by this development . Yes, Abstract has stroked mayor and council with another low income residence on lower Fort...that in no way compinsates the land owners bordering this massive proposed development which is far too aggressive . I am not against development but please make it reflective of the neighborhood that is being proposed for; I don't care that Abstract paid 7m for the land and thus needs to have x condos/townhomes to make a profit and get here money back.....Sorry, but what I see of Abstracts recent builds along the Fort St corridor/Oak Bay Ave they are terribly uninspiring and cheaply built for the cost they are asking of the buyers. Black + White is built on top of an underground stream...go ask Allison Ross of Kilshaw's about that one...buyer beware!
Vicki Clark	Victoria, Canada	2018-04-09	Our Mayor loves green and cycling being one of them...however, look at the non-green bike lanes (a lot of concrete, machinery...)trees being cut down...that does not speak GREEN to me...SAD...
Vicki Clark	Victoria, Canada	2018-04-09	and so it continues in the name of development - Shame
Mary Douglas Hunt	Victoria, Canada	2018-04-10	would the Mayor or Council object to this in their neighbourhood, beside or across from them? This is pure greed on the developers part, to squeeze every dollar of profit out of this for themselves. This is TOO BIG!
kathy bligh	victoria BC, British Columbia, Canada	2018-04-10	We must save our heritage.

Name	Location	Date	Comment
Curtis Hobson	Victoria, Canada	2018-04-10	Spot rezoning and the granting of giant variances almost exclusively has a greater benifit for the developer than for the community. Mr. Miller knew what was acceptable on the property when he bought it and he should not, now be asking for spot rezoning and giant variances. Totally unacceptable and a dishonour to the citizenry who voted for this council.

## Monica Dhawan

---

**From:** Doug Woodall <[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 1:49 PM  
**To:** Victoria Mayor and Council  
**Subject:** Rezoning Application 1201 Fort St./ 1050 Pentrelew

To:  
Mayor and Council, City of Victoria

From: Douglas Woodall (co-owner)  
1011 Moss Street, Victoria

See: **Letter to City Planner in your materials dated Feb. 14, 2018**

I wish to re-affirm briefly but strongly that I am opposed to the proposed OCP rezoning application that you will consider today. My reasons are detailed in the correspondence noted above, so I will not repeat them.

In addition, I submit that this tract of land with its exceptional green space and established trees are a natural addition to our urban forest and deserve to be protected by removal or destruction of the root system. Urban forest protection is a positive contribution to neighbourhood development.

I submit that the site may be suitable for housing which is much smaller in scale, and possibly on slab. I have attached photos of other small house/lane developments on Redfern St. as examples:







Further, I have enclosed one photo of the multiple townhouse unit on Granite Street to demonstrate smaller, non-high rise housing with setbacks that are so much more respectful of privacy for owners and neighbours than the townhouses proposed for Pentrelew.



*I urge you to reject the application until the Rockland community has an opportunity to review its neighbourhood plan and community plan.*

Respectfully,

D Woodall

## Monica Dhawan

---

**From:** Doug Woodall <[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 1:27 PM  
**To:** Victoria Mayor and Council  
**Subject:** Rezoning Application 1201 Fort St./ 1050 Pentrelew

To: Mayor and Council, City of Victoria

From: Douglas Woodall (co-owner)  
1011 Moss Street, Victoria

See: Letter to City Planner in your materials dated Feb. 14, 2018

I wish to re-affirm briefly but strongly that I am opposed to the proposed OCP

E Lahtinen  
A1859 Feltham Rd  
Victoria BC V8N 2A7

April 11, 2018

Her Worship Mayor Lisa Helps and Councillors  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Dear Mayor Helps and Councillors:

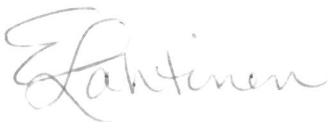
Re: In Support of the OCP Bylaw Amendment, the Zoning Bylaw Amendment and the Development Permit for 1201 Fort Street and 1050 Pentrelew Place

As the owner of property in the neighborhood, I am writing to support Abstract Development's proposed project at 1201 Fort Street and 1050 Pentrelew Place, based on the considerations outlined below:

- The design aesthetic is sympathetic to the neighborhood and in keeping with the architecture of the surrounding homes and nearby buildings.
- The development will offer pleasant street views with areas of visual interest, contributing to a pedestrian-friendly neighborhood.
- The proposal demonstrates sensitivity to retaining green spaces and trees.
- The proposed building form (height and footprint) reflects the pattern of growth and density occurring nearby.
- The proposal responds positively to Victoria's housing crisis and to comments received from the community through the consultation process.
- By increasing residential density, developments like this support nearby and downtown businesses and are catalysts for a healthy, vibrant economy.
- The proposal addresses OCP goals to place residential density along transit corridors and arterial streets near the downtown core.

Thank you for your consideration. If you require further information, please feel free to contact me.

Yours truly,

A handwritten signature in cursive script, appearing to read 'E Lahtinen', written in dark ink.

E Lahtinen

11 April 2018

Your Worship Lisa Helps and Councillors of the City of Victoria

As a former member of The Truth Centre, I have been watching with interest as how this sacred site would be transformed for the continued benefit of this great city. I have no doubt that many neighbours have walked those grounds and enjoyed the serenity it offered.

I support the proposed development at 1201 Fort because I believe it honours the past, the neighbourhood and will greatly contribute to the liveability of the downtown area. Despite the awkward lot shape, the developer has taken great care to create new residences to meet the needs of a variety of future residents. I believe only a developer could have the vision to design the fit that we now see proposed by Abstract. Unlike individual land owners, Abstract is being held to a higher standard and duty of care by surrounding neighbours whom they have engaged in the process. I am sure that once the site is finished, people will take comfort in the efforts to make this feel like traditional residential versus the alternative of "one offs" that are popping up with only the current owner in mind.

I feel that that the public access to connect Pemberton trail and provide a more pleasant walkway to Fort St through the private land is an incredible commitment to the legacy of The Truth Centre. As before, the neighbourhood can continue to wander through the tranquil spaces to enjoy the rain gardens and courtyards. This site has historically been a place for all ages to come together and feel gratitude, peace, joy and community.

For the future residents of this progressive development I see the best possible alternative revealing itself and creating the environment for a multi-generational and supportive community. Consider those who are not aware of the need to speak in favour of this project when this is exactly what they need and want. People like the empty nesters of Broadmead who no longer need a large house and have tired of the convoluted roadways to get home. The young professional couple who works downtown and wants to be able to walk to work and bike for pleasure. They are part of the reason for growing number of downtown eateries, fitness studios, coffee shops and events because commuting is not their issue. They have opted out of car ownership and use Modo. The family with young children who has out grown their apartment and saved enough money to buy a townhouse which is close enough to a school that the kids can walk there safely on their own. Perhaps as important, are our ageing boomers who want and need social affiliation to thrive. They can give up the car, walk to grocery shopping, the arts and the many shops and restaurants. Gosh there is even a dentist next door. As they age, they will not do as well in the highrise apartments that are just a few blocks away. The unstated benefit of this development is the potential for cross generation support and the kind of caring community that comes with the moderate sized apartments and common spaces. Think about it. A young mother will have a "grandparent" who would be delighted to engage with their young child. An older person who needs someone to notice they are alone on holidays or need a little help with errands.

As an expert in Change Management I know the 17% of a group will be strongly resistant to change even if their concerns are addressed. It is the other 83% that need to be considered, silent as they may be now. I urge you to vote to approve this plan for them.

Sincerely,

Gina Donaldson

April 11<sup>th</sup> 2018

Dear Mayor and Council,

I am writing to you today to send my full support for Abstract Development's 1201 Fort Street Proposal.

Having lived in Cook St. Village for years, I feel that this development will continue to enhance the vibrancy of our community. Smart density along a major transit corridor should be a celebrated win for the businesses along Fort St. and those within Cook St. Village.

As a born and raised citizen of Victoria, I have noticed a limited supply of family oriented housing within reasonable walking distance to urban centres and services. As a young entrepreneur living with my husband and young son, I find it ever more important to be able to live in a vibrant community that allows us to access services quickly. A proposal that places family sized homes within walking distance of all necessities is what Victoria should be looking for. To support the future success of businesses within our urban villages we must allow people to move into the area where they can add to the vibrant nature of these locations.

Abstract, in my opinion, continues to build remarkable homes with the upmost respect for the surrounding community and I believe the 1201 Fort St proposal is no exception.

Again, I am strongly encouraging council to support this project. It is unfortunate that I will be unable to attend the public hearing on this matter, but I trust that this letter will be put forth as a sign of solidarity with what I believe is appropriate development in our community.

Kind Regards,

Heather Oliver

# 1201 Fort / 1050 Pentrelew Proposed Development

Public Notice about an important upcoming development decision.

Abstract Developments is proposing a massive new project on the Truth Centre property. The proposal is soon going to a public hearing, and we want to ensure that the City Council hears your voice. While Abstract has reluctantly made two concessions to the City's demands, the corporation has failed to address two major requests of Council.

- Abstract has refused City Council's explicit directive to reduce the height, massing, and density of the south building. Further, it has not demonstrated how the proposal enhances the "heritage character" of the special zone of the Fort Street corridor on which it is sited.

We also believe that the proposal is a bad fit for the neighbourhood and for Victoria. The problems include:

- The request for rezoning forces an amendment to the Official Community Plan to create another site-specific zone, one of 700, in Victoria. (By contrast Toronto has less than 100 site specific zones). The 10 variances add extra massing to the buildings, with extra height, larger footprints and decrease the setbacks among the buildings and to the street.
- The destruction of an historic parklike environment dating from the 1870's, with many heritage trees being removed for construction, and some of the few left probably damaged through the extensive blasting envisioned in the proposal.
- The development would include two large condos: a six-story building (21.42 meters or 70ft) facing Fort Street and a four-story building (15.1 meters or 50ft) behind it. The height of these buildings in no way complements the current three- and four-story multi-family buildings beside it, across the street on Fort Street, and around the corner on Linden Avenue. With 86 total units, there is just too much massing, height and density being crammed onto the site. (The rezoning allows these two buildings to be 12 meters (or 39ft) tall. Two requested variances attempt to grab the extra height.)
- Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building ground-oriented housing. The southern portion of 1201 Fort property, which is currently designated for much needed ground-oriented housing, should not be rezoned for multi-height condos.
- The developer's request for 10 variances after rezoning the property is not supported by any claims of hardship. The rezoning allows 6,253 square meters (about 67,282 sq ft.). The variances would allow this to increase 63% to 10,219 square meters (about 109,956 sq. ft.). We believe that this is too much. This will be expensive property, and it is not to LEED standards.
- The City has not required sufficient Community Amenity Contributions and Density Bonuses from the developer to help fairly offset the capital costs of future amenities the new residents will expect, such as parks, community centres, transportation infrastructure, and emergency services. The increased future capital costs will be borne entirely by City taxpayers.
- The development would include three blocks of townhouses along Pentrelew Place, and include the entrance and exit to the south building. The increased traffic and parking load will likely eliminate any street parking for the Langham Court Theatre and the AGCV.

City Council has to approve or deny Abstract's development proposal. And, there is a good chance that City Council will not ask you before it makes this decision. But, we think that your voice is important. City Council listens to what citizens think. We encourage you to contact Council and insist that they deny this proposal. Two proposals have already been sent back for revision. Over the last two years, the developer has not changed the plans in any meaningful way and, most importantly, has not addressed two important directives of City Council in the third proposal.

We encourage you to write your own letter to City Council about your concerns - or simply check whichever boxes concern you on the reverse of this sheet and get it directly to the City. Your voice is important. Contact us at [1201Fort@gmail.com](mailto:1201Fort@gmail.com) to be included on our email list so we can notify you of the upcoming public hearing, and visit [www.Pentrelew.com](http://www.Pentrelew.com)

Mayor and Council  
City Hall, 1 Centennial Square  
Victoria, BC  
V8W 1P6

To contact the City or The Mayor  
City of Victoria: [www.victoria.ca](http://www.victoria.ca)  
Email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street /1050 Pentrelew Place

Dear Mayor and Council:

Please be informed that I am against the above Rezoning Application because:

- ☒ I am dismayed by the massing of the development, its size, the number of buildings, the height of the buildings, and the overall density.
- ☐ I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.
- ☒ The current proposal does not adhere to the Official Community Plan which must be amended to allow the rezoning. This proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning.
- ☒ The ten variances requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.
- ☒ The two multi-family buildings, up to 6 storeys in height, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.
- ☐ I am concerned about the increased traffic and parking caused by this proposal. If this development goes forward as proposed where will patrons for the Langham Court Theatre & the AGGV park?
- ☐ I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from Community Amenity Contributions and Density Bonuses gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?
- ☒ I encourage you to insist that this proposal comply with the two directives given by Council to the developer October 26, 2017 to "revise the density, massing, height and setbacks of the building to the south" and to demonstrate how the condominium on Fort "enhances the heritage character of the Fort Street corridor."
- ☒ Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building ground-oriented housing like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.
- ☐ I am troubled by the absence of affordable housing in the proposal, nor is it built to LEED standards. We do not need to build more of what we already have - too many expensive condominiums.
- ☐ \_\_\_\_\_

Name: Jim Bulmer Date: April 11, 2018

Address: 1380 Rockland Ave.

Please inform me of the date, time and location of the Public Hearing for this Proposal.

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_





Catholic Diocese of Victoria  
*Office of the Bishop*

1-4044 Nelthorpe Street, Victoria, BC V8X 2A1 - Tel: 250-479-1331 - Fax: 250-479-5423 - Web: rcdvictoria.org

April 12, 2018

Mayor and Council  
Capital Region Municipalities  
Vancouver Island  
Victoria, BC

Dear Mayors and Council,

**RE: HOUSING THE POOR AND SOCIAL JUSTICE IN THE CRD**

There are numerous poor on Vancouver Island and particularly in the Capital Regional District (CRD). The poor include the mentally ill, the physically disabled, Indigenous people, persons with addictions, persons who are unable to compete in our contemporary economic system, and those who feel disenfranchised from our community.

Homelessness is the most visible expression of poverty here in the CRD. More than anything, including education, social status, ethnicity, ability or disability, birthplace, personal talents and ambition, the problem requires a redistribution of income. A way forward may be to ensure that all municipal and regional services are delivered equally and impartially to all regardless of income, status, location or circumstances. A periodic review may then be implemented to ensure service is provided to all with preference to none: that too is social justice.

Municipalities are subject to many aspects of provincial legislation including the Local Government Act (LGA). The LGA (Sections 482 and 483) provide the opportunity for bonus density zoning as a means of achieving affordable housing in the municipality. Creating sustainable community, densification and infill are policy objectives in every Official Community Plan (OCP) in the CRD. Densification must be tempered with good city planning to achieve environmentally responsible development and to ensure the careful and proper redevelopment of a scarce and diminishing resource: residentially zoned land in the Urban Containment Boundary. We encourage you to work with your developers and community investors. Look for opportunities to implement true bonus density zoning to achieve sustainable community. While this does provide for the construction of attainable housing, such housing responds more to the lower middle class. The poor can't afford this 'affordable housing' because it is still 'too expensive' and beyond their means to pay for it.

The United Nations Universal Declaration of Human Rights (Article 25.1) acknowledges housing as a basic human right:

*Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.*



Canada announced the National Housing Strategy (NHS) on November 29, 2017. While the Federal Government has not legislated housing as a basic human right, Prime Minister Trudeau did acknowledge, "Housing rights are human rights. Everyone deserves a safe and affordable place to call home." The NHS is a huge step forward in recognizing this basic human right for all Canadians; \$40 billion dollars over 10 years for new housing units, and for the repair and renewal of existing housing stock and for the reduction of home shelter use by 50%. There is opportunity in this strategy and we encourage you to identify affordable housing projects in your municipality that qualify for federal funding.

If you have intentions of looking after the poor, to address the problem of poverty in your communities, you will need some authority over income distribution. We encourage you to work with British Columbia, through the Union of B.C. Municipalities (UBCM), to draft policy resolutions which provide more legislative tools and authority to municipalities so they can do more in their efforts to achieve social justice and affordable housing for all the people in their communities. We acknowledge the UBCM Housing Strategy recommendations released on February 1, 2018 and in particular recommendation 1.7 which asks the province to provide local governments with the authority to create zoning for affordable rental housing.

Please consider the following initiatives as part of your program this year to empower the local governments to provide social justice and house the poor:

1. Declare 2019 the year of **Social Justice and Housing the Poor** in your municipality and in the CRD. This will provide a focus for your work at the municipal council tables.
2. Work with your developers and community investors to find opportunities to implement true bonus density zoning and/or to participate in the National Housing Strategy.
3. Workshop with your staff to identify policy resolutions for the UBCM Convention in Whistler this fall; all in aid of providing social justice to all of your citizens.
4. On occasion, undertake an informal audit of your service delivery to ensure you are giving service to all with preference to none.

I appreciate that you have taken the time to read this letter, and the efforts of the government and the municipalities in striving to work together to build a better future for British Columbians.

In Communion,

Most Reverend Bishop Gary Gordon  
Bishop of Victoria

**Members of the Capital Region Social Justice Action Committee:**

Roland Wauthy	Colwood	Rick Sousa	Saanich
Margaret Varga	Esquimalt	Andrew Conradi	Saanich
Patti-Anne Kay	North Saanich	Sid Jorna	Sooke
Joe Calenda	Oak Bay	Mary Warner	Sooke
Frances White	Saanich	Christine O'Leary	Victoria
Yvonne Hsieh	Saanich	Fr. Rolf Hasenack OP	Victoria

## Monica Dhawan

---

**From:** Joseph <[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 7:50 AM  
**To:** Victoria Mayor and Council  
**Subject:** PUBLIC HEARING - APRIL 12, 2018 - 1201 FORT STREET  
**Attachments:** HOUSING AND SOCIAL JUSTICE IN THE CRD Letter - Municipalities FINAL Apr 2018.pdf

Good morning Mayor and Council,

The attached letter from Bishop Gary Gordon is being sent to the CRD and the 13 member municipalities including Victoria. The letter addresses Housing and Social Justice in the CRD. While it was not prepared to specifically respond to the proposed development at 1201 Fort Street it does recommend that you work with the investment community and developers to provide for affordable housing and respond to the needs of the poor in our community. It encourages you to use bonus density zoning as a means to provide community amenities; in this case 10 affordable rental units proposed off site the development. As such we ask you to consider this letter as part of the public hearing for 1201 Fort Street. We recommend you approve the application as it responds to the needs of the poor in our community and provides environmentally responsible development consistent with the OCP at 1201 Fort Street. Thank you.

Joe

Joseph A. Calenda, MCIP (Rtd), DTM  
Molto Bene Enterprises  
3130 Frechette Street  
Victoria, BC, V8P 4N5  
[REDACTED]

## Monica Dhawan

---

**From:** Jackie Krismer [REDACTED] >  
**Sent:** Wednesday, April 11, 2018 9:53 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal

I am so disappointed to see that the only thing that matters in the development plans for the city and specifically the former Truth Centre site is money. The proposed development does not meet the needs of the population of Victoria. The traffic problem everybody complains about can be directly related to the fact that there is no affordable housing within reasonable distance of the business centres downtown.

The Rockland area is an important part of what makes Victoria an attractive city. Do not allow it to be desecrated. Has anyone seriously thought about the impact of the development on the nearby residents? The construction will go on for years just like the one at Fort and Cook which has disrupted traffic for months at a time. Miller and Co. offer the argument that Fort is a very convenient through street. Not so!! A one way street (compromised for months during the proposed construction) will not turn all residents into bikers or walkers. Think of the number of cars trying to get to a west-moving street in the mornings having to somehow get across Fort to do so.

The proposed development is simply too big for this neighbourhood. There is no respect for the ambience of this area. The worst problem facing workers in this city is the lack of affordable housing. Where is your concern for that problem? Please listen to the people who live here, not just the big money.

Jacqueline Krismer  
102-1039 Linden Ave.  
[REDACTED]

Attention: Mayor and Council, October 23, 2017

**“You break it, you buy it”** - A phrase made even more famous by former Secretary of State, Colin Powell.

According to Councilor Pam Madoff, in twenty years, Victoria will be home to the wealthy and disenfranchised. According to Mayor Helps, you are currently ‘batting cleanup’ which I imagine is the explanation for errors made by the previous Mayor’s and council.

**Rental Vacancy Rates (in October)      2013 - 2.8%      2014 - 1.5%      2015 - 0.6%      2016 - 0.5%**

In 2014, average rents for a 1 bedroom was \$849 and \$1,095 for a two bedroom. In 2014, Condo average rents for 2 bedrooms were 18% higher than purpose built rentals. I would imagine the condo rental rates of 2016 are even higher and we all should know how insane current rental rates are. Mayor Helps response is that we’re building more purpose built rental. However, the purpose-built rentals are targeting the higher end user. For example, (Renx) Hudson Walk 2 lists a One-bedroom rent as \$1,480, 2-bedroom rents as \$1,945 - **an increase of 74% for an average one bedroom.**

Congratulations, you own this problem that you created. “Victoria is place where affluent Canadians go to retire”.

Lisa Helps – on council since 2011	Geoff Young – on council since 2005
Ben Isitt – on council since 2011	Charlayne Thornton-Joe – on council since 2002 (or ?)
Jeremy Loveday – elected 2014	Chris Coleman - on council since 2002 (or ?)
Margaret Lucas – elected 2014	Pam Madoff – on council since 2002 (or ?)
Marianne Alto – on council since 2010 by-election	

Under your watch, you have:

- increased rental vacancy rates by 82% since 2013
- approved higher end purpose built rentals which push up rental rates across Victoria
- approved condo projects of primarily bachelors and 1 bedrooms units which push up real estate prices and condo rental rates
- eliminated green space and allowed demolishes of historical architecture

Sadly, the data does exist with regards to what has been done to our tree cover, parks or urban forests as those aren’t priorities for the City of Victoria. I imagine they have also declined rather than increased.

As someone who is not wealthy, affluent, or a child of a wealthy, affluent Victoria resident, I am extremely disappointed in you, my elected officials. There is a disregard for community concerns, community engagement and increased attitude of ‘Mayor & council know best’. You were elected to meet the needs of the residents of Victoria, not the desires developers who are building luxury homes/condos who are moving here to retire.

**I ask you, once again, to say No to 1201 Fort St and other developers who disregard the needs of residents of Victoria.**

Kam Lidder - Resident of Victoria since Nov 2008



Geanine Robey 1119 Ormond Street, Victoria, BC V8V 4J9 [REDACTED]

October 22, 2017

Dear Mayor & Council,

Re: Abstract Developments' 3<sup>rd</sup> proposal for 1201 Fort/1050 Pentrelew

I am writing regarding Abstract's proposal for 1201 Fort/1050 Pentrelew. Quite simply, it's my assertion that the City of Victoria cannot demonstrate the need for any further development at this time, let alone dramatically increase densification where it's not allowed according to the OCP. I, on the other hand, can show that residential construction has not only kept pace, but exceeded population growth from 2011 – 2016 and that the city is now heavily over-developing.

I will also address with this letter the issue of housing stock diversity as well as affordability given that these two issues are at the forefront of so many employers and home seekers' concerns.

**Housing under-supply or over-supply?** – I have been documenting all information from Planning Services (Tinney's Aug 20<sup>th</sup> TC OpEd, and his emails to me and various neighbours, vs. public data and my own research on multi-family housing builds (primarily condos) in the City of Victoria. I have had to do my own research because Mr. Tinney asserts that the city does not track housing completions! (The open data site on the city's website shows records of every type of permit imaginable, except occupancy permits.) I can't imagine why this vital information is supposedly not tracked and how the city can properly advise Mayor and Council regarding housing needs if building completions aren't being tracked. (My data, in an email attachment to this letter, has been largely sourced from the Times Colonist, Citified and Douglas Magazine.)

Yet Jonathan Tinney has no compunction about stating that the housing supply is insufficient for the increase in population from 2011 – 2016 (Census data cites 5775 new residents) to present.

His August 20<sup>th</sup> OpEd headline in the Times Colonist read: ‘Supply key to housing affordability challenge.’ But his numbers don’t make sense. The city has not only kept pace with population growth but exceeded it and is on the verge of over-building. Allow me to make my case:



(Note: Mr. Tinney reported here <http://www.timescolonist.com/opinion/op-ed/comment-supply-key-to-housing-affordability-challenge-1.22012156> that 640 units were completed in 2015, not 965 as above. He also said that 940 units were built in 2016.) Adding those numbers, I get 3,747 units x 1.8 occupants/unit (City of Victoria’s multiplier) for a total of 6,744.6 occupant spaces. Given that the population increase in the Census data (2011 – 2016) was 5,775 new residents (not Tinney’s OpEd figure of 1300/year), construction in the City of Victoria has exceeded population growth from 2011 – 2016. To summarize:

**5,775 new residents** (Census data: 2011-2016)

2,807 units completed 2011-2015) + 940 in 2016 = 3,747 units x 1.8 =

**6,745 occupant spaces constructed, 2011 – 2016**

Next, I turned my attention to 2017 and beyond with respect to the City of Victoria's development plans.

Mr. Tinney's stats (from OpEd): **2006 units under construction; 2,237 units in the planning/approvals stage**. My research shows this is inaccurate. On the attached Excel spreadsheet you will find developments listed by name with completion dates as reported from the previously aforementioned sources. I imagine there are more condo developments I've missed and my data excludes multiplexes, suites, carriage houses, infill housing and single family homes, therefore, one can assume my numbers are on the low side.

2017        817 units x 1.8 occupants/unit = 1,470 occupant spaces

2018       1,358 units x 1.8 occupants/unit = 2,444 occupant spaces

2019       1,130 units x 1.8 occupants/unit = 2,034 occupant spaces

2020       446 units x 1.8 occupants/unit = 803 occupant spaces

Approved with unknown completion date:

227 units x 1.8 occupants/unit = 409 occupant spaces

Total multi-residential units: 3,978 x 1.8 = 7,160 occupant spaces

Proposed 2,189 units x 1.8 occupants/unit = 3,940 occupant spaces

**6,745 occupant spaces (2011 – 2016)**

**+ 7,160 occupant spaces (2017 – 2020 + )**

**13,905 occupant spaces (2011 – 2020 +)**

**Add to that the proposed 2,189 units (itemized on my spreadsheet) x 1.8 occupants/unit for a total of 3,940 occupant spaces and the current and the impending volume of new construction is even more staggering.**



In participating in the development of the 2012 OCP, which has the “*highest legal status of all plans*” (pg 13), Victorians agreed to accommodate a population increase of 20,000 by 2041. Looking at the entire city:

**13,905 occupant spaces by 2020/20,000 projected population growth by 2041 = 70% of occupancy spaces for 20,000 residents will have been constructed in approximately 10 years!**

**At that rate of growth, Victoria would see a further 27,810 units constructed between 2021 and 2041 for a total of:**

**$13,905 + 27,810 = 41,715$  new occupant spaces (2011 - 2041) largely in condominiums. Add to that number other varieties of construction as previously mentioned, and the city would be building to accommodate at least 50,000 more people. This is not what was planned for in the OCP.**

There is absolutely no social license for construction taking place at this scale therefore, a dramatic increase in density at 1201 Fort/1050 Pentrelew that's zoned 'Traditional Residential' for roughly two-thirds of the site, is entirely unwarranted.

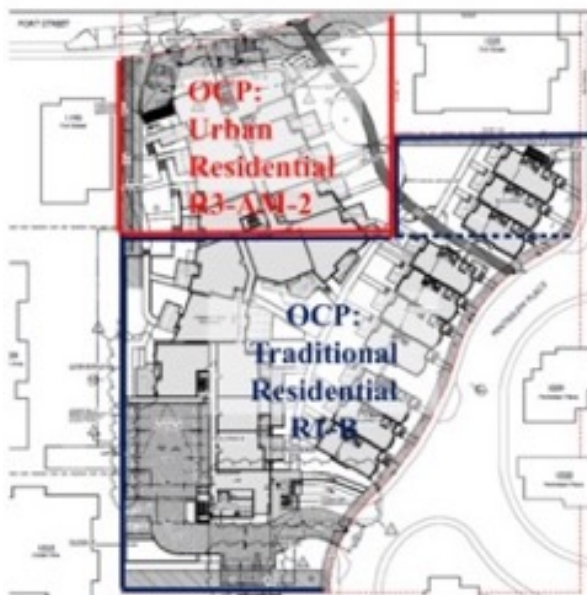
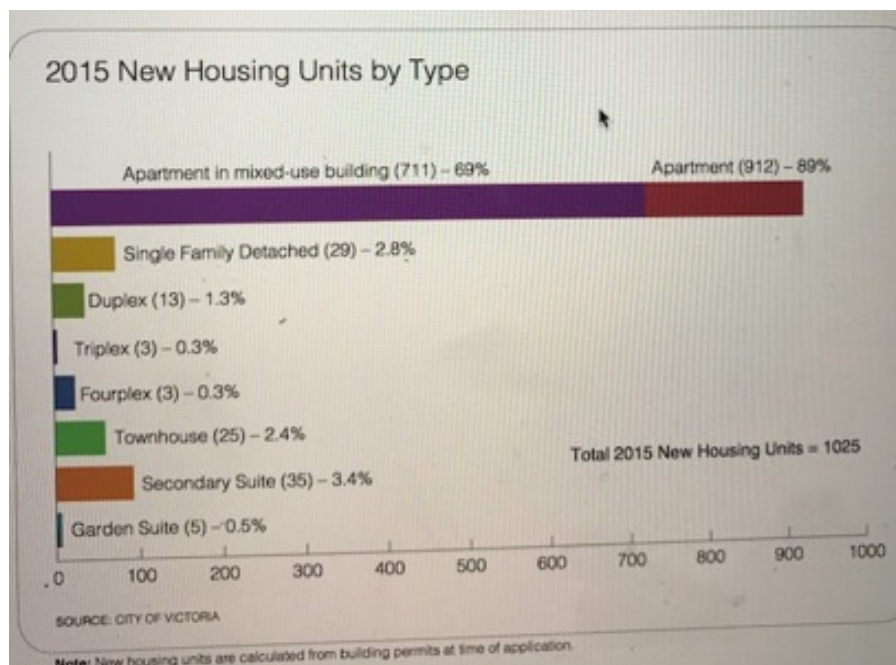


Image from Proposal Submitted – zoning added

Abstract has attempted to justify their request for an OCP amendment by citing their tree retention efforts. Fortunately, at the April 6 COTW, Alison Meyer addressed that ruse when she clarified that the amendment was intended to ***“shift density and increase it beyond what R1-B zoning allows.”*** Abstract has even planned for a portion of their proposed 6 storey building in the R3-AM2 zone to also fall within the R1-B zone.

### **Housing diversity vs. condos, condos and more condos**

Another variable to consider regarding the housing supply is diversity. As per the 2016 OCP Annual Review, *the “OCP encourages a wide range of housing types to support a diverse, inclusive and multi-generational community.”* Abstract’s proposal for 1201 Fort Street does not meet these requirements. More luxury condos and townhomes for the wealthy are not needed. Families and other working-age adults will be excluded.



Rockland and Fernwood neighbours are not opposed to development of 1201 Fort, but are overwhelmingly against Abstract’s plans. A community letter was sent to Mike Miller and copied to Mayor and Council on May 7<sup>th</sup> in which the immediate neighbours laid out our vision for the property. This

was done to counter Miller's assertion that neighbours were divided in their vision for the property's development.

For the south portion of the site, family friendly houseplexes are envisioned by the neighbours. Personally, I think that there can be no justification for underground parking and only minimal above ground parking allowed instead given that 1201 Fort is in a walkable neighbourhood on a transit corridor. (Abstract's argument for densification.) Excluding parking for 127 cars would also vastly reduce the price of these homes, spare the sequoias and other by-law protected trees, save mature trees from eventually dying as a result of extensive blasting, impingement on, and disturbance to, their root zones (from underground parking), and changes in the water table to which established trees do not respond favourably.

As per City of Victoria's 'Future Housing Types: Introduction'

## HOUSEPLEX

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

A houseplex is a new home split into multiple suites. They can be owned by a single owner with the suites being rented, or they can be owned under strata like a townhouse. Houseplexes allow for multiple housing units to be included in a structure that looks like a single-detached house, or fits with a single-detached character. While Victoria already has many older homes converted into multiple suites, the houseplex option refers to new homes that are built with this purpose in mind. There are many possible design approaches.



# COURTYARD HOUSING

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

Courtyard housing is comprised of small single-detached homes developed in a cluster to share open space and parking access. From the street these would look like small homes on narrow lots.

Small private patios can also be incorporated for each unit. This type of housing could include co-housing.



# TOWNHOUSE + SECONDARY SUITE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

Townhouses come in many shapes and sizes. Each townhouse unit includes a secondary suite. Much like in side-by-side townhouses, units will share walls with neighbours and share a ceiling or floor with the rental tenant. Each unit would have a private front entrance with access to the street. This housing type could include co-housing.

The sketch illustrates a single lot with two townhouses, and parking off of the lane. The secondary suite is typically the lower suite, as illustrated.



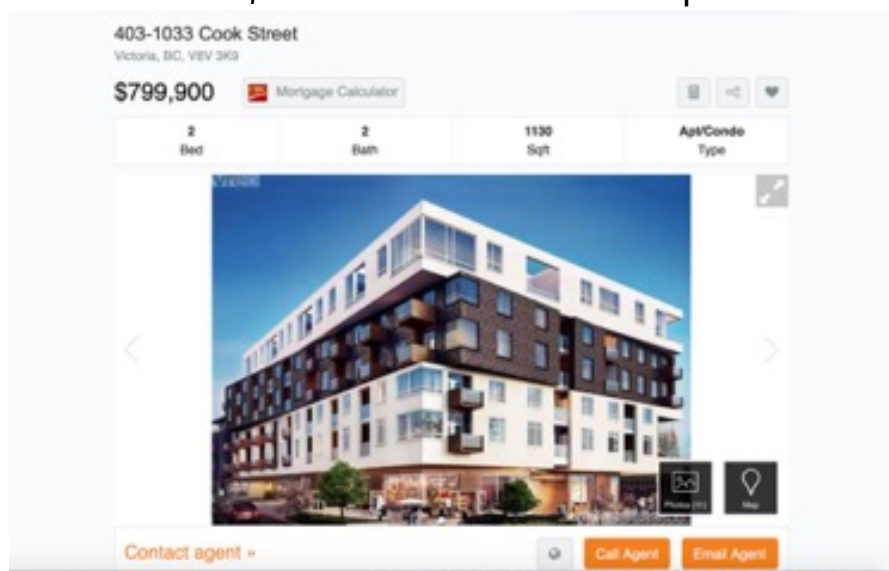








A village of 2 storey houseplexes on the southern portion of the site consisting of any of the above varieties would also be unattractive to investors. Family houseplexes are not good 'lock and leave' candidates.

Yet city staff are promoting instead, housing that's attractive to investors (i.e., 100% rentability) for 1201 Fort. This is a huge mistake. The CHOA (Condominium Homeowners of BC) have data that demonstrates that buildings with rental restrictions have the lowest vacancy rates and provide stable, affordable housing to both owners and tenants as well as having the lowest sales turnovers and the lowest use for short-term accommodations.

### **Affordable housing vs. more luxury units**

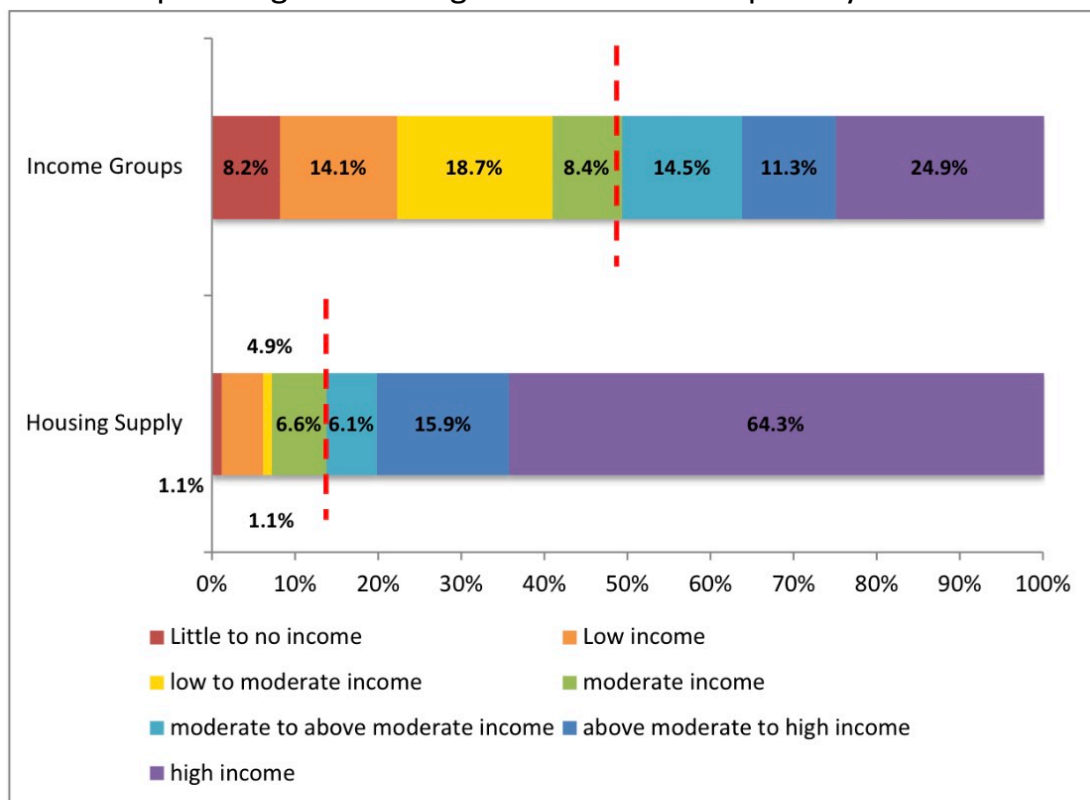
Given that a 2 bedroom regular unit in Abstract's Black and White (at Fort and Cook -- which will have zero landscaping) was listed much earlier in the year at \$799K and a 2 bedroom penthouse (#3) was priced at \$1.5 million in the same building, prices for 1201 Fort Street which will have green space, will undoubtedly be substantially higher. Especially the 3- storey ultra-luxury townhomes proposed for Pentrelew with media rooms, roof top decks and underground parking garages for 2 vehicles. Given Abstract's top prices for 1033 Cook condos, these townhomes homes will definitely cost well in excess of the \$1.5 million condo ticket price.



\$1,500,000			2 		
MLS® Number: 376139			3 		
					
<a href="#">Favourite</a>	<a href="#">Compare</a>	<a href="#">Print</a>	<a href="#">Financial</a>		
<b>Property Type</b>		<b>Building Type</b>		<b>Title</b>	
Single Family		Apartment		Strata	
<b>Land Size</b>		<b>Built in</b>		<b>Total Parking Spaces</b>	
1599 sqft		2018		2	

The 2016 OCP Annual Review reported that Victoria has ***“exceeded targets for regional share of new housing”*** yet we know from the survey released in August re: employee recruitment that the type of housing being built is not meeting local needs.

Source: Capital Region Housing Data Book and Gap Analysis 2015



Sources: 2014 Facility Count (GVCEH), BC Housing (2015), Canada Mortgage and Housing Corporation (2014), and 2011 National Household Survey, Statistics Canada

Even so-called “below market” units , e.g., the ‘Vivid’ approved for 849 Johnson with prices ranging from \$275K - \$550K, is inaccessible to most Victorians. To qualify to purchase, prospective buyers must earn less than \$150K yet the most recent Vital Signs report shows that only 5% of the population earns in excess of \$100K. Who then are the luxury builds at 1201 Fort St. for if below market housing is now for the city’s top income earners? More luxury housing stock will only serve to exacerbate our housing crisis.

Furthermore, planning services’ recommendation for a CAC of 10 affordable units outside of Victoria (where lower income earners belong?) and a meaningless penalty of \$25k per unit if the developer fails to deliver in time amounts to little more than a drop in the bucket for Abstract. A penalty of \$250k will likely be less than half the purchase price for a single 1 bedroom unit.

In closing, I ask you to quash Abstract’s proposal for 1201 Fort/1050 Pentrelew as it would contribute to unwarranted over-development and fail to provide needed varieties of housing at income-appropriate prices for local residents.

Sincerely,

*Geanine Robey*

January 13, 2017

Attention: Mayor and Council, City Manager, Director of Planning

## **1201 Fort St Community Meeting a Farce**

I am writing this letter after spending a sleepless night replaying the events from last night's meeting, this last year and the very unsettling feeling that as a resident of the Victoria, *I do not count*. I struggled to purchase my home here in 2010 and it takes work to keep a roof over my head. It is very disheartening to know that my ability to look out my window or enjoy the sunshine and my property is less important than the city's plan to densify at all costs and observe the city's own bylaws and procedures. Thank you for taking away my sense of belonging; the very thing that people want.

Mayor Helps has noted that she doesn't like 'us' vs 'them' attitudes between developers and residents. The sad thing is this has been fostered by a series of events created by your Director of Planning and the complete lack of action by the part of Mayor and Council. If this is how you view citizen engagement, then all of you deserve a failing grade. For the second time in under two years, you are ignoring the concerns of immediate neighbours for development. The first one being the Art Gallery and now 1201 Fort St.

Last night's (January 12<sup>th</sup>) meeting was to be the 'Community Meeting' for the 200m of residents due to the proposed development, land use change which also requires an amendment to the OCP. It had been noted earlier that there were issues with the notices and venue location's seating capacity. There were over 1,100 letters mailed out to residents and the venue fire safety limit was reached prior to the meeting start time of 6:30pm. After announcing the meeting could not be held there, the RNA CALUC chair announced that the venue would be moved to the Fernwood Community Centre, however space was not available until 7pm. I don't recall last night's temperature but it was below freezing. The venue would not allow people to wait inside as they had problems with transients in the neighbourhood, so people had to mill around outside in the cold.

At the venue itself, they had to set up seating while trying to start the meeting. There were no microphones which made hearing the presenters or the community a challenge. Abstract did not have any story boards of their plans or the actual plans themselves available for anyone to look at. They rushed to get through their presentation as they wanted time people to ask questions before their arborist had to leave at 8pm. For many people this was the first they had even heard of this rezoning and it was a presentation on fast forward essentially.

**Many attendees had not been invited by the city even though they live within 100m, and it was only due to neighbor's promotion they knew of the meeting.** The meeting did not start until 45 minutes after the start time. In fact, it should have been cancelled by the Neighbourhood Association at 6:30pm for reasons I won't go into this letter as that's a separate matter.

For your reference, I have included a timeframe of the 'engagements' that were held with Abstract with the Pentrelew and Wilspencer neighbours and some Fort St condo areas, numbering less than 30 people in most cases. (Invitation emails or meeting notices can be provided upon request.)



Early April	Notification	Neighbours receive letters about Abstract's purchase
April 21 <sup>st</sup> , 2016	Meeting #1	Initial meeting at Oak Bay offices
May 18 <sup>th</sup> , 2016	Meeting #2	Mtg where architects Cascadia introduced, initial plan ideas drawn out on paper of two large condos and 8-10 townhomes.
June 28 <sup>th</sup> , 2016	Meeting #3	Storyboards presented of 3 design ideas, all variations of the same scale, height & massing
July 28 <sup>th</sup> , 2016	Meeting #4	Design, Materials & Style discussion
Between Jun 28 <sup>th</sup> – August 28 <sup>th</sup>		Abstract purchases immediate neighbor's property 1050 pentrelew and adds to development
October 11 <sup>th</sup> , 2016	Meeting #5	Formal Design Presentation

Abstract submitted their initial application to the city on September 27<sup>th</sup> and a revised application on November 29<sup>th</sup>. A process which violates the city's Land Use Procedures Bylaw signed by Mayor Helps and Chris Coats on March 24<sup>th</sup>, 2016, however planning informed us that changing process is subject to the discretion of the Director of Planning.

When a project of this massive scale is proposed where it affects two neighbourhood associations, the community meeting is vitally important and that did not take place until January 12<sup>th</sup>, 2017. Estimates are that there were between 150-200 people were in attendance. *People who could not hear and who did not have a chance to be heard due the fiasco with the venue. One of the questions asked was why the council members for Rockland and Fernwood were not present.*

***If you actually care about citizen engagement, I would strongly encourage you to advise the planning department to hold a proper community with the plans, room capacity and sound system to allow residents input into the project before this project proceeds any further. The developer has already shown a disregard for the neighbourhood, I expect better from our elected officials and the staff who are paid by our tax dollars.***

I would like note that the city planner, Alec Johnston, did an admirable job considering it was his bosses that were making decisions about this file and he was the person sent to explain upon their behalf.

I would strongly encourage the Rockland and Fernwood council liaisons to be in attendance at this meeting, as it is very poor optics that a meeting was held when they could not attend.

Regards,

Kam Lidder  
1252 Wilspencer Place

Cc: RNA CALUC, Alec Johnston

April 11, 2018

I have a loop of Here We Go Again, or the Temptations “same old song, but a different tune” playing in my head.

Once again, writing letters to Mayor and Council about a proposal that violates the OCP. A process that has not followed the city’s own bylaw signed by Mayor Helps and Chris Coates on March 24, 2016. A rezoning process that completely abuses the citizen engagement process.

According to the mayor, “a government has the responsibility to measure and report on their activities. The government must also have the courage to course correct if the policies they’re unleashing create unintended negative consequences.” - April 2018

This government does not measure housing built, nor report publicly or be held accountable on housing related activities. This government’s planning department’s focus (as stated by Jonathan Tinney) is to move proposals forward for approval. This doesn’t seem to be in the best interests of those who pay their salaries. A planning department that does no planning and yet only reacts to every proposal put in front of them. A planning department that recommends plans for approval with material information missing. Can we say blue bridge or bike lanes? Be aware that as mayor and council, you are responsible for approving projects with missing information. **The applicant submitted a plan missing key material information and yet the planning department has recommended this plan and development permit be approved? How many other development applications missing key material information have also been approved?**

This government has refused to implement a Rockland area plan for years and now plans to implement policies that affect this area without engaging those that live here. A clear violation of the IAP2CoreValues which the city agreed to follow. Although this seems to be standard operating procedures these days by many employed on behalf of the city.

Which brings us to this public hearing. A proposal that more people oppose than favor which is in direct contradiction to your council voting records to date about applications submitted for this property.

A public hearing about OCP amendments to rezone an entire property when less than 1/3 of this property fronts Fort St. The other 2/3 of the property and 1050 Pentrelew (which has a rental house with two suites) from traditional residential to Urban Residential and a newly created zone. Yet, we’re only going to invite people within 100 metres to this public hearing on the latest iteration of this proposal rather than the 200m that an OCP amendment requires. Is that the letter versus the spirit of the law approach?

How exactly does this property in Rockland fall into a development appropriate for downtown when its outside the downtown boundaries? How exactly is 1201 Fort St considered an Urban Village? OCP pg 35 6.1.8 *“Large Urban Village consists of low to mid-rise mixed use buildings that accommodate ground level commercial, offices, community services, visitor accommodations, and multi-unit residential apartments, with a public realm characterized by wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage anchored by a full service grocery store or equivalent combination of food retail uses, serving either as a local rapid or frequent transit hub.”*

Clearly the planning department is thinking of another area of town because this doesn’t describe this location of Rockland. Perhaps the planning department might consider a field trip to visit the 1201 Fort St and 1050 Pentrelew lots or even use Google Maps. The OCP pg 17 map clearly shows this property in Rockland as Remainder of the City. OCP pg 17 – “Remainder of the city - 10% of population growth and

approximately 2,000 new people by 2041.” This refers to the entire city of Victoria – NOT two lots within Rockland.

**Planning or Mayor and Council cannot unilaterally make these changes without the participation of Rockland residents.**

The bylaw protected OCP that indicates that Victoria already has the zoning capacity to meet housing demand (pg 25). Which begs the question why are constantly seeking to amend the OCP and creating even more site-specific zones when we already have more than 800? Is there a planning prize for most zones within a city? Staff bonuses for every new zone approved?

Interestingly the OCP recommends increasing capacity for ground-oriented housing and apartments – not luxury condos. The housing development plans approved do not meet the needs of the residents of this city where average income is ~\$40,000 and the median household income is ~\$58,000. Is that the fault of the developers, staffing or mayor and council?

It’s fascinating that Mayor Helps is of the opinion that there is no requirement for affordable housing to be included in this proposal and we should be thankful that the applicant may consider building them in the future on another project or pay a \$250,000 fine if he doesn’t. Sadly, we’re all worried about the decisions she’s making for this city and the good in 30-50 years if this is her viewpoint and voting record.

[George Affleck @george\\_affleck](#) - City Staff report that on average we are building 500+/yr more units in Vancouver than required for new residents. Yet prices continue to skyrocket. Vision spent 10yrs focusing policies on wrong problem. It’s not supply. It cost of living + building/retaining real HOMES. [#vanpoli](#)  
12:42 AM - 1 Apr 2018

“We must start by developing policies and managing the city so developers are encouraged to build homes versus commodities. (And by developer I don’t mean the big guys – let’s spread the net to include co-housing groups, co-op groups, churches, individuals etc.) Several city reports have pointed out that towers are not providing the “units” that will be occupied or affordable. But row houses and town houses could be ... (affordable being relative these days). Affleck Oct 2017

Although we can follow Vancouver’s model and address this issue ten years later rather than acknowledging NOW that the wrong types of projects are being approved.

The applicant is playing the same old song again with this proposal. In May 2016, they introduced the idea of a six storey building, a four storey building and 8-10 town homes. They’ve worked on refining that idea since then. What you see as compromise on his part is a change from total residential floor area of 10,810 proposed in Sept 2016 to 10,282 square proposed today. I’m attaching previous letters that I’ve written about this project that detail timelines and abuse of process. I’m also including an attachment from another resident who did the homework on how we’re over-building in the city of Victoria.

The 2016 census revealed 9,843 empty homes in the Victoria metro area while Victoria proper accounts for 3,450 unoccupied homes. Maybe some innovative policies to open these homes up could be a solution. Or how about creating incentives for people holding vacant commercial property within downtown to sell and have those converted to homes? How about tax breaks for residents who add suites or garden suites to homes? How about policies that don’t promote investment in real estate but build communities so that people can live, work and play in Victoria?

Other questions you should consider include:

- The applicant plans to build a single-family home on a 2-acre lot for himself and perhaps subdivide to four lots for family members in the future. Yet, this community has to accept 83 homes on a property of the same size?
- How can Oak Bay turn down a project that affects one Garry Oak and yet Victoria council isn't turning down proposals that destroy Urban Forests with more than one bylaw protected tree?
- How exactly will this proposal meet the needs of current residents, as opposed to future residents or investors?
- Why not require developers to build more ground oriented two or three-bedroom units in every proposal?
- Why not require affordable housing in every proposal?
- If other developers can purchase lots for more than \$1million and build duplexes or triplexes on them, how is it that this developer who purchased residential lots for the equivalent of \$500,000 per lot on this property is unable to turn a profit unless it is high end condos?
- How is it that other cities can build unique and innovative architecture utilizing existing building foundations and yet this applicant is unable to do so? There are two almost three-story buildings on 1201 Fort St that somehow managed to be built while preserving the green space. This would require less concrete and less dirt taken to a landfill which is better for this city and our planet.
- Why not truly be a bold and forward-looking city and require a proposals that are also bold, innovative and with unique architecture suitable to Victoria neighbourhoods?

You can continue approving projects that build the wrong kind of housing, destroy urban forests and violate citizen engagement processes. Or you can expect more of city staff and developers who want to build in Victoria and start by saying NO to this proposal.

Kam Lidder  
1252 Wilspencer Place

April 9, 2018

Dear Mayor Helps and Members of Victoria Council,

I am writing to express my support for the rezoning and development proposal for 1201 Fort Street.

Having watched the evolution of the project over the past several years I am impressed and satisfied with the collaborative efforts that have been made by the Sustainable Planning and Development Department and the architects, designers, landscape designers and other consultants involved with the project.

I am a lifetime resident of the Fernwood neighbourhood and have frequently been on Fort Street, Moss Street and the Rockland area on bike, on foot and by car throughout my life. I am a firm believer in the necessity of residential density to prevent urban sprawl. Near many beautiful heritage buildings, this proposal is very appropriately located at the edge of a busy corridor close to the urban core, with mixed density and commercial/residential use surrounding it. Positioned amongst numerous other multi-family residential buildings and transitioning to smaller single family dwellings, I strongly feel that the project is neither out of place nor scale. Victoria is not the only city which has to blend historic buildings with modern; my opinion is that it provides a very pleasing and interesting aesthetic to see past and present combined.

The proposal also provides an open public green space which I personally am excited about as a pedestrian and cyclist. I believe that the pathway will invite civic enjoyment of the grounds, and I am grateful for the protection of the beautiful Garry Oaks which have been achieved by the project designers. I look forward to being able to pass through the site from Fort Street to Pentrelew Place.

Of course we know that Victoria is in the midst of a housing crisis unlike any we've really faced before; the 83 new homes that this project promises are hugely valuable in addressing that need. The housing proposed will provide not only homes of different types that will be suitable for a wide variety of family and household types, but I understand that 10 on-site affordable housing units are also being legally bound into the approval conditions as well. This is awesome. As an advocate for affordable housing I am extremely pleased by that.

I hope that the merits and suitability of the project are clearly seen by mayor and Council, and that the rezoning can proceed to provide (attractive!) new housing urgently required in Victoria.

Sincerely,

Kristin Scott



## Monica Dhawan

---

**From:** Leah LaFontaine <[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 10:19 AM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract developments

Dear Mayor Helps and Council,

I am writing about the project located at [1201 Fort St.](#) I've met with the developer a couple times to discuss the project in detail have the following comments about the re-design and the community engagement process that I've been involved in:

1. The developer has done a great job in listening to the requests of the neighbourhood and surrounding areas to set building B further back and retaining the trees on the south property line. This helps creates a great transition into the traditional neighbourhood.
2. The developer has done a great job in listening to the neighbourhood in an attempt to save as many trees as possible on the site, especially the Garry Oak cluster on Fort St. Understanding that they've now designed the building to accommodate this, the variances actually seem to be of great value to the neighbourhood.
3. The fact that the developer has worked with the neighbourhood and the city to push the majority of the traffic for the underground parkade onto Fort St is a massive win for the community. Having all the parking access off of Penterlew would be a drastic problem for those residences.

Putting tasteful developments in the right locations, on major transit, vehicle, pedestrian and cycle routes, like this one, is exactly what Victoria needs to do to continue to be the beautiful town that it is.

Leah LaFontaine  
[538 Pandora Ave.](#)

Sincerely,  
Leah LaFontaine

## Monica Dhawan

---

**From:** MoxiesVi [REDACTED] >  
**Sent:** Wednesday, April 11, 2018 1:45 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort-Abstract Development

Dear Mayor and Council,

My name is Lindsey Wilson and I am the owner of Moxies on Yates St here in Victoria. Unfortunately having a young family with small children I am unable to attend the Public Hearing so I am writing to speak in favour of the development located at 1201 Fort St.

As described and shown to me, this development is tastefully designed in keeping the heritage nature of Fort St and the Rockland, Fairfield and Fernwood neighbourhoods which it borders. By creating more attainable options, like condominiums and town homes, this application is going to create many more options for people to move to, or down size in the community that they want to live in. Therefore, supporting me and my family over here at our business located just a jaunt down the street!

Sincerely,

**Mr. Lindsey Wilson**  
**Franchisee**  
**Victoria BC**





**Monica Dhawan**

---

**From:** Margo Foster <[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 10:58 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street and 1050 Pentrelew Place - public hearing 12 April 2018

11 April 2018

Re: 1201 Fort Street and 1050 Pentrelew Place, public hearing 12 April 2018

Dear Mayor Helps and Council,

I understand you will hold a public hearing tomorrow evening to consider a development proposal and associated rezoning request in relation to the parcel of land at 1201 Fort Street and 1050 Pentrelew Place in Rockland. I write to express opposition to the proposal.

The project as proposed appears to represent a significant change when compared with the density, height, and character of the surrounding homes and green spaces. I understand that a significant number of the immediate neighbours to the subject property are not opposed to any development or increase in density at the site, but are concerned about the scale of the current proposed development, including removal of heritage trees. I echo their concerns. Development should not come at the expense of community.

I know each of you understands the importance of a neighbourhood. Deciding where to put down roots is one of the most significant choices we make, involving substantial investment and sacrifice. I know you will have many considerations to balance in any decision on the matter, but I urge you to carefully consider the impacts the development as currently proposed will have on the character of the existing neighbourhood and quality of life of those neighbours. These are families who have worked hard to be able to live in a neighbourhood prized for its historic character and green space. How any development is implemented, and your decisions in relation to it, have the potential to significantly impact their lives.

Thank-you for considering my concerns,

Margo Foster

[REDACTED]

5 Price Bay Lane

Victoria, BC, V9B 1V5

## Monica Dhawan

---

**From:** Micayla <[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 10:21 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for Abstract Development

Hi,

I had intended to come to the public hearing tonight and speak in support of Abstract Developments current proposal on upper Fort St. I am unable to attend as my daughter is unwell, but please accept this brief note in lieu.

I own The London Chef in the 900 block of Fort St. We have been located there for 7 plus years. The development of Fort St has been happening before our very eyes. With each new project comes an increased vitality in the neighbourhood, and and uptick in foot traffic. This is hugely beneficial to our business, and I imagine to the businesses around us.

I have been familiar with Abstract Developments projects for a long time, and have always appreciated their thoughtful design, quality construction, and contribution to the communities they are built in. I have been pleased to have so many of their current and upcoming projects within a stones throw of The London Chef.

I appreciate that there are various perspectives to take into account when considering new developments, but did want to offer mine as a local business owner who benefits from an increased density in the area.

Please do not hesitate to contact me if I can offer any further insight. Wishing you a smooth public hearing this evening, and hoping for a favourable outcome for this project.

--

Micayla Hayes  
The London Chef

Mayor and Council  
City Hall, 1 Centennial Square  
Victoria, BC  
V8W 1P6

To contact the City or The Mayor  
City of Victoria: [www.victoria.ca](http://www.victoria.ca)  
Email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street /1050 Pentrelew Place

Dear Mayor and Council:

Please be informed that I am against the above Rezoning Application because:

- ☒ I am dismayed by the **massing** of the development, its size, the number of buildings, the height of the buildings, and the overall density.
- ☒ I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.
- ☒ The current proposal does not adhere to the **Official Community Plan** which must be amended to allow the rezoning. This proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning.
- ☐ The ten variances requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.
- ☐ The two multi-family buildings, up to 6 storeys in height, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.
- ☒ I am concerned about the increased traffic and parking caused by this proposal. If this development goes forward as proposed where will patrons for the Langham Court Theatre & the AGGV park?
- ☒ I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from **Community Amenity Contributions** and **Density Bonuses** gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?
- ☐ I encourage you to insist that this proposal comply with the two directives given by Council to the developer October 26, 2017 to "revise the density, massing, height and setbacks of the building to the south" and to demonstrate how the condominium on Fort "enhances the heritage character of the Fort Street corridor."
- ☒ Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building ground-oriented housing like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.
- ☐ I am troubled by the absence of affordable housing in the proposal, nor is it built to LEED standards. We do not need to build more of what we already have - too many expensive condominiums.
- ☐

Name:

Mona Lee

Date:

01 April 2018

Address:

1580 ROCKLAND AVE

Please inform me of the date, time and location of the Public Hearing for this Proposal.

Email Address:

[REDACTED]

Telephone:

\_\_\_\_\_

## Monica Dhawan

---

**From:** nancy lane macgregor [REDACTED]  
**Sent:** Wednesday, April 11, 2018 9:42 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St

Dear Mayor and Council

I would like to talk with you about heritage. This proposed development is on a Heritage Corridor. So what is Heritage? The OCP says it has character, requires conservation and is of value for it's historic, cultural, aesthetic, scientific or educational worth, and it is Bylaw Protected.

When you enter through the historic gates at 1201 Fort St. you are inside a small but threatened living Heritage Urban Forest. People have walked through this forest for decades, leaving the noise and pressures of city life and work, feeling at home among the big trees, Giant Sequoias, Garry Oaks and others. There are 10 species here at the western edge of a treed corridor that extends over the glacial rock known as Rockland. Without this tree cover this "windy place", Lekwungen, would be much hotter in our increasingly warm summers and in winter the wind's velocity would be fierce.

There are 9 Garry Oaks just inside the gate, their age unknown since this part of the property has never been built on. They grow slowly out of the rock, they are Bylaw Protected and they are at risk.

The developer might say: We are only cutting down one Garry Oak, just a Variance to move Bldg. A closer to Fort St by 4 meters, to give it more presence. And the second Variance, to reduce the west setback for Bldg. A on the property line with a Heritage house, by 4.7 meters. But trees have Critical Root Zones, and 5 Garry Oaks are at risk, including the one on the property line. That leaves 3 Garry Oaks, near the sidewalk, if they survive blasting and construction. The arborist's report states re: Underground Parking Excavation that "If it is found that large structural roots must be pruned...it may be necessary to remove additional trees to eliminate any risk associated with them." Garry Oaks are indigenous to this area and are a threatened species. A development in Oak Bay was denied when one large Garry Oak was at risk; another at 515 Foul Bay Road with a Garry Oak meadow, and by the Variance Board when Garry Oaks at Gonzales Hill Regional Park were threatened. The Tree Preservation Bylaw is weak. We ask you to protect and preserve these 9 Garry Oak trees.

In this forest are 2 Giant Sequoias that would be cut down. These magnificent trees have historic importance, planted from seed in the 1860's by the Attorney General of the Colony of BC, E.G. Alston. They are 150 years old, their height figures prominently in the neighbourhood. Their mature form can be seen in a photograph from 1903 of Sarah Crease, artist, mother and wife of Henry Crease, Attorney General of BC and Supreme Court Judge who ushered this province into Confederation. They were planted at the same time as the two at the AGGV and at the gates of Government House according to archival papers.

These trees and 8 other species in this small, interconnected Heritage forest along Fort St are 24 in number. 16 are bylaw protected. 10 trees would be cut down and 11 have Critical Root Zones at risk. The destruction of a Heritage Urban Forest is unacceptable.

We know that mature trees sequester carbon, clean the air of pollutants, absorb rain into their roots and groundwater, cool cities and conserve energy used to heat homes. School children know about climate change. What example will this Council present to children from three schools who cross at Fort and Moss. Will they be asking "Why are they cutting down the forest?" When over 100 cars can pull out of the underground parking lot on any given day, will these children be at risk? And when over 10,000 sq. meters of concrete is poured for giant condominiums that their parents can't afford, what will they think of your decision today? These three - deforestation, transportation and concrete production, are responsible for 20%, 13% and 4% respectively of all the causes of global warming. We can't wait until April 25th to set goals for Climate Change Action by 2050. We need you to act today.

This city needs housing for families, seniors and working people with low and medium incomes. These condominiums where one bedroom will cost \$4-\$500,000, 2 bedrooms for \$1 million and a penthouse for \$2 million with underground private garages are being built for the investor market. Short term rentals will drive rents up, not provide needed housing. Repeating the mistakes of Toronto and Vancouver does not make us "a city coming of age". Ten units of low and medium

income housing at a cost of \$25,000 per unit from the developer because they are smaller and easier to build is not worth negotiating.

People with low and medium incomes should expect to have affordable rent and not to have to live on untreed streets, in high-rise ghettos outside of neighbourhoods, at busy intersections, on the edge of industrial areas or above a fire hall. This is not the way to build an equitable society. We can and must do better.

One and a half acres of Traditional Residential zoning is ample room for a small mixed and inclusive housing initiative. Ground oriented buildings such as townhouses, duplexes for families and seniors, renters and owners is possible. A reasonable density increase will find a welcoming community.

We reject this proposal because of it's massive and unaffordable 86 units, built for the investor market, short term rentals and crippling mortgages for a small space supplanted by AirBnB for those who slip past the income test.

We reject the request for Heritage designation. West Coasters know the difference between a Garry Oak and a concrete column with fake brick overlay.

We invite you to require of the developer reasonable and innovative density on the Traditional Residential Zoning area. And we ask that you protect, conserve and steward the Heritage Urban Forest on the Fort St corridor for future generations.

Thank you.

Nancy Lane Macgregor

Sunday April 8, 2018

Dear Mayor Helps,

My name is Piper and my grandparents live on Pentrelew Place. I have been going to their house all my life. The Neighbourhood should stay quiet and safe for kids like me. Don't let Abstract build a big apartment please on our quiet street.

Yours truly,

Piper Hamilton

April 11, 2018

mayorandcouncil@victoria.ca

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC, V8W1P6

**RE: 1201 FORT STREET AND 1050 PENTRELEW PLACE REZONING APPLICATION**

Dear Mayor and Council,

**Mayor Lisa Helps, Councillor Marianne Alto Councillor Chris Coleman Councillor Ben Isitt Councillor Jeremy Loveday Councillor Margaret Lucas Councillor Pamela Madoff Councillor Charlayne Thornton-Joe Councillor Geoff Young**

As an owner of residential property within the City of Victoria (1014 Rockland) I wish to support the development proposed for the 1201 Fort Street multi family residential property, primarily because it has included 10 proposed units to accommodate affordable rent options.

I continue to be deeply concerned about the lack of affordable rental housing options in our community. As a refugee sponsor I have personally had to look for below market rent accommodations on two separate occasions during the last 18 months, and this has involved great difficulty.

My own adult children who were renters in the Fairfield Area have had to leave the area to find housing when they had their first child, due to lack of available affordable rental accommodations in the area.

I am aware that the city of Victoria committed in 2017 to live up to the principals of the Earth Charter. "One of the key principles in the charter details the need for citizens and governments to accept with the right to own, manage, and use natural resources comes the duty to prevent environmental harm and to protect the rights of people."

I also support this development because it is incorporating the need to build and develop this property with sensitivity to the local environment and best building practices for environmental sustainability.

Approval of projects such as this provides precedents for other developers to create projects that incorporate inclusive and environmentally sustainable housing policies and practices.

Respectfully

Patricia Sanders, MSW







Patricia Stober

#1 - 1765 Rockland Avenue, Victoria, BC, V8S 1X1 Phone: [REDACTED]

April 5, 2018

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC, V8W 1P6

Dear Mayor Helps and Council,

**Re: Development of 1201 Fort Street**

I am writing to you as a someone who has downsized and would like to continue to be an active member of our community. I lost my husband in 2011 and this changed every aspect of my life, including my concept of community. We had retired to an acreage in North Saanich - perfect for an active couple who wanted the best of both worlds - country and city. Once I found myself alone, I knew that moving forward, I would want a vibrant location to offset the loneliness. I started to research smaller homes in Victoria which had all of the amenities I wanted. Walkability and the sense of comfort and community were paramount in my decision making.

In 2012, I moved into a beautiful heritage conversion condo in Fairfield. I called this condo my "healing" place. It was the first home I'd ever owned on my own, and with a background in design I pay attention to the details. The developer of my condo at 710 Linden ensured that the building reflected and enhanced the history and feel of the neighbourhood. Michael Miller and his team at Abstract Developments had built me a perfect home. Recently, I purchased a new condo from Abstract because stairs have become an issue for me. I have every confidence that this home will be perfect as well.

Mayor Helps and Council, I trust that you will allow the development of 1201 Fort Street as proposed. Abstract Developments wants to build another community within our beautiful city and with the mix of townhouse and multi-family dwellings, as well as public walkways and green space they have addressed all of my concerns. I am confident that the revitalization of this neglected area will benefit all of us who value quality, walkability and community and I do not hesitate to endorse this project.

Sincerely,

Patricia Stober

## Monica Dhawan

---

**From:** Sheilagh <s[REDACTED]>  
**Sent:** Wednesday, April 11, 2018 5:53 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1241 Fort Street

Dear Mayor and Council,

Tomorrow night, April 12, you have a big decision to make. You will face an organized, vocal and single minded group of residents who wish their lovely neighbourhood to remain untouched by the growth and change that is occurring in many other parts of the city.

As a long time resident of South Fairfield, I can understand their wishes. I watch, with some concern, the changing face of my neighbourhood as older housing stock is being torn down and replaced, often, with new construction designed at the maximum footprint for the lot. However, I also understand change is inevitable based on a number of forces including market demand, location desirability and demographics. All of our neighbourhoods can be expected to share the impact of such change.

I have spent some time reading the development process for 1241 Fort Street. It appears the developer has worked with the City and responded to concerns re density and scale for that piece of property. Fort Street is home to some beautiful and important heritage architecture. New and heritage can mix together when done sensitively. In addition, Fort Street, where the larger buildings would be built, is a thoroughfare, not a quiet residential street.

Thank you for the thought and care you put into your decision.

Sheilagh McIvor  
107 Wellington Avenue

April 11, 2018

Mayor and Council,

City Hall, 1 Centennial Square

Victoria, BC V8W 1P6

I am writing this letter to show my strong support for Abstract Development's proposal at 1201 Fort street. This development will bring forth an addition to the Rockland area that has many benefits.

Victoria is experiencing an extreme shortage of housing on all levels. The low inventory on the real estate market has driven up prices to an unaffordable level for so many Victoria residents, and other Canadians who wish to move to the area. This development will bring key inventory to the market that will not only aid in housing demand, but also give older Victoria land owners a great opportunity to downsize. I know for myself, living in Victoria and having many friends with families whom are struggling with the ever-increasing prices of housing that it is difficult to watch.

I looked over the proposed plans for the property and I think that the enhancements that Abstract wants to make are absolutely fantastic. Lots of added trees with a lot of green space. I have noticed a trend lately of developments using every last square foot of a lot for the building itself, and not leaving any green space or garden area for residents to enjoy. This development goes against the trend of over development and really focuses on enhancing the area. Also, this location is great for walking and cycling anywhere downtown... so residents would have every reason to fully utilize all of the lovely cycling infrastructure being added to the capital region.

The benefits of this project are great, and I don't see it as being an opportunity to pass up. Thank you.

Best regards,

Sean D. Rogers

**Dear City of Victoria Staff and City Councillors,**

**We are happy to offer our support to the development that Abstract is proposing at 1201 Fort st. We have lived in Fairfield for 12 years and operate a business on Fort Street for the past 27 years and are in favour of creating a thriving neighborhood and a healthy Downtown that includes more homeowners. We also lived across from the proposed development (1234 Fort Street) where our family member (until recently) owned a condo. This area has many apartment buildings and condos, some new, some old, some nice, some not so much, and we feel the type of building that Abstract is known for will be a worthy addition to the mix on Fort Street. Although we live in the area and our children go to school nearby (Sir James Douglas and Central Middle School) our home will not be directly impacted by the size or scope of the development but we can attest to the quality of workmanship, professionalism and strong reputation for outstanding design that Abstract is known for. We were fortunate enough to have our home renovated top to bottom by Abstract and throughout the process they were professional and courteous in dealing with us, with the many tradespeople, the neighbors and also with obtaining permits and variances with the City of Victoria. We feel confident that Mike Miller and his team at Abstract Developments will deliver a high quality end product that is consistent with all of their work. One that enhances the neighborhood and leaves a lasting legacy of beauty for future developments to follow.**

**Thank you so much for your time.**

**Sincerely,**

**Andrea and Jordan Minter**

**1327 Clover Ave  
Victoria, BC**

## **Input on Proposed Development of #1201 Fort Street and 1050 Pentrelew Place**

**Public Meeting - Thursday April, 12 2018**

**From:**

**Doug and Hilary Harley  
#204 – 1039 Linden Avenue**

There are other residents of the area who have voiced their opposition to this development and have based those objections on the loss of a green space and mature trees, the density of the housing proposed and the effect of this on the traffic in Pentrelew Place and we agree with all those points and would support the refusal of the proposed change of zoning and density on those grounds alone.

As residents of 1039 Linden Avenue we would like to concentrate on the effect of the development on our home. Building B will be very close to the rear of our parking lot and it is proposed that it will be of an increased height of 15.20 metres. (Revised plan submitted on 19 Jan 2018) I also understand from those proposals that the setback on the west side is to be reduced, which will bring the building closer to our property line.

Abstract have provided a drawing on page A003-M of their revised plans – View 2 – which purports to show how the building will look from 1039. This drawing does not provide an adequate picture of the true impact - it is from an elevation that seems to be at about the highest part of our building and is at an angle across our parking lot - it does not show what the residents of the units that will be opposite the building will really face.

With the steep incline of Fort Street at this point the current church building, which is in my estimate about the equivalent of a two storeys at its highest point, is already at the level of the second floor of our building so a 4 storey condo across the back of our property will be the equivalent of a 6 storey building when viewed from our perspective. I would suggest that it will loom over our property and block the sunlight from this east facing part of the building. The photographs in the attached pages are provided to illustrate this point but if any members care to see the impact for themselves we would welcome a visit.

We would urge the council to respect the zoning that was allocated to this site under the OCP and not allow a development of this density in an existing residential area of much lower density. There are still a plethora of underdeveloped and vacant sites in areas of the city that have zoning for denser developments. We are sure you will agree that single family dwellings are needed in Victoria so why lose a site that already has that zoning.



1) Existing view from 204 – 1039 Linden Avenue



2) View from first floor rec room – 1039 Linden Avenue



3) View from rear entrance of 1039 Linden



4) View from rear of parking lot showing the slope of the site – the unit on the left is #204 (above the blue car).





1715 Government Street Victoria, BC V8W 1Z4

Mayor Lisa Helps and Council  
City of Victoria  
No.1 Centennial Square  
Victoria, BC  
V8W 1P6

April 11, 2018

**Re: Amenity Transfer from 1201 Fort Street to 1010 Fort Street**

Dear Mayor Helps and Council,

On April 9, the DRA LUC hosted a CALUC meeting for 1010 Fort Street. The Applicant outlined a proposal for a 53 unit, nine storey building which would include 10 “affordable” units. The applicant is seeking to provide no parking for this proposal.

At this CALUC meeting the provision of 10 affordable units on this site was promoted to the attendees. It was not disclosed to the attendees that the 10 “affordable” units proposed at 1010 Fort Street were also promised as an amenity contribution to leverage Council approval for a completely different application 500 metres distant at 1201 Fort Street in the Rockland neighbourhood. No other form of amenity was offered for the 1010 Fort Street application and this lack of disclosure regarding the proposed amenity tests the validity of the CALUC meeting.

The DRALUC strongly objects to Council considering amenity transfers tied to projects that are subject to concurrent re-zoning applications. This situation clearly demonstrates the potential conflict by proposing an amenity for one site and not disclosing that is actually a commitment made at another while at the same time fettering Council’s discretion obligating one rezoning in order to serve the commitments made on another. Council and the Community must be able to review each proposal as independent projects and make assessments based entirely on their own merits.

Sincerely,

Ian Sutherland  
Chair Land Use Committee  
Downtown Residents Association



April 9, 2018

To City of Victoria Mayor and Council  
Re: Abstract Developments 1201 Fort Street Development

I am pleased to write this letter of support for the proposed new development at 1201 Fort Street.

My wife and I own a house in Oak Bay and plan to downsize in about 10 years. We saw very little possibility of doing so while staying in our charming neighborhood. We love Oak Bay, so when The Bowker development became available we found our solution.

I was originally opposed to The Bowker because of the amount of guest parking and the building's maximum height. They reduced the number of units, showing a balance between profitability and impact. Abstract Developments are local to Victoria and are assiduous in their planning and execution. The Madison, Village Walk, and Black and White all show their expertise at tailoring unique buildings, fitted to their surroundings, as interesting as they are well-built.

We have purchased a unit to rent while we continue living in our home. Providing a much needed rental unit in Oak Bay while we wait to retire is a bonus. Abstract Developments are building homes with amenities that people like us are looking for, particularly as we age. This includes a shared electric vehicle, shared electric bike usage and bike storage. I am looking forward to the Secret Garden, which should complement the numerous trees that will be on the property.

The entire Abstract team is professional, courteous, and a dream to work with. They are always available for questions and have informed us of progress through the sales and initial building stages to date. Everyone I met from the company is dedicated to positively adding to the Victoria area and focused on uncompromising quality.

My wife and I are excited to see our new home and are pleased that the Oak Bay council decided to approve this amazing development. I hope that the City of Victoria approves this development and gives others in similar situations such as ours, an opportunity to continue to live in this great city long after we have decided to sell our single family homes.

Sincerely,

James D. Argue,  
2574 Cavendish Avenue, Oak Bay, BC

## Amanda Ferguson

---

**From:** Public Hearings  
**Subject:** FW: 1203 Fort Street - I am strongly for to the proposed development

**From:** Jacinthe Grenier  
**Sent:** April 10, 2018 7:21 PM  
**To:** Public Hearings <PublicHearings@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 1203 Fort Street - I am strongly for to the proposed development

Dear Mayor and Council,

My name is Jaz (Jacinthe) Grenier. I am a resident at 1024 Pentrelew Place.

I am one of many individuals in favour of this development. The way the opposition has operated was very successful in creating reluctance and preventing collaboration in coming up with alternatives. I urge City Council to keep this in mind when faced with the strong opposition. There are many silent residents who see the benefit of proceeding with Abstract Development as presented.

Contrary to my neighbours, I choose to look at this initiative as a step towards a bigger plan, one that supports growth. According to the 2016 census conducted by Statistic Canada, Victoria metropolitan area growth rate was above the national growth rate of 5.0%.

My primary reason for being in favour of this development is that it supports the need for additional housing in close proximity to the city core, creating favorable density, that aligns well with the city's recent infrastructure changes such as the development of bike lanes. There is a growing technology sector that is bringing new residents to the city. I believe that many would favor living where they work rather than commuting the Colwood crawl to commute to work. To support the growth, all neighbourhood communities must do their share in providing solutions. This project is one that the Rockland community should embrace and support. Indeed this development brings change which may not always be immediately embraced by all. That is a normal reaction and we must not shy away from opposing views but view the resistance as an opportunity to bring everyone together in coming up with solutions.

I strongly believe that the neighbourhood communities of the city of Victoria must work together towards a solution to the growing need of housing in the city. Change is upon us and we must face this fact. It is a normal reaction for neighbourhoods to want status quo and not face the reality of the growth the city has experienced. The City of Victoria is responsible for the management of this change within its neighbourhoods and I would urge the city to take the initiative of building a strong community from all walks of life that works with the city to attain its goals of supporting growth.

We moved to Victoria in 2010 at a time when housing was not an issue but at the same time the city was faced with challenges with economic sustainability, with a lot of businesses moving away from the downtown core. We saw businesses shutting down, moving to Uptown. The current council faced this challenge and did a great job at reviving our beautiful city, one that I am extremely proud to be part of. However, with economic growth comes the need for additional infrastructure, such as housing.

When I first heard of the sale of the Truth Centre to a developer, I became concerned of what would be built in our neighbourhood. However, upon hearing the site had been purchased by Abstract Development, I felt appeased because of the great reputation this developer has with building quality homes. Unfortunately, my neighbours did not take the reputation of this developer into consideration and decided to focus their energy on preventing any development on that site, no matter what is proposed.

The reality is that 1201 Fort Street is an ideal location for the proposed development. The site will be developed, whether it is by Abstract Development or some other developer, should the current proposed development be rejected. I strongly believe that Abstract Development has made numerous efforts through consultations with the neighbourhood to come to a good middle ground. The current group opposed of this plan has not made any concessions and despite the numerous modifications made to their plan, Abstract Development continues to face strong opposition that in my opinion is unrealistic.

I am extremely concerned that efforts, joined by some of the current city councillors, and the Rockland Neighbourhood Association, to prevent this development from moving forward will do more harm if this project is not approved. It will also help set a precedence that will be a step backwards for the city to continue its efforts towards supporting the continuing growth.

I urge the city to approve this project and work with the Rockland community to adapt to this change by addressing issues that are fundamental. Because of the focus of the opposition, many fundamental issues have not been heard nor addressed, such as traffic pattern changes. The city needs to take a close look at these issues and ensure that a strategy is in place to support this project. The proposed development is placing most of the traffic on Fort Street. However, the increase in residences close to Pentrelew Place will create an impact that needs to be reviewed. Pentrelew Place has a wide circle similar to a “roundabout” however, traffic is both ways with only 1 stop sign at Willspencer Road. Some suggestions for the city to consider would be:

- Enforce speed reduction by adding speed bumps at various strategic locations
- Add stop or yield signs before entering the circle
- Limiting parking to 24-hour residential only

In closing, I first wish to commend the City Council for your tremendous efforts in addressing the growth of our city. This development is in line with supporting this growth and I therefore urge City Council to listen not only to the strong vocal opinions of those opposed but also consider the silent majority who are in favor of this project.

Regards,

Jacinthe (Jaz) Grenier  
1024 Pentrelew Place  
Victoria, BC. V8V 4J6

4018 Cavallin Court  
Victoria, B.C.  
V8N 5P9

April 12, 2018

Re: 1201 Fort Street Development Proposal

Dear Council Members,

I would like to speak out in favour of the proposed development at 1201 Fort Street. I believe the proposal by Abstract Developments has made sufficient attempts to accommodate the input of the surrounding neighbourhood, and that for the community of Victoria as a whole, 1201 Fort Street will add much needed places to live in a city that desperately needs it.

I am a young professional who has lived in Victoria all my life. My partner and I are at a time in our lives that we would like to get into the market and buy a home in the city we grew up in. The difficult reality that we face currently in Victoria is that entry-level single-family house prices are very prohibitive to a majority of our young people. Given the situation presented to those of us attempting to start a family, I am fully in favour of densification to increase housing stocks and create more affordable housing options. While this specific development is in a higher cost bracket than we would currently afford, it alleviates the housing supply issue in general and will allow more availability trickling down to the lower-cost housing options.

It seems to be the way things are going in our city; moving away from the single-family model and towards higher density condos and townhomes as the prevailing option for our younger population. For this reason, I would hope that Victoria City Council would embrace this change which affects not just Victoria municipality specifically but all of Greater Victoria, and support the mindful housing proposals put forward to aid in making this necessary transition, such as 1201 Fort Street.

I understand that there are a number of Rockland residents opposing this development who may see it as an affront to the way their neighbourhood has always been. I would hope that these residents would appreciate that they have had their chance to afford a place to live and raise a family back in their day, and that the city must now allow mindful development to permit our younger generation to have this opportunity as well.

Given the amount of community feedback and thoughtful consideration Abstract has incorporated into the design of this proposal, and the obvious benefits it would afford to our community as a whole, I would see it as a shame for Council to deny this development to go forward. Please take this letter as a voice from a demographic which may not be as loud or as well funded as the opposition and consider the benefit this development would have towards a more youthful and vibrant Victoria into the future.

Regards,



James Thomson

Mishelle Martin  
1760 Denman Street  
Victoria BC, V8R1Y4

April 12, 2018

Dear Mayor and Council,

I am writing to support the proposed development at 1201 Fort St. The proposal has retained much of the natural beauty, green space and adding almost 75 trees to the property above and beyond what is currently there.

I urge you to listen to your staff and planning department and their recommendation of this development. As the planning staff are the subject matter experts, council should be taking their queues from these highly educated professionals specializing in these types of applications.

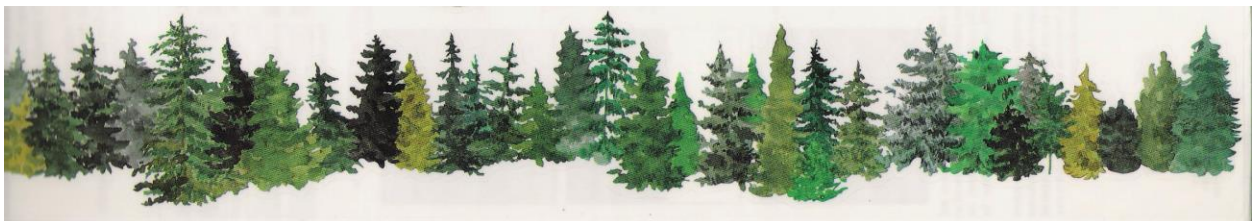
I appreciate your consideration of this request.

Sincerely,



---

Mishelle Martin



Monica Pinch (nee Roelofsen)  
#308 – 3724 Harriet Rd.  
Victoria B.C. V8Z 3T2

City of Victoria  
1 Centennial Square  
Victoria B.C. V8W 1P6

April 10, 2018

Re: 1201 Fort St/1050 Pentrelew Pl. Development

I would like to take this opportunity to submit my history and feedback regarding the above development.

My family and I, one of 5 children ranging in age from 1-6 years old, emigrated from The Netherlands in May 1951.

Our 2<sup>nd</sup> residence was a move from View Royal to 1015 Joan Crescent where we resided from 1954-1961.

I have nothing but great memories of our Rockland community... lots of children... never short of green spaces, which still remain today. We played baseball on the grounds of the Dunsmuir Castle... congregated on lawns and in backyards to play hide and go seek and tag... played hoop rolling, lacrosse and cycling on the streets... picnics on the grounds of the Government House...found pop bottles to cash in for jaw breakers and bubble gum at the Oak Bay junction ....and plenty of babysitting jobs.

Neighbourhoods were very different in the 50s and 60s. Victoria was more like a village, where we walked to town, school, Beacon Hill Park and many events. I didn't appreciate it then, but recognize now, that we need to embrace and protect all our many outdoor spaces, parks and trails.

The Rockland district still remains very rich in green spaces as I have observed in two recent extensive walks. In order to preserve them...we need to build up... not out.

Fast forward 5+ decades into the 21<sup>st</sup> century, my family spans 4 generations (ranging in age from 12-101years young) currently living in Greater Victoria....as do many other families.

Where will our children, grandchildren and aging population live?

Generation X will conceivably be the last generation to dream of owning a detached home.

According to the 2011-16 census, Oak Bay's population has **decreased** 1.06% ,

Langford's population has **increased** 20.9%, the City of Victoria has **increased** 7.2% and Canada has **increased** 5%.

Oak Bay is also experiencing a similar reaction from neighbours, to planned affordable housing to be built adjacent to Oak Bay First United Church, a 114 year old landmark.

I have to be honest. The development period will not be fun. I have experienced it firsthand, living directly north of the rise of Uptown and directly south of 4 complexes, including a 7 storey residential hospital next door. Our community has gained a park, great amenities, housing for more than 400 residents and jobs I have yet to tally.

It is important to remain positive and keep the lines of communication open between developers and city council who are your elected representatives. We all love Victoria and will work together for the best outcome.

#### **Some comments to concerns, as presented in media articles.**

1. Loss of the use of a park, view of a 'prayer garden' and wildlife.  
Victoria has a wealth of wild life and natural areas. We just need to go beyond our boundaries.
2. Loss of valuable trees and native plants.

This is a very valid concern as it gives the neighbours a sense of privacy and familiarity and will soften the overall visual appeal. Trees are also vital to all living creatures.

I have confidence that both the developers and Victoria City Council will give this great attention.

I would suggest that a knowledgeable arborist thoroughly determine the health of the trees and how to best protect them throughout construction, and share that information.

3. Density and Height...unfortunately a necessity.

Suggested option 'village of multiplex family homes'.

How affordable would this be on this property in the Rockland Heritage district, that is valued @ \$7,000,000.00?

4. 'Traditional neighbourhood' and 'heritage corridor' needs to be redefined.

Homes in the immediate area surrounding the Government House have been well maintained but those on lower Craigdarroch Rd. and Joan Cres. show definite signs of neglect, no doubt due to increasing cost of maintenance and general upkeep. Many homes accommodate 3 generations or have been converted into units with no space for vehicles. Over the years, home owners have subdivided to accommodate more houses built with no resemblance to the 'historic style'.

We would all like to preserve unique neighbourhoods in many Victoria communities such as Fernwood, James Bay, Oak Bay, Vic West and Esquimalt all have stories to tell...but at what cost and what end result?

I encourage you to look beyond the walls and introduce your new neighbours and yourselves, to beautiful South Victoria, from the Government House ...to and endless shores of our waterfront.

In conclusion, I suggest that the Heritage District officially extends from the Fort St entrance, up to, and including the Government House. This historic area is encompassed by the Rockland Community.

My number one priority would be that a knowledgeable arborist will determine the health of the designated protected trees and follow up throughout construction to guarantee the best outcome.

We all expect healthy developments that complement our neighbourhoods while also accommodating the needs of a growing population.

I look forward to following the progress as will many locals and visitors to our Great City.

Thank you for giving me this opportunity.

Monica Pinch



## Monica Dhawan

---

**From:** Nicole Bartosinski [REDACTED]  
**Sent:** Thursday, April 12, 2018 11:14 AM  
**To:** Victoria Mayor and Council  
**Subject:** fort st and 1050 pentrelew place

Please have the developers follow the directives.

april.12.2018

## Amanda Ferguson

---

**From:** Public Hearings  
**Subject:** FW: Rezoning Application No. 00525, Development Permit with Variances Application No. 00035, and Associated Official Community Plan Amendment for 1201 Fort Street and 1050 Pentrelew Place.

---

**From:** Roger Watkiss  
**Sent:** April 10, 2018 6:11 AM  
**To:** Public Hearings <PublicHearings@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Re: Rezoning Application No. 00525, Development Permit with Variances Application No. 00035, and Associated Official Community Plan Amendment for 1201 Fort Street and 1050 Pentrelew Place.

Dear Mayor and Council Members:

We support the development of this project and request that you vote for its approval.

The project is an excellent example of thoughtful urban densification along a major arterial roadway of a property located close to the edge of downtown. The project will set the bar high for other developments of this nature:

- Over 50% green space with 125 retained/new trees and rain planters and gardens.
- A landscaped public pathway through the property (to be maintained by the owners) connecting to the Pemberton trail.
- 95 bike storage spaces with onsite repair facilities, and access to the Fort Street bike lanes.
- All material vehicular traffic via the Fort Street underground parkade entrance (i.e. not using residential streets).
- Vertical transition from 6 stories along Fort Street to 2 stories along Pentrelew Place, and a setback of 38 feet from the closest adjacent single-family home.
- Significant setbacks of the upper floors of both building A and building B.
- Community meeting space that can also serve as a gathering place for the broader community.
- Exterior finish materials reflective of Rockland design elements.
- A broad range of unit sizes and types, including patio homes and larger 2 bedroom + den units suitable for families.
- 10 units of affordable housing delivered and made available.

In summary, we view this as positive growth that will benefit both the local and broader community. We understand that change is difficult in established residential communities, but over time current residents will appreciate:

- More homeowners enhances community vitality and provides a refreshed source of volunteers and organizers for local amenities, such as the Art Gallery.
- New residents want to live in Rockland for the same reason they do – peaceful living close to downtown, with nearby access to walking paths and bike trails.

- The development will create a noise buffer to the increasing traffic on Fort Street, but at the same time ensure prime access to transit and bikeways.
- That neighbors on balconies and terraces don't spend their time peering down on adjacent properties, but rather enjoying the outdoors just like they do!
- That the value of nearby properties will increase, and that the assessment base of the City will increase significantly (which is good for everyone).

For all of the above reasons, we support this project proceeding and ask you to vote for positive growth in the best long term interests of the City.

Sincerely,

Roger and Ulli Watkiss



## ***Community Builders... Building Communities***

April 10, 2018

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Dear Mayor Helps and Council,

### **Re: Rezoning Application for 1201 Fort St and 1050 Pentrelew Place**

As an association, we are concerned Public Hearings for housing projects are often dominated by small, vocal anti-development groups. They demand low density, significant green space, trees and affordable housing. The problem is the numbers don't work.

Low density, affordable housing with plenty of green space is not financially viable in the core with some of the highest land prices in North America. There is a fundamental economic principle at play. Green space is a cost, and must be paid for, usually via density. This is in addition to the many taxes and fees required by government.

Developers undertake extensive community consultations and modify their projects at great expense trying to accommodate demands. If the Planning Department determines reasonable efforts and changes have been made, a public hearing is recommended. This is the case for 1201 Fort St and 1050 Pentrelew Place.

The developer has created 50% green space, reduced townhomes from 12 to 9, as well as condo units from 94 to 83, and committed 10 affordable units in a nearby project. However, it appears these changes are insufficient for the anti-development voices, some of whom now say they "don't want anything."

We hope common sense will prevail and Council will recognize the overall community's need for housing. Anti-development groups must not be able to undermine housing projects simply because they are organized and vocal. The result will be less housing, an eroding property tax base, and a bleak future for generations to come.

I attended a consultation meeting for this project and noted the vast majority of those opposing were older property owners, many of whom had little knowledge of development and a viable business model. However, a unique voice of reason from a young woman renting, expressed her generation's need for more market housing.

I trust your decision on this project will reflect housing for our community, rather than the entrenched interests of those prepared to deny homes, which they presently enjoy, to future generations.

Sincerely,

Casey Edge  
Executive Director

**Monica Dhawan**

---

**From:** Steve Campbell <[REDACTED]>  
**Sent:** Thursday, April 12, 2018 12:10 PM  
**To:** Victoria Mayor and Council  
**Subject:** Letter of support

To whom it may concern,

My name is Steve Campbell I am owner of Charge Fitness in Victoria BC at 1031 Fort street. I feel that my business would benefit from the proposed project and wanted to write this letter in support of the Abstract development at 1201 Fort street.

I am concerned however that the proposed development at 1010 Fort street will not have adequate parking and I do not support that aspect of that development as my business will suffer as the result. I do not support any developments that have no parking in Harris Green. Charge Fitness opened our doors February 5th and I chose Harris green due to the charm and character this location offers as well as the parking, which is the last area in Victoria which is accessible from Oak Bay, Cordova Bay, James Bay ect. If you take away our parking, which is already compromised with this bike lane out in front, we will loose those clients. Fort street is now down to two lanes in front, will it be shut down to one lane for construction of 1010 Fort? Lets keep this area charming, every city needs a downtown area accessible from the surrounding communities. We rely on the accessibility of this area, if you take that away all of our businesses will suffer and may have to close our doors. Please let me know of any upcoming meetings regarding the development of Fort Street. At a bare minimum people need to park!

Thanks,

Steve



Greater Victoria's  
**Pedestrian Advocacy**  
Organization

April 11, 2018

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Re: 1201 Fort St Public Hearing April 12<sup>th</sup>

To Whom it May Concern:

Walk On, Victoria supports approval of the 1201 Fort Street development, because it will provide a critical missing link in the Pemberton Trail.

Joseph Despard Pemberton developed Rockland as the first subdivision in British Columbia. Up to 10 acre lots were then infilled as the years went by. What we're left with as a result, are extremely long and isolated North/South blocks defined by Fort St and Rockland Ave, with almost no access between these blocks. The Pemberton Trail was conceived to connect them. Victoria City Council adopted the trail as part of their Greenways Plan in 2004. Oak Bay adopted the trail the following year, renamed the Centennial Trail, and completed their section in 2006.

The Pemberton Trail connects the David Foster Walkway in the Inner Harbour through Rockland, past the Art Gallery and Craigdarroch Castle, over the top near the Water Tower to Willows and Anderson Hill Parks, past the Observatory, to Foul Bay and along the waterfront back to town.

Progress in Victoria has been slow. There are currently six missing links in Rockland. Some are properties currently under development, including 1201 Fort Street. If this project is approved, it will connect Craigdarroch via Purcell Place, a critical missing link.

Sincerely,

Arielle Guetta  
Chair, Walk On, Victoria



**Dear City of Victoria Staff and City Councillors,**

**We are happy to offer our support to the development that Abstract is proposing at 1201 Fort st. We have lived in Fairfield for 12 years and operate a business on Fort Street for the past 27 years and are in favour of creating a thriving neighborhood and a healthy Downtown that includes more homeowners. We also lived across from the proposed development (1234 Fort Street) where our family member (until recently) owned a condo. This area has many apartment buildings and condos, some new, some old, some nice, some not so much, and we feel the type of building that Abstract is known for will be a worthy addition to the mix on Fort Street. Although we live in the area and our children go to school nearby (Sir James Douglas and Central Middle School) our home will not be directly impacted by the size or scope of the development but we can attest to the quality of workmanship, professionalism and strong reputation for outstanding design that Abstract is known for. We were fortunate enough to have our home renovated top to bottom by Abstract and throughout the process they were professional and courteous in dealing with us, with the many tradespeople, the neighbors and also with obtaining permits and variances with the City of Victoria. We feel confident that Mike Miller and his team at Abstract Developments will deliver a high quality end product that is consistent with all of their work. One that enhances the neighborhood and leaves a lasting legacy of beauty for future developments to follow.**

**Thank you so much for your time.**

**Sincerely,**

**Andrea and Jordan Minter**

**1327 Clover Ave  
Victoria, BC**