

Lacey Maxwell

From: WW Scott [REDACTED]
Sent: April 5, 2018 11:16 AM
To: Councillors
Subject: Public Hearing for 1201 Fort Street

Dear Mayor and Council,

I would like to go on record as strongly opposing this development proposal.

Rockland is a heritage neighbourhood and the OCP identifies the Fort Street border as a heritage corridor. This proposal in no way respects that heritage corridor.

The 150-year-old Sequoias and the “protected” Garry oaks there constitute an “urban forest”, and have the same heritage value as buildings. Destruction of this invaluable community asset is not acceptable.

Sincerely,

William Scott



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

Katie Lauriston

From: Jordan [REDACTED]
Sent: Thursday, April 12, 2018 12:10 PM
To: Victoria Mayor and Council
Cc: Development Services email inquiries
Subject: Support Letter for 1201 Fort st
Attachments: Dear City of Victoria Staff and City Councillors.docx

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

Lacey Maxwell

From: [REDACTED]
Sent: April 12, 2018 5:30 PM
To: Victoria Mayor and Council
Subject: FW: the letter

Please add me to the list of those opposed to this development as presented by the developer

Gary Beyer

From: Anna Cal [REDACTED]
Sent: Wednesday, April 11, 2018 11:39 AM
To: Don Cal [REDACTED]; Lynnette Kissoon [REDACTED]; Anthony Danda [REDACTED]
[REDACTED] Art Hamilton [REDACTED]; Donald Hamilton [REDACTED] Rita
Harvey [REDACTED]; Fern Hammond [REDACTED]; [REDACTED]
[REDACTED] Peter Richards [REDACTED]
Patricia Kidd [REDACTED] Ronald Bell [REDACTED]; shaunessey pollen [REDACTED]
[REDACTED] Jim
Fields [REDACTED]; [REDACTED] Paula McGahon [REDACTED]
[REDACTED]; Phil Calvert [REDACTED]; Barbara Bowman [REDACTED]
[REDACTED] Christopher Schmidt [REDACTED]
Subject: the letter

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

Lacey Maxwell

From: Italo Gabriele Borrelli [REDACTED]
Sent: April 12, 2018 6:56 PM
To: Victoria Mayor and Council
Subject: Abstract Development at 1201 Fort Street

To whom it may concern,

I wanted to bring to your attention my concerns with property development in Victoria and the outcry by some citizens against it from my perspective as a young student.

I moved here from Edmonton in January of 2017. I didn't realize how difficult it would be to find a decent place. I moved into a place sight unseen paying \$600/month in Saanich, and in an extremely inconvenient area for getting to work and school, that ended up needing major renovations while I lived there and spending more than I ever spent on rent in Edmonton.

To afford something that enables me to work where I work downtown and get to school conveniently I have to take on more hours, which takes away from my studies, and rack up significant student loan debt despite the time I spend trying to make money.

Life is always a struggle to succeed but there shouldn't be such a necessity to take on debt and to not be able to save especially while trying to get an education. I want to start a life, maybe a family, probably buy a car and a house of my own, but if I can't save, how can I make a down payment and afford to raise a family?

So I'm probably going to leave the city. And talking to a lot of other young people they'll likely do the same thing. As beautiful and fun as this place is they know that they're probably going to have to leave to pursue some of their goals. And where will the city be if all the young folk leave? Will the money come entirely from tourism? And then who's going to work that industry? Likely transients who come for a season like Whistler.

What I'm saying is we need to enable young people to succeed to create a city that is successful and thriving outside of tourist season and the only way we can do that is if people can afford to live here and save and create businesses and start families. There's a burgeoning tech industry that will bring economic success and growth to this city but the bar to entry for young people makes it tough for that to succeed.

And the best way to create more reasonable prices in the real estate market in my opinion is to encourage responsible development like what this company is trying to do at 1201 Fort Street. From the information I've seen, this company is doing what they can to create development while being supportive to communities and the environment. As well, these developments will help decrease rental prices for young people by managing the rental of properties in their buildings and increasing supply.

I hope this property is considered favourably to the benefit of both the young and the entire Victoria community.

Best regards,
Italo Borrelli

KEYVAN SHOJANIA

610-827 Fairfield Road
Victoria, BC V8V 5B2

April 12, 2018

Dear Mayor & Council,

Re: 1201 Fort Street

During the last few years, we have been asked by council to suffer for the greater good of Victoria.

1. We should put up with traffic congestion caused by bike lanes to prepare for a future with fewer cars and more bikes
2. We should allow a facility for drug addicts beside an Elementary school because the danger to children is outweighed by the need to provide services to others
3. We should not be able to earn a few extra dollars through an Airbnb because we need long term housing and we don't want to upset the hotel industry
4. We should welcome new provincial taxes even though crashing the market will decrease people's equity in their homes which many they may rely on for their retirement because it might make real estate cheaper for others

However, there are those who would have you not approve the badly needed housing because they don't like the look of it:

- **Not** because it would increase crime, it will in fact decrease if because of natural surveillance
- **Not** because of traffic concerns
- **Not** because of noise
- **Not** because it will reduce property values or cost the neighbors money

It will provide badly needed housing for our growing tech sector in an area that people walk to work.

Based on new provincial rules and taxes, these units will likely all be owner occupied or rented long term.

If council actually cares about housing and not just special interests and pet projects, they will approve this project as well as the next two coming for public hearing.

In summary, if the rest of Victoria can put up with:

- Safety concerns
- Traffic
- Reduced income
- Reduced equity

for the greater good of the City, a few neighbors can give up their view of an empty lot.

Sincerely,



Keyvan Shojania

Lacey Maxwell

From: Ryan Painter [REDACTED]
Sent: April 13, 2018 12:44 PM
To: Victoria Mayor and Council
Subject: Fwd: Time is right for density in Victoria

Good morning Worship and Councillors,

This email is intended as a sign of support for the development planned at 1201 Fort Street, which is a development proposal by Abstract Developments.

I am currently a resident of Beacon Arms, an affordable rental apartment that you are all familiar with. I am also a young professional, in his early 30s, living with his fiancée and looking to get into the housing market in the next year. We are looking for exactly what Abstract Developments is offering: market rate housing, close to downtown and amenities, and in keeping with a design and green space dynamic which makes Victoria such a desirable place to live.

I would like to see within such developments, a more deliberate focus on mental health, and how the development contributes to creating healthy spaces in our city. This focus is sorely lacking, and cannot be viewed as simply "creating green space" and assuming that mental health will immediately flow. We must be more deliberate. I cite as a good resource the first issue of the *Journal of Urban Design and Mental Health*, an article entitled *Scoping of shared spatial needs during public building use: Autism Spectrum Disorder (Sensory Overload) and Borderline Personality Disorder (Dissociation)*. You can find it online [here](#).

The field of Urban Planning and Mental Health is a fast-growing new segment of planning research, and my hope is that as the city moves forward with developments like this, that they take into account the mental health and wellbeing aspects of planning.

In conclusion, I want to thank you for the time you've taken to read my submission, and hope that you will move this project forward to approval.

Ryan Painter
203-505 Quadra St
Victoria, BC

Lacey Maxwell

From: Steve Campbell [REDACTED]
Sent: 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

Lacey Maxwell

From: sandra [REDACTED]
Sent: April 12, 2018 5:02 PM
To: Victoria Mayor and Council
Subject: RE: Rezoning Application for 1201 Fort St./1050 Pentrelew Place

Dear Mayor and Council

Unfortunately I will not be able to attend the community meeting this evening but want to reaffirm my opposition to the recent rezoning of the 1201 Fort St. property by Abstract.

The proposal fails to address the issues of reduction of height, mass and density and also does not enhance or fit into the neighbourhood or heritage character of the area.

We recently moved to 1234 Fort St., almost right across the street. I oppose this rezoning for these reasons:

This neighbourhood is on the edge of downtown, walking distance to any shopping, etc. It feels like a village, there's an art gallery, a school, and a variety of homes. Walking or riding your bike up the hill, the old Truth Centre property is like a marker, where one can slow down and breathe. It is not in the downtown core, where fifteen stories of a luxury condo/townhouse would fit. (Yes, this one is 6, but most here are 4. Anything higher blocks the light for all the other residents. I really notice it in winter.)

We see many tourists in the summer enjoying this area, stopping and taking photos of the heritage and unique neighbourhood. We moved to this block because it wasn't yet a concrete village.

Any green space left in Victoria needs to be preserved for the future and health of all who inhabit our cities, including birds and wildlife. The benefits of the older trees is priceless as far as cleaning the air. Building this complex will destroy them.

There is already far too much traffic on Fort St. Adding this many residents will be a nightmare.

I hope that council really feels the value of this property, aside from any monetary benefits from the building of the proposed complex.

I hope that Mike Miller and Abstract will get out of their heads long enough to feel what the destruction of this property really means.

Please think with your hearts.
And do the right thing.

Sandra Shore

106
1234 Fort St.
Victoria, B.C.
V8V 3L2

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: April 13, 2018 3:08 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street / 1059 Pentrelew

Dear Mayor and Council,

This letter is the beginning of a series of letters that I will forward to you on the points brought up at the meeting on April 12, 2018. It is my small contribution to Myth Busting.

At last night's Public Hearing for Abstract's Development Proposal there were a couple of comments that suggested Victoria lacked housing units for rent. And, some people expressed concern that their employees could not find housing. The argument suggested that this limited their ability to find and keep good workers, and this in the tech industry which is known for its high salaries. This inability to find housing was the reason they put forward to support the development proposal. Their interest was very self-centered, because what they are also suggesting is that it is cheaper for them to force our community to accept this flawed development proposal, rather than solving their own problem directly by paying their employees more.

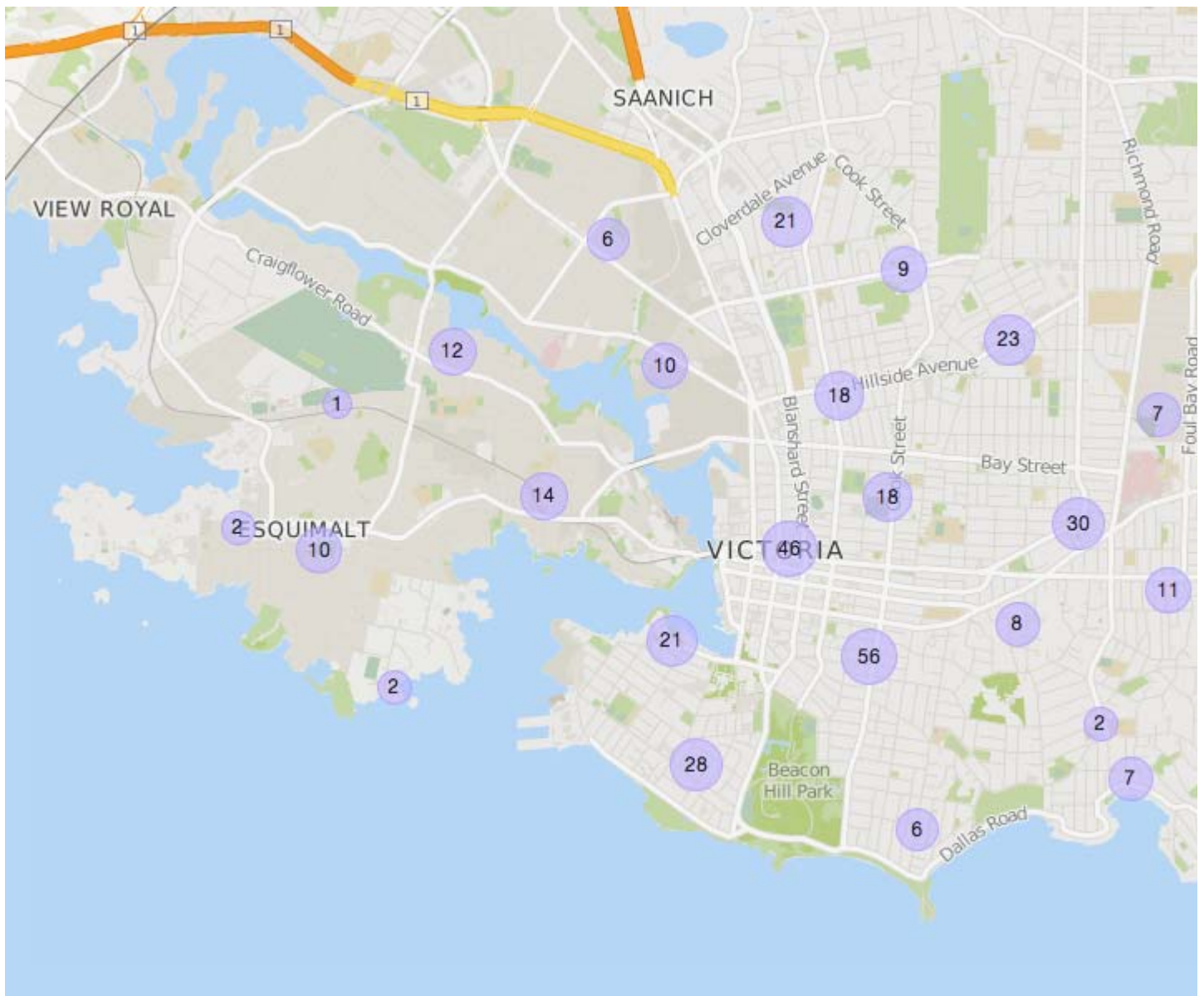
I imagine that their problem is really one about affordability, but this was not always suggested. We all know that the units in the proposed 1201 Fort Street complex, if approved, will only be available at market rates. So, affordability is not the issue.

Possibly, someone may be hoping that an employee or two may be able to scoop up one of the ten 'affordable' units that are promised with this proposal. A slim hope, indeed. Is this the best of their arguments?

This is a snapshot of the rental units today on Craig's List within 7 kms of City Hall. Very easy to find. These are all within easy walking or biking distance to downtown. I know. I'm a senior and I bike this distance easily and in good time. One could always take the bus, too.

371 Available Rental Units April 13, 2018 within 7kms of Victoria City Hall at current market rates.
The rates for the 1201 Fort Street development proposal if approved will be at market rates.

Don Cal
1059 Pentrelew Place
www.pentrelew.com



Lacey Maxwell

From: Victoria Mayor and Council
Subject: FW: 1201 Fort St/1050 Pentrelew Place/ 26 story tower block

On 2018-04-12, 4:32 PM, "Guy Pilch" [REDACTED] wrote:

Dear Mayor,

I'm writing to you to express my strong disapproval of
both of these proposed developments.

The tower block is simply way too high
insensitive to the streetscape and inappropriate.

It is an eyesore and fuels property speculation.

Please lower the profile by many many metres/stories.

1201 Fort St/1050 Pentrelew Place

I strongly disapprove of the proposed development on
several grounds

- 1) Density is excessive. Too many units, too high, ugly design
- 2) Unfairness: If council give this permission against the strenuous objections of many residents it will be putting the profit motive of one developer over the legitimate concerns of everyone else.

This is not democracy.

This is not fairness.

- 3) This development will not provide affordable housing because the penalties for not providing affordable units are tiny compared to the huge profit the developer will certainly gain by ignoring the condition.

If you insist on trading extra density for "affordable housing" then it is only fair and ethical that you make legally binding that the fine for non-compliance by the developer is AT LEAST the market value of the units in question, ie well over 10 times what the current penalty is set at.

Otherwise the fine is just a cost of business for the developer
and no "affordable housing" will be provided.

4) The design is ugly, insensitive to the aesthetic and architecture
of that very prominent part of the city, and it is too high and too dense.
There is more I could say but I will leave it there because of time
constraints.

Please use your vote to oppose these proposals as they currently exist.

Both these developments are very inappropriate in their
current form. Please insist that the developments are scaled back
to harmonise with Victoria's streetscape and communities.

Thank you.

Guy Pilch

Pamela Martin

From: Kate Berniaz [REDACTED]
Sent: April 13, 2018 12:19 PM
To: Public Hearings
Subject: 1201 Fort St/1050 Pentrelew public hearing

Hello,

I am writing to support the re-zoning application for 1201 FORT ST/1050 PENTRELEW PL (REZ00525). As a neighbour to this development, I support greater density in and around the downtown area and I believe this development is ideally located for more higher density development than its current use. The location on a rapid transit corridor, future locations of AAA bike lanes and great walking access to a range of business and services make it a preferable location for more sustainable, higher density development.

I encourage Council to support more density to create a greater range and diversity of housing options across this city, especially adjacent to multi-modal transportation corridors and near local businesses and services. This will lead to more housing options for families to stay in the city and more affordable housing and transportation choices now and in the future.

Thank you,
Kate Berniaz
102-1137 View St
Victoria, BC

Pamela Martin

From: Margaret McLynn [REDACTED]
Sent: April 13, 2018 7:10 PM
To: Public Hearings
Subject: Fw: development on Pentrelew

Enclosed is the letter for the hearing on the 26th.
M.

From: Margaret McLynn
Sent: Friday, April 13, 2018 5:23 PM
To: mayorandcouncil@victoria.ca
Subject: development on Pentrelew

Dear Mayor and council members,

I volunteer regularly at Langham Court Theatre as I am involved in the musical life of our beautiful city. I also live down town (more than twenty years now) and am one of the people who has been extremely patient with the construction/blasting going on all around me. Recently I have been made aware that parking around Langham is to become more scarce than it already is and that a large development is scheduled to go ahead on the land that was previously "The Truth Centre".

The people who live in the area are most concerned. They worry about the density of the proposed development. I think it would be most prudent to listen to them. A smaller development may be more acceptable to them.

I am aware that we have city planners and it struck me as odd that the city planners are not taking a firm stance in guiding a suitable development that would fit into this quiet residential neighbourhood.

Surely developers (within reason) have to abide with what the citizens of Victoria want in their neighbourhoods??

Personally I think we need more green space in the city, we are all stressed to the limit with bottlenecks of traffic on old fashioned streets. The ever increasing number of people pouring into our city to live puts increased strain on our health care system. Ambulance sirens are non stop now compared to ten years ago. How did it get away from the planners to reach where we are now? Where is it all going to end? I just voice what many people are saying.

I urge you to listen to the people of the Pentrelew neighbourhood and to all the other people in Victoria who will be impacted by this decision.

Yours Sincerely, Margaret McLynn (Tax payer, Victoria resident, theatre lover and voter!)

Lacey Maxwell

From: nancy lane macgregor [REDACTED]
Sent: April 13, 2018 2:21 PM
To: Victoria Mayor and Council
Subject: Fwd: Reports emphasize urgent need to reverse biodiversity decline

If you have time, I invite you to please read this report from David Suzuki with regard to the 1201 Fort St. development. I attended Thurs. night's Public Meeting. There is misinformation about the green environment ,”saving the trees” comments made by speakers.

The forest on the Fort St corridor has 24 trees, 10 varieties, 16 bylaw protected trees, 10 trees to be cut, 5 of which are by law protected, and 11 Critical Root Zone trees at risk.

Re: biodiversity: There are 9 Garry Oaks, 2 Giant Sequoia, 2 English Oak, 1 Ponderosa Pine, 3 Big Leaf Maple, 1 Copper Beech, 1 Deodar Cedar, 1 Scotts Pine, 1 Douglas Fir 1 Incense Cedar, 1 Oak, 1 Pine.

The number of trees that have the hope of surviving with reduced setback Variances to the west and Fort St. are 3 Garry Oak on Fort St.

I respectfully ask that you review the arborist’s report for 1201 Fort St with a Parks Dept. person to clarify just what is happening between Fort St, the East and West property lines and the Traditional Residential Zoning area.

People think that mature trees surround this project but they are misinformed. Trees around the perimeter of the Traditional Zoning area also will fall, but it is especially of concern to me that the mature Heritage Urban Forest on Fort St. is thoroughly reviewed.

As well, 2 replacement trees, in containers on top of a parking lot, at a replacement height of 1.5 m and diameter of 4 cm. as required by the Tree Protection bylaw, gives a false sense of a a young forest replacing those lost.

The cost to the developer for cutting down 10 Bylaw protected trees, (the count for the whole property) with permits is \$125. As mentioned by one speaker there is a second lucrative industry waiting these specimens.

Thank you for your consideration.

Nancy Lane Macgregor

Begin forwarded message:

From: David Suzuki Foundation [REDACTED]
Subject: Reports emphasize urgent need to reverse biodiversity decline
Date: April 13, 2018 at 4:00:15 AM PDT
To: [REDACTED]
Reply-To: [REDACTED]



Reports emphasize urgent need to reverse biodiversity decline

Our health, well-being, food security, energy and economic progress depend on healthy, diverse nature. Clean water and air are essential to human life and health. Nutrient-rich soils are necessary to grow food. Diversity makes the ecosystems on which human life depends resilient.

But, as [more than 550 experts from over 100 countries](#) recently warned, “Biodiversity — the essential variety of life forms on Earth — continues to decline in every region of the world, significantly reducing nature’s capacity to contribute to people’s well-being.”

On March 22 in Medellín, Colombia, the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services' 129 member states approved the experts' [four extensively peer-reviewed regional reports](#). Researchers examined more than 10,000 studies over three years to assess the state of biodiversity and to determine the causes and solutions for declines in Africa, the Americas, Asia-Pacific, and Europe and Central Asia.

IPBES chair Sir Robert Watson said, "The best available evidence, gathered by the world's leading experts, points us now to a single conclusion: we must act to halt and reverse the unsustainable use of nature — or risk not only the future we want, but even the lives we currently lead. Fortunately, the evidence also shows that we know how to protect and partially restore our vital natural assets."

[“The best available evidence, gathered by the world’s leading experts, points us now to a single conclusion: we must act to halt and reverse the unsustainable use of nature”](#)

The reports conclude that “biodiversity and nature’s capacity to contribute to people are being degraded, reduced and lost due to a number of common pressures — habitat stress; overexploitation and unsustainable use of natural resources; air, land and water pollution; increasing numbers and impact of invasive alien species and climate change, among others.”

[According to the University College London’s Tim Newbold](#), lead researcher for a 2016 study the reports reference, “For 58.1% of the world’s land surface, which is home to 71.4% of the global population, the level of biodiversity loss is substantial enough to question the ability of ecosystems to support human societies.”

[Biodiversity of plants, animals, fungi and other organisms is important](#). Each species plays a unique ecosystem role. Diverse nature offers numerous ecosystem services, including ensuring we have access to a variety of foods and medicines. It also creates resilience — a variety of species ensures that some will continue to function if others fail.

In the Americas, species populations are on average 31 per cent lower than when European settlement began. With increasing climate change impacts, that’s expected to rise to at least 40 per cent by 2050. The report notes that Indigenous Peoples and local communities have slowed or reversed declines in some areas through “a diversity of polyculture and agroforestry systems,” but warns that Indigenous local knowledge and languages, and the cultures associated them, are also threatened or dying.

The economic consequences alone are staggering. Researchers estimate that land-based natural systems contribute services worth about \$24.3 trillion a year to people in the Americas — equivalent to the region’s gross domestic product — and about \$3.6 trillion in Canada. As one example of the costs of addressing the problems, the report shows the “annual cost of managing the impacts of invasive alien zebra mussels on infrastructure for power, water supply and transportation in the Great Lakes” is more than \$500 million.

The economic consequences alone are staggering. Researchers estimate that land-based natural systems contribute services worth about \$24.3 trillion a year to people in the Americas — equivalent to the region's gross domestic product

Although many solutions lie in government policy, individuals can also help. [Watson told *National Geographic*](#) that eating less meat, wasting less food, using water more efficiently, reducing toxic chemical use and shifting from fossil fuels are all necessary. He also said Indigenous and local knowledge are invaluable to helping us learn how to live better with nature, and that cross-border collaboration is essential because nature doesn't recognize human boundaries.

Emma Archer, co-chair of the African assessment, said citizen engagement is also needed: "As citizens, we need to vote and lobby for political leaders and policies that support these choices."

As a [Desmog Blog article](#) points out, "Many of the solutions for stemming the loss of species would have simultaneous benefits for the climate, such as protecting and restoring ecosystems (which can store more carbon), cleaning up energy sources (fewer greenhouse gas emissions), and practicing more sustainable and diverse agriculture (lowering emissions, storing carbon)."

As with climate change, we have ample evidence that we're facing a biodiversity crisis, we know what's causing it and we have numerous solutions. It's time to act.

[LEARN MORE ABOUT OUR WORK ON BIODIVERSITY](#)

Written by David Suzuki with contributions from David Suzuki Foundation Senior Editor Ian Hanington.

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Pamela Martin

Subject: FW: Time is right for density in Victoria

From: Ryan Painter [REDACTED]

Sent: Friday, April 13, 2018 12:42 PM

To: Lisa Helps (Mayor) <mayor@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>

Subject: Time is right for density in Victoria

Good morning Worship and Councillors,

This email is intended as a sign of support for the development planned at 1201 Fort Street, which is a development proposal by Abstract Developments.

I am currently a resident of Beacon Arms, an affordable rental apartment that you are all familiar with. I am also a young professional, in his early 30s, living with his fiancée and looking to get into the housing market in the next year. We are looking for exactly what Abstract Developments is offering: market rate housing, close to downtown and amenities, and in keeping with a design and green space dynamic which makes Victoria such a desirable place to live.

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The field of Urban Planning and Mental Health is a fast-growing new segment of planning research, and my hope is that as the city moves forward with developments like this, that they take into account the mental health and wellbeing aspects of planning.

In conclusion, I want to thank you for the time you've taken to read my submission, and hope that you will move this project forward to approval.

Ryan Painter
203-505 Quadra St
Victoria, BC

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: April 16, 2018 1:09 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Development Proposal

Three snapshots from the applicant's website.

They show the connection of four of the preliminary speakers who spoke in favour of the proposal on April 12, 2018.

Three of the speakers gave 1969 Oak Bay Avenue as their residential address, 2.30 kms from the site. This is part of the Abstract "collection."



And, here is a photo of another speaker who has spoken passionately in favour of the Abstract Development proposals for the Bowker Collection (in Oak Bay) in May 2017 and for the 1201 Fort Street proposal on April 12, 2018 in conference with the applicant at a showing. The address she gave at the meeting was 1271 Monterey, 3.80 kms from 1201 Fort Street.



These two photos are on the applicant's first page of its website, along with one of the credos that shape the company.

Integrity is our foundation.

Respect anchors each of our relationships – with homeowners, our colleagues and our community. We hold ourselves to the same standards that we demand of others.

It is obvious that we have a lot to learn about integrity and respect.

I think we also have to discuss what is fair at a public hearing. How much time at a Public Hearing must be given to those people with an obvious relationship to the applicant that far outweighs their proximity to a development application?

Thank you,

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: April 16, 2018 9:22 PM
To: Victoria Mayor and Council; Jonathan Tinney
Subject: 1201 Fort Street Development Proposal

Dear Mayor and Council, and Mr. Tinney.

On my walk with my dog this Monday evening, April 16, 2018 at 6:45 pm, I saw the corrected sign upright on the Fort Street side of the 1201 Fort Street property.

Thank you for getting done that which should not have been undone - resurrecting the public notice which was prematurely taken down before the Public Hearing occurred and stayed down for 4 days.

This little fracas will go down in the annals of time as the Great Sign Debacle, and will have little effect on the outcome, as the facts of our discussion have not changed. While we were inundated with opinion from far afield on the first night of the Public Hearing for this proposal, the facts have not changed, nor have the consequences. On any scale, the consequences far outweigh the benefits.

I remember all the scratching, kicking and punching I endured during the five years that I played left prop on my high school rugby team. Rarely did these infractions against me win us a game. Occasionally, when the referee actually noticed the misdeed, it usually won us a penalty kick, even a field goal which advanced the ball down the field, and even gained us some points.

However, It always established in the referee's mind the character of the opposing team. And, an impartial referee was usually more vigilant thereafter.

This is my hope. We would not have lasted this far with our endeavour - to mould this development proposal into some sort of reasonable outcome - if we did not embrace the future and believe in hope.

Thank you.

Don Cal
1059 Pentrelew Place

Thanks Mayor Helps,

Don and Lynnette, thanks for your notes. Staff have been in contact with the applicant and instructed him to reinstate the sign as soon as possible. They have also requested that the signs are updated with the date of the next phase of the public hearing. Our understanding from the applicant is that this should occur by the end of day, or latest tomorrow morning.

Regards,

Jonathan

From: Lisa Helps (Mayor)
Sent: April 16, 2018 2:05 PM
To: Don Cal [REDACTED]; Councillors <Councillors@victoria.ca>
Cc: Alec Johnston <ajohnston@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>
Subject: Re: No sign on property 1201 Fort Street

Staff will answer.

--

Lisa Helps, Victoria Mayor
Lekwungen Territory
www.lisahelpsvictoria.ca
250-661-2708

Dear Mayor and Council

I am writing to let you know that notice of the rezoning sign for the 1201 Fort street and 1050 Pentrelew Place on Fort Street was removed on April 12, before noon, on the day of the public hearing for Abstract Development's proposal for the site.

How does removing this sign before the time of the Public Hearing qualify as fulfilling the bylaw making it necessary to have the sign in the first place?

I believe that it is important that this sign be re-instated as soon as possible with the new date, April 26, 2018 for the public hearing. And, that the sign on Pentrelew have a new sign for the new date.

While this pre-emptive move by the applicant is not as egregious as the applicant's advertisement announcing the Bowker Place Development (and soliciting buyers) that was printed and published in the Times-Colonist the day of that Public Hearing to decide its fate by the Oak Bay Council, I do find that this action is an abuse of the process and weighs heavily to the favour of the applicant.

Many of those speaking at the first Public Hearing believe that the applicant is a wonderful person. What are the applicant's three words to emphasize the firm's characteristics: "Passion, Quality, Integrity?" How does this hasty action fit with one of the most important reasons given by his acolytes (most from outside of the jurisdiction, or over 1km from the site) to convince the Mayor and Council to award this proposal to him?

I believe that the applicant should at least continue to pretend that this process is not stacked against the neighbourhood, and that his original statements to us in the spring and summer of 2016, that "The City really likes these plans" are not seen to be true by the general public, many of whom already feel overwhelmed.

I ask you to get that sign back up on Fort Street and to change the dates of the public Hearing on these two signs to April 26, 2016. If this is not done quickly, I do not believe that it would be seen as a fair playing field and would reflect badly on the City.

Thank you.

Don Cal
1059 Pentrelew Place

Pamela Martin

From: Gerald Houlden [REDACTED]
Sent: April 16, 2018 8:01 PM
To: Public Hearings
Subject: 1201 Fort St. and 1050 Pentrelew Place.

My name is Gerald Houlden, I live with my wife Junine at #405---1220 Fort Street. V8V3L2. Phone # [REDACTED].
I am choosing to write rather than appear. However I am listed at #79 --please remove my name from the list of speakers.

We strongly oppose the application to build a 6-story condo directly across from us.
As the signs read "Too Massive, Too Dense, Too High." And also "31 trees to go for 121 cars".
Reduce the size by 30% to conform to the OCP.

We don't object to the property being build on---we feel sure the developer will construct the buildings well.
However, it is not fair to the neighbourhood to have a massive building right out to the street.
As if that isn't bad enough they are asking for almost double the height of the building over the allowable.
Any building fronting on Fort St. should be set back behind the oak trees and have the usual width of landscaping.

Whatever you decide , please, please, please do not allow the access from Fort St. to be at the west end of the property!!!
That would be a plan for a disaster in traffic. The access should be at the east end of the property.
The access to the proposed building is directly opposite the intersection of Ormond St. and the residents coming from the underground parking will scoot across Fort St. to save going around via Fort, Fernwood to Yates to go downtown.

Likewise coming the other way from Oak Bay Ave. or the hospital they will use Ormond and again scoot across Fort St. to the building access. If this is left there will surely be a fatality when a resident is T-boned by a vehicle coming up the hill on Fort.

By my calculation the traffic light on Fort at Cook is 30 seconds in length. There is a flood of cars from the green light.
Then there is the odd car that has turned right or left from Cook St. east on Fort.
By my timing there is only a 10 second break in the traffic up Fort for any resident of the building to scoot across Fort from Ormond.
That is where the danger lies!!! It is difficult to see traffic coming up Fort in the left lane due to the rise and cars parked at the left hand curb. Some vehicles coming up the hill are doing 60 to 70 kms per hour.

Victoria has character---lets not lose some of it with this large building being out of place.
Take some of the architecture from the building at 1156 Fort St. incorporate it in these buildings and make us all proud!!!!

Thank you. Gerry & Junine Houlden.

Pamela Martin

From: Sally Hamilton [REDACTED]
Sent: April 17, 2018 8:20 AM
To: Public Hearings
Subject: Public Hearing 1201 Fort Street /1050 Pentrelew Place April 26

Dear Mayor and Council,

As a long time resident of 1020 Pentrelew Place I write yet again to oppose the Abstract Development as it stands but not opposed to development of the site and would welcome compromise. I hesitate to mention that I have resided on Pentrelew for 47 years in case I am labeled, "set in my ways and against change". This seemed to be a theme on April 12, 2018.

For more than 2 years I have been involved in this discussion. Just to be clear I was not protesting initially. I believed the Developer when he encouraged the notion of collaboration with the community. I understood that our voices would be heard at his Community Engagements.

What morphed from early discussions of an apartment and townhouses became 2 large condominium buildings and 12 townhouses (at the peak). I will never forget my sinking feeling when I saw the plans that showed the 2 condominium buildings for the first time. I questioned the change. The architect told me that it was necessary to separate the large apartment into two to allow sight lines for Linden Avenue. Where are the sight lines now?

My line in the sand has always been Building B. It sits on land zoned as Traditional Residential and totally out of proportion for the site.

The 4 storey condominium does not provide a seamless transition to the single family dwellings on South Pentrelew nor to the developer's own town houses on the site for that matter.

This problem could be resolved within the context of current zoning. Replace Building B, with Ground-Oriented dwellings such as duplexes, row houses and /or townhouses. This would be an elegant win/win compromise for the Developer, the neighbourhood and the city. I understand that Victoria is woefully underserved with Ground Oriented/Townhouse dwellings for families but overpopulated with Condominiums. Building B is yet another condominium

Finally on April 12, 2018, I kept hearing that Abstract Development is compliant with the OCP. Do we have a new OCP that I do not know about or is this why the Developer has requested Site Specific Zoning?

Please do not be pressured into what the Developer says he will do if you stop this project. Mr Miller has his professional integrity to protect. He will not build a square box. Oh, maybe he has, it is Building B.

Respectfully,

Sally Hamilton

Pamela Martin

From: Donna Mac [REDACTED]
Sent: April 18, 2018 5:02 PM
To: Public Hearings
Subject: AGAINST Development's plan for 1201 Fort St. and 1050 Pentrelew Pl. - for PUBLIC HEARING - APRIL 26, 2018.

I unfortunately will be out of city on April 26, or would be there to speak of the issue.

Ok, City Planners and Council – once you have authorized south of Cook Street, the residential neighbourhood will continue to change, all the way to Oak Bay. There has been sufficient development in the downtown core with many high rises, rising in the past 2 years and none of them along with this planned development at 1201 Fort St. and 1050 Pentrelew Place are not affordable housing. Affordable housing is what we need for families and lower income residents.

The proposal does not achieve an adequate transition between Fort Street and the residential neighbourhood as directed by Council in the last Committee of the Whole meeting. The mass, Height and density if not appropriate for this site, which is mostly residential homes. Planners and Council need to stop rezoning and follow the Official Community Plan (OCP). Why is the OCP there is it keeps getting eroded.

This proposal will result in the destruction of many mature trees. Let's stop being like other cities and be VICTORIA. City of Gardens, which also means trees.

Donna MacFarlane
112-1149 Rockland Ave,
Victoria BC V8V 4T5. U

Sent from [Mail](#) for Windows 10

Lacey Maxwell

From: Kathryn Whitney [REDACTED]
Sent: April 18, 2018 1:21 PM
To: Victoria Mayor and Council; Anna Cal
Subject: 1201 Fort Street/ 1050 Pentrelew Development 'Truth Centre' property

Dear Mayor and Council

I am writing strongly to urge you to reject the obscene pressure being exerted on the Victoria City Council by rich developers (Abstract), who want you to put their economic interest in the Truth Centre property at 1201 Fort Street/1050 Pentrelew Place before the interests of the residents of Victoria.

The project is too big, its footprint too large, the density too great, the proposed apartments set at too high a price point, and the setbacks too small. In my opinion, it is unthinkable that Council are even considering approving this development in its current form.

Residents of the area have fought hard to convince Council to abide by their own guidelines and to keep the development within zoning limits appropriate to the site. If Council approve the project, they will forever break the trust between City Hall and the residents of Victoria.

There will be no going back. We will know that the only voice you care about is the voice of very wealthy developers who want to be even wealthier.

I would urge all members of Council to review the platforms on which they were elected. Did you say that you were interested in supporting the wishes of Victorians? Or did you say that you hoped to take a position on Council so you help rich investors break rules in Victoria so they could get even richer at the expense of the integrity and beauty of our historic city?

After taking a decision on the site, what words will you use in your next election campaign? How will you tell voters that you want to be elected so you can help residents see that they do not want what they think they want in their neighbourhoods? How will make clear in your text that you know better? Will you say that people should vote for you because you will ignore their wishes? Will you say that you want power so you can share it with rich developers? I look forward to reading the text.

On a personal note, I would like you to know that I owned a one-bedroom apartment in Fort Street (1022) that I sold in 2015 because I was going to be away for a year with work. I had saved to buy a small house when I got back, but of course, now that the real estate market is grossly inflated, that will never happen. My own flat sold again 18 months later for 50% more than I sold it for - more than I had planned to spend on a house at 2015 prices. I can now only afford a studio apartment anywhere in Victoria. I had plans to open a business in my home, and had also hoped to begin foster parenting. Now, I will never be able to do this in Victoria. I am one in many thousands of long-term Victoria residents who are being adversely affected by the run-away prices being caused by our largely unregulated real estate sales and development market. I am presently renting on short-term leases. Let me add that I have four higher university degrees, and that the GP I go to said that no physicians want to move to Victoria because the housing situation is so dire.

Cities evolve the way they do because of a series of discrete decisions made by City Councils. Some Councils are stewards and work to balance the need for economic prosperity with the necessity of keeping the city livable, both economically and in its balance of green spaces and density, for normal people. Others let the golden glint of short-term investment blind them to the importance of long-term thinking.

Which type of Council will you be?

I urge the Victoria City Council to reject the proposed development and to request a new plan that fits within the current zoning bylaws. I urge you also to include an affordable housing component - a real one (unlike Vivid on Yates, 'affordable' only for two years) that will remain affordable in perpetuity.

Sincerely,

Kathryn Whitney

12-126 Hallowell Road (temporary address)

Victoria V9A 7K2

████████████████████

Age Group	Percentage
18-24	85
25-34	75
35-44	65
45-54	55
55-64	45
65-74	35
75-84	25
85+	10

Pamela Martin

From: Ericka Amador [REDACTED]
Sent: April 19, 2018 1:39 PM
To: Public Hearings
Subject: 1201 Fort 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.

This project is consistent with both the spirit and the letter of the Official Community Plan and Victoria's Housing Affordability Task Force. 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 the Task Force envisioned.

Research shows 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 us respond to three objections we'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 Craigdarroch 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 they will depreciate in value over time, mid-priced housing becomes future affordable supply. The hope is that residents will move into this development and leave vacant their current homes to be occupied by other residents, like myself, who may not have as high an income.

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, think Langford. As a result, compact infill housing is considered the most sustainable development option overall. Locating this development in the heart of Victoria will encourage residents to use transit, bike and walk to work keeping cars off the road between downtown and farther flung suburbs.

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.

Thank you,

Cities for Everyone

Lacey Maxwell

From: Vern Paetkau [REDACTED]
Sent: April 19, 2018 5:38 AM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Proposal

Mayor Helps and councillors

I am writing in advance of the second session of public presentations regarding the Fort Street - Petrelew development (I live on Linden, two blocks away). For all the reasons amply documented by citizens opposing it, with which you are familiar, I also strongly oppose this development as submitted by Abstract. They have, arrogantly, paid no attention to requests to downsize the proposal appropriately. We have zoning laws that should be followed. If those zoning definitions are wrong, they should be changed. Stick to them. In the future, it will save everyone's time and effort and money to know that council sticks to the rules.

Another thing: all-rental developments do not address the question of affordable housing for young people and their families. We need those folks to live in this area, and to contribute their vitality and ideas to it. We need owners who have bought into the community, not investment properties and short-term rentals.

Thank you

Vern Paetkau
903 Linden Avenue, Victoria
Professor emeritus
Biochemistry and Microbiology
University of Victoria

A website of science related to everyday life:

commonsciencespace.com

Lacey Maxwell

From: William Reed [REDACTED]
Sent: April 19, 2018 10:22 AM
To: Victoria Mayor and Council
Subject: Fort St. Development

Dear Sirs

The proposal does not achieve an adequate transition between Fort Street and the residential neighbourhood as directed by Council in the last Committee of the Whole meeting.

The mass, height and density is not appropriate for this site. Council should stop rezoning and follow the Official Community Plan (OCP) in the absence of a long-awaited Local Area Plan (LAP).

The developer has not put forward a reasonable or viable need for this rezoning request and numerous variance by-law changes.

The Fort Street Heritage Corridor has not been fully considered in relation to this development.

The proposal results in the destruction of most of the fully mature trees. Given the blasting that will create underground parking, the Gary Oaks and the new plantings will be endangered.

William Reed

Pamela Martin

From: Raphael Beck [REDACTED]
Sent: April 21, 2018 8:55 PM
To: Public Hearings
Subject: 1201 Fort Street development proposal

We live in the area and are **opposed** to this development, which will have a negative effect on the quality of life in our neighborhood (therefore also reduce the value of the property we live in!).

- The proposal does not achieve an adequate transition between Fort Street and the residential neighbourhood as directed by Council in the last Committee of the Whole meeting.
- The mass, height and density is not appropriate for this site. Council should stop rezoning and follow the Official Community Plan (OCP) in the absence of a long-awaited Local Area Plan (LAP).
- The developer has not put forward a reasonable or viable need for this rezoning request and numerous variance by-law changes.
- The Fort Street Heritage Corridor has not been fully considered in relation to this development!
- The proposal results in the destruction of most of the fully mature trees. Given the blasting that will create underground parking, the Gary Oaks and the new plantings will be endangered.

Please do not allow **over-development** of luxury condos in residential / heritage areas. As in Vancouver, it will result in further increases in real estate prices, **making them even more unaffordable for local people.**

Dahlia and Raphael Beck
727 Linden Ave
Victoria, V8V4G8

Pamela Martin

From: Craig Burt [REDACTED]
Sent: April 22, 2018 4:12 PM
To: Public Hearings
Subject: Re:1201 Fort Street.

As a resident of Rockland, I APPROVE the development, as planned, at the former Truth Centre. The noisy neighbourhood association doesn't speak for all of us.

Craig Burt
1505 Bywood Place
Sent from my iPhone

Pamela Martin

From: Anna Cal [REDACTED]
Sent: April 23, 2018 12:18 AM
To: Public Hearings; Victoria Mayor and Council
Subject: 1201 Fort/Pentrelew

Dear Mayor and Councillors,

The house at 1010 Pentrelew is an investment. The owner lives somewhere else and rents it out. In the letter to the Public Hearing on April 12th the owner states that he got a deal from the applicant to reimburse the potential loss in rent due to the construction of the 1201 Fort Street property, if approved. The next step for the applicant might be to add this property to the proposal, and, at a later date, to request variances to increase the height and massing of the 4-storey Building B (at 15.1 meters) south across this property.

If approved, the 1201 Fort project has great potential to eat further into residential Rockland. The risk is much greater than has been discussed at City Hall.

The duplex at 1006 /1008 Pentrelew Place is an investment property, rented out. Three properties adjacent to this corner on Rockland avenue (1208, 1218 and 1249 Rockland) and 1025 Linden are all older rental stock.

If the 1201 Fort Street site-specific zone is approved, with its intensive rezoning characteristics to 21 meters and 15.1 meters with an FSR of 1.29:1, the investment and rental holdings mentioned above will be in line for redevelopment. Each will justify the next in terms of height, massing, floor space ratio and the creeping need to create an adequate transition. Remember that the current applicant justifies this proposal by referencing how close 1201 Fort Street is to downtown.

(See the map and an image below)

In the presentation on April 12, 2018 the applicant stated that he would be allowed to kill the few remaining Garry Oaks if this proposal is not approved – an ongoing and implicit threat! I use the verb 'would' because cutting down these trees, after all the others are cut down, would not reflect well on the much-vaunted public image of the applicant. Cutting the last few trees, held as hostages, would severely limit what the applicant would be able to do with the other 72% of the property.

The applicant is supported by other developers and investors as witnessed by the number of real estate professionals who spoke in support of the applicant on the night of April 12, 2018.

City Staff has no difficulty in using the 4 storeys on Linden Avenue to support both the 21 meters and the 15.1 meters on the applicant's property. This is a serious problem. This easy justification paves the way for yet more requests and approvals as time marches on.

Many people will be pressed into selling their homes by the massive overlook from 21 meters and 15.1 meters to the single storey houses. Those who live in Rockland past Moss Street and approve of the 1201 Fort proposal are turning a blind eye and a deaf ear to their neighbours who inhabit the gateway to Rockland. However, once the periphery is sacrificed to this proposal, the encroachment into residential neighbourhoods will not stop. At some point the heritage will be gone and the City Staff who recommended the destruction will have moved on to other jobs, or retired and will not be accountable. Thirty years hence, the trees meant to replace all the Urban forest on this 2 acre site will still not be as tall as the trees that will be cut down.

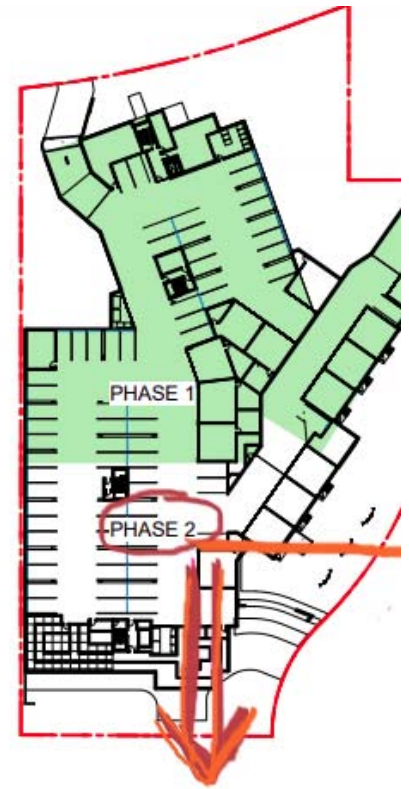
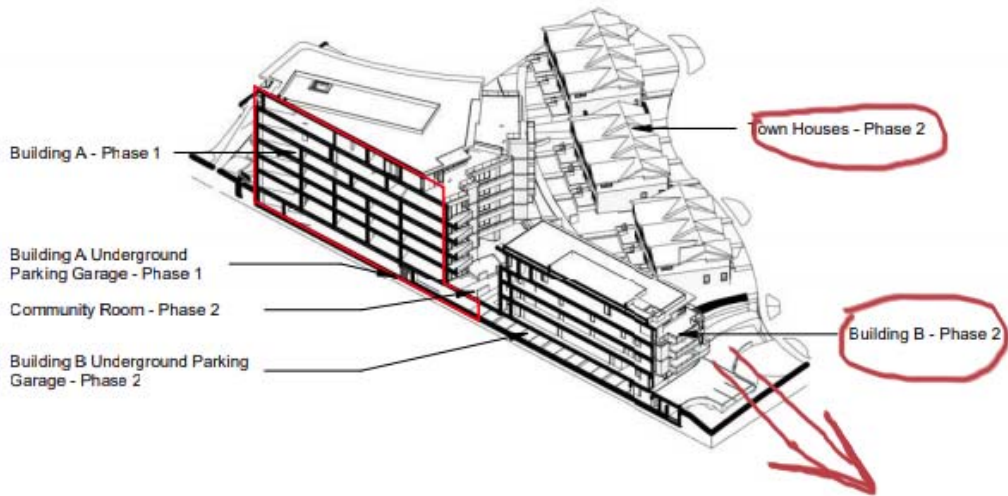
Disappearing Rockland!

Please do not approve this application.

Anna Cal

1059 Pentrelew Place





Holmes and Isherwood

BARRISTERS AND SOLICITORS
NOTARIES PUBLIC

CONSTANCE D. ISHERWOOD, LL.B., Q.C.
T. FOSTER ISHERWOOD, M.A., LL.B. (deceased 2011)

Telephone 250-383-7157
Fax 250-383-1535

1190 FORT STREET
VICTORIA, B.C.
V8V 3K8

April 9, 2018

Mayor and Council
City Hall
#1 Centennial Square
Victoria, B.C.
V8W 1P6

Dear Mayor and Council,

I write as a neighbour of the Truth Centre 1201 Fort Street in Victoria to oppose the new project being presented by Abstract Developments. I am concerned that the density and height of the proposed buildings exceed the maximum for the site's current zoning. Also, the blasting required for the underground parking will pose a danger to all of the surrounding neighbors.

I urge that City Council will require Abstract Developments to present plans more reasonable in terms of height, density, and traffic, and more respectful of the heritage aspect of the property.

Yours truly,

HOLMES & ISHERWOOD

per: *Constance D. Isherwood*

CDI/sar

Lacey Maxwell

From: Paul Jorjorian and Hannah Mitchell [REDACTED]
Sent: April 19, 2018 8:37 PM
To: Victoria Mayor and Council
Subject: Fw: Truth Centre redevelopment at 1201 Fort St & 1050 Pentrelew

Categories: 1201 Fort

From: [Paul Jorjorian and Hannah Mitchell](#)
Sent: Thursday, April 19, 2018 1:49 PM
To: publichearing@victoria.ca
Subject: Truth Centre redevelopment at 1201 Fort St & 1050 Pentrelew

Dear Mayor and Council members, we are writing to express our disappointment with the proposed redevelopment of the former Truth Centre property. The proposed development does not adequately address the transition to the residential neighborhood on Pentrelew Pl. It is too big and too tall to blend in with the neighborhood. The development does not conform to the existing zoning of the site according to the Official Community Plan. Why would the Council approve a rezone and numerous variances when the proposal doesn't conform? This seems very unfair to the existing home owner in the neighborhood who will suffer a diminished value to their properties because of these changes. We urge the Council to reconsider this project and send it back for further modifications to insure that the surrounding neighborhood is not adversely impacted.

Paul Jorjorian and Hannah Mitchell, 188A St. Charles St., Victoria



Virus-free. www.avg.com

Lacey Maxwell

From: [REDACTED]
Sent: April 20, 2018 2:56 PM
To: Victoria Mayor and Council
Subject: Fw: 1201 Fort Street.

Importance: High

*Mayor Lisa Helps and Councilors,
City of Victoria, B.C.*

Ref: 1201 Fort St., Victoria.

Dear Ladies and Gentlemen,

I was sorry to see the last hearing on this property was delayed due to an unexpected medical event. It could be an indicator of the depth of feelings involved in this land.

As this "deal" has a far too long history, I wonder if it is not time to stop and sit down privately with all sides concerned and have a serious conversation and negotiate.

Abstract has had the property in its care for almost two years. The lands are unkempt and it is anybody's guess what has become of the well constructed, usable buildings. Recycling of buildings is of benefit to all in 2018.

*I wonder if the following points have been thoroughly considered:
-a development of this size, 86 units will be a huge drain on Victoria's water supply. From statistics, the average person uses 80-100 gallons of water per day. Vancouver is yearly putting higher water restrictions for residents primarily because of over development. New, and stricter laws are in place for May 1, 2018. I am hoping you are learning from them as I read of concerns for Vancouver Island. (Times / Colonist Apr.15th.2018)*

-it is hoped a recent article in the Times/Colonist has been considered: "New York Times ... 'urban jewel". This is how Victoria is being viewed and promoted with visits to the surrounding areas of 1201 Fort St. (April 14,2018) For many years Art Gallery overflow parking was at 1201. The tours will include the Gallery, Craigdarroch Castle, Government House and the lovely homes /gardens in Rockland.

-Unfortunately, the T/C article (Apr. 8th) re the 'Battleground', was ambiguous to many folks as I received some comments that there would be "10 units of affordable housing", Mayor Helps. (People often read only first & last paragraphs) Pam Madoff is clear that the coveted forest/green space will be in 'bits and pieces'.

I firmly believe there is a solution. Among the ideas I have sent you is a "Indigenous Youth Art Gallery" as a lasting memory of the proposed "2020 Games". This would be a unique facility repurposing the site. A second consideration is re-homing the Vancouver Island School of Art, Quadra St. which needs a new facility.

Would it be possible to negotiate with Mr. Miller to consider crediting Abstract's partial contribution to a project by having him as a generous donor to one of these projects? An equivalent land swap? Other funds to purchase the lands can be found through crowd funding, Governments in all aspects giving Grants or assistance. It may sound impossible. but I found when I served on a Village Council, many impossible dreams can be achieved. Much of the City started with a 'dream' as members of my family had, almost 100 yrs. ago, and acted on.

*My sincere thanks for you time.
Yours respectfully,
Gail Brighton.*

Michelle Dobie
#311 - 1025 Linden Avenue (resident for 14 years)

April 26, 2018

Good evening Mayor and City Council Members,

- Hello, my name is Michelle Dobie and I live at 1025 Linden Avenue. My apartment is at the back of the building and my balcony is 10 feet from the property line at 1201 Fort Street (the back or South end of 1201 Fort Street). I have lived in my apartment for 14 years.
- I am **against** this development and the proposed changes to 1201 Fort Street and 1050 Pentrelew Place (1201 Fort Street) and the amendment to the Official Community Plan (OCP). The consideration to amend the OCP Bylaw for 1201 Fort Street would be a tragedy for this beautiful property, not to mention the damage it would cause to this unique Rockland neighbourhood. With this development proposal there is no consideration for the residents, the wildlife, greenspace or unique Traditional Residential setting.
- I am **against** the amendment to allow the construction of a six-storey multi-unit residential building and nine townhomes. 1201 Fort Street is far too small to properly accommodate buildings of this size and proportion. Also, how much will these condos and townhomes cost? Will the average person living in Victoria be able to afford these units? Victoria desperately needs affordable housing, not more high-end luxury condos that the average Victorian cannot afford.
- I am **against** the amendment to the rezoning application for the site which would designate the Traditional Residential portions of the site as Urban Residential to build a four-storey unit in the South end of the property. I know the South end of the property very well as I have enjoyed this beautiful green space for 14 years. This beautiful green space has old growth trees, flowering shrubs and is a wildlife habitat for Great Horned and Barred Owls, Hawks, deer, racoons, squirrels and song birds. Also, the garden at the back has human remains (urns and ashes) buried and scattered throughout this greenspace for many decades. This space should be preserved and protected.

... /2

- I also want to talk about communities. It is very important to plan a city by creating healthy communities. The Truth Centre built a substantial community in the Rockland Neighbourhood. The Truth Centre speaks for itself as a place for spiritual practice and community support. The building on Pentrelew (across from my apartment) was a place of arts and culture. For many years, I had the pleasure of listening to students practice ballet, opera and numerous musical instruments. Another building provided daycare. The garden at the back, provided many years of wonderful enjoyment to the residents of Rockland and place to bury loved ones from the Truth Centre. All of this community is now gone. I would like to see the developer build a community centre or a park to replace the loss of the community build by the Truth Centre.
- Personally, I have enjoyed the garden across from my apartment for many years with my seven year old nephew and 12 year old niece. Both are aware of this development and keep asking why they have to cut down all the trees? Why can't they build around them? My niece and nephew are the future of Victoria and they already understand the importance of green space. I promised I would mention their opinions today. After all, we are all here for the future of Victoria.
- This brings me to my closing, a development of this size and a complete change in character for the Rockland Neighbourhood is setting a dangerous precedent. If this development is approved then the City of Victoria is at complete risk of losing more greenspace and other unique neighbourhoods. It will be a tragedy if this development is approved. With respect, please consider the consequences of your decisions, I am trusting you will listen to the residents that actually live in the Rockland Neighbourhood. We should have a voice in what happens to our neighbourhood, our home.

I can only hope you make the right decision. I appreciate the amount of work and responsibility you have taken on with this development and protecting our city. Thank you.

Thank you for your time.

Michelle Dobie

Pamela Martin

From: Lynnette Kissoon [REDACTED]
Sent: April 23, 2018 7:12 PM
To: Pam Madoff (Councillor); Lisa Helps (Mayor); Chris Coleman (Councillor); Victoria Mayor and Council; Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor);
Subject: Public Hearings
Please say no to Abstract Development's proposal for 1201 Fort Street and 1050 Pentrelew Place

Dear Mayor and Council,

Our engaged community continues to write to you all to share our serious concerns about Abstract's development proposal for the Truth Centre site.

We are asking you to make a decision based on the evidence we have found which shows that yet another development of luxury condos is not needed in Victoria. The applicant will tell you that Abstract is about building communities. However, luxury condos are **commodities that make the elite investor class richer while making the rental crisis in Victoria even more critical.**

I find this so ironic, considering that the engaged community who are fighting against this type of overly massive luxury condo development were labelled as the "white haired elites".

On this note, I invite you to read the Huffington Post article: [House Prices In Canada Are Now Under The Control Of Global Forces](#) which I've copied into this email for your convenience. I've highlighted sections for your quick review.

Pink sections are serious concerns, [blue underlined text are hyperlinks](#) and green sections are ways you can help as our elected representatives.

Please say no to this development proposal so that you can say yes to current residents who need income-appropriate housing now.

A solid foundation for the future starts with a solid foundation in the present.

Thank you,

Lynnette M. Kissoon
1025 Pentrelew Place



BUSINESS

House Prices In Canada Are Now Under The Control Of Global Forces

An IMF study warns local housing markets are at increasing risk from external shocks, but government policy can change that.

By Daniel Tencer



GETTY IMAGES/ISTOCKPHOTO

Housing markets, most realtors will tell you, are local. When it comes to residential real estate, Vancouver is nothing like Halifax, which in turn is nothing like Quebec City.

Each housing market reflects the realities of its community: Prices for the most part reflect what people are earning, and how much they can get a mortgage for.

But what if this system were to break down? What if housing markets began to behave like stock markets, their movements no longer reflecting the economic reality of the community, instead rising and falling on the whims of the global investor class?

According to [a new report](#) from the International Monetary Fund, this is exactly what's happening. House price trends from London and Tokyo to Sydney and Toronto are becoming increasingly synchronized, the IMF's research has found. The "global factor" now accounts for more than a third of the price composition of housing in advanced economies, the report found.

Look: Average home prices across Canada

"As a result, housing markets in one country are more sensitive to swings in another," the IMF [said on its blog](#).

This is something many of us in Canada suspected was happening as we watched the influx of foreign investors into Toronto and Vancouver (and now, it seems, Montreal).

It may help to explain how Toronto's house price index doubled between 2011 and 2017, even as household incomes grew by single percentage points. It may also explain why house prices in Vancouver are still rising, despite higher mortgage rates and tough new mortgage rules that have [pushed one-third of would-be buyers out of the market](#).

Simply put, what's going on in a local economy may no longer be reflected in the price of housing. And that could be a real problem, because unlike other assets like stocks and bonds, housing is also a basic necessity of life. The decoupling of living costs from local economic realities could create massive disruption to households' quality of life.

Picture a situation where Canada's economy slows down and households are in a tougher financial situation. But foreign investors keep pumping money into housing, raising prices and making an already dire affordability situation even worse.

Or, conversely, picture a situation where everything is going along smoothly in Canada, but a recession in Asia reduces the flow of cash into the housing market, causing a housing bust — and resulting in a recession in Canada.

"Policymakers cannot ignore the possibility that shocks to house prices

"Heightened synchronicity of house prices can signal a downside tail risk to real economic activity, especially when taking place in a buoyant credit environment."

But before you throw all the blame on China's nouveau riche, it's worth noting that the IMF sees a number of reasons for this trend, beyond simply foreign buyers:

— **Corporate money flowing into the housing market.** "Institutional investors, private equity firms, and Real Estate Investment Trusts have been increasingly active in major

cities such as Amsterdam, Sydney, and Vancouver as they seek out higher returns," the IMF said on its blog.

— **Globally co-ordinated interest rates.** "The world's major central banks have kept interest rates unusually low for a long time in a bid to stimulate growth," the IMF says. "That has produced a ripple effect of low borrowing costs, including cheap mortgages, across the globe, which has helped push up prices."

— **A more synchronized world economy.** "In 2017, growth picked up in 120 economies, accounting for three-quarters of world GDP," the IMF noted. "It was the broadest synchronized growth surge since 2010."

Intervention works

Fortunately, the IMF report found that government policy can be effective in decoupling housing markets from global trends.

"Policy actions to cool down hot housing markets remain effective and can have the additional benefit of taming house price synchronicity," the IMF said. "Such actions include raising property taxes and stamp duties and limiting the size of a home loan in relation to a home's value."

That's pretty much exactly what various governments in Canada have been doing. Both British Columbia and Ontario have introduced foreign buyers' taxes in the hottest property markets in those provinces, while Canada's federal banking regulator, OSFI, has in effect "limited the size of a home loan" by introducing "stress tests" on mortgages that reduce home buying power by about 20 per cent.

Associations representing real estate agents have been [calling on governments to pull back on these policies](#), arguing they are harming the housing market. And indeed the latest numbers do suggest a significant slowdown in the market in the wake of the new mortgage rules.

But the IMF's findings suggest these new rules may have been a good idea after all — and if housing markets still continue to decouple from local economies, more regulatory action may be called for.

Housing is a necessity and it should not be used as an investment. The investors (banks, mortgage institutions, developers, real estates agents/brokers, Chinese nouveau rich, etc.) manipulate the housing market to create 'fake' demand increase causing the housing price increase artificially. In the meantime, those manipulations make housing owning out of reach for many Canadians. Now if there is significant decrease in prices it may not cause a recession at all (this must be an argument of those investors using scare tactics and making objections to government interventions in order to protect their investments in housing market.) Actually, the housing would become more affordable which would entice new demands from young professionals and those new immigrants who could now afford to buy houses/condos instead of staying in rental places or homeless. As investors, they know the risks but manipulating the housing market to create housing boom is unethical and unsocial as they attack the housing affordability and livelihood of so many Canadians. Housing affordability must be a right for all Canadians so the protection of housing affordability is also a protection against poverty - a social mission of our Canadian welfare state system! The investors are the blame if there is housing burst causing many victims of foreclosure and bankruptcy! Have we not learned from the US 2009 housing burst ?

Pamela Martin

From: Mary Davie [REDACTED]
Sent: April 23, 2018 2:27 PM
To: Public Hearings
Subject: 1201 Fort Street - Abstract Development

To: Her Honour the Mayor and Council, Victoria, BC

I am an elderly woman who is unable to attend the the hearing on April 26th but I have a few comments to make re: this development.

1: I understand that comments were made by the proponents of this plan by Abstract Developments that, the residents of Rockland did not want new developments in the area because we live in big houses, are rich and didn't want change. In fact one of the questions asked at an earlier meeting with Mike Miller was where was the affordable housing component of this development. His reply was that money would be given to the city for it to be put elsewhere.

Most of those big houses in Rockland are made into suites, and, in fact 50% or more of the residents in this area are renters.

2. The condo I live in has quite a diversified ownership over the age of 19; elderly retired and newly retired residents, younger working couples and singles.

There is a waiting list for the large locked bicycle storage.

3. The adjacent streets have little parking. It is hard for me to invite my book club to meet here as there may be no parking for them on Rockland.

As for parking for Langham Court Theatre or the Art Gallery I cannot imagine what it will be like. The Church of Truth was a good neighbour and allowed parking on there property when it was not being used. There is no public parking in the area.

4. What about traffic flow. At the last meeting with Abstract some months ago Mr. Miller was asked about a traffic study and his answer was that there wasn't one. I believe that a great deal of the traffic will flow down Rockland from Penterlew and use the light at Cook to make their way downtown. Rockland is supposed to be a 30km street but very few people now go that speed despite all the "watch for the deer" signs. There are a lot of children going back and forth to school, many bicycles and even young mothers with children and many people walking. Where are the traffic and parking studies?

5. What amenities beside a walkway through the development have been offered or required by the city?

Mary W. Davie #308, 1149 Rockland Ave.
[REDACTED]

I also subscribe to the attached:

1201 FORT / 1050 PENTRELEW PLACE (TRUTH CENTRE)
CITY OF VICTORIA REZONING APPLICATION

The proposed development is significantly incompatible with the OCP vision for the Fort Street Heritage Corridor. The infliction of profound change in the neighbourhood immediately in advance of the Rockland Local Area Planning process is inappropriate.

The RNA continues to denounce what will inevitably be the loss of most of the mature trees on the site. This is the last significantly treed site on the Fort Street Corridor.

The removal of ten by-law protected trees and the jeopardizing of most of the others by blasting is unconscionable.

Developers who purchase properties are well apprised of the limitations of the zoning and the OCP when they choose to purchase. They should not be rewarded by site-specific rezoning at the expense and detriment of neighbourhoods

The massing and heights requested are far beyond what is acceptable in a traditional residential area, which is reflected in the current zoning for 72% of the site.

This proposal does not enhance the neighbourhood and should be denied. The neighbours have put forward a reasonable compromise, which includes truly affordable housing, respects current zoning, and allows for a fair increase in density.

Pamela Martin

From: Ryan Nicoll [REDACTED]
Sent: April 23, 2018 10:04 PM
To: Public Hearings
Cc: Lisa Helps (Mayor)
Subject: in support of 1201 fort street development

Dear Victoria Council Members,

I write to you to encourage the 1201 fort street development.

My young family lives downtown and we love cycling around and the walkability of the town. My toddler son is learning about gardening in our plot at the Yates street community garden.

Housing prices are very high and it is a struggle for us to find a way to the next step in our lives from our rental 2 bedroom apartment. It is really hard to find an intermediate choice from between this and a house (which is also so much more costly right now). This 6 story building would add to the badly needed stock on a busy arterial road.

Victoria is growing and we need more housing of all varieties. I look forward to the success of this project.

-Ryan Nicoll

Sent via mobile

Pamela Martin

From: Sally Hamilton [REDACTED]
Sent: April 23, 2018 9:10 PM
To: Public Hearings
Subject: April 26 Public Hearing, 1201 Fort St / 1050 Pentrelew Place

April 23, 20

Dear Mayor and Council,

My name is Donald Hamilton and I live at 1020 Pentrelew Place.

I have been involved in the 1201 Fort St., 1050 Pentrelew Place development since April 2016 when the developer dropped into my garden to advise that he had bought the Church and how he hoped we would join him in creating a terrific new housing plan. I asked about zoning and he assured me that there would be no issues on that account.

In over two years we have never had a meeting between the city, the developer and us all together. The Public Hearing on April 26, 2018 is an appeal before an elected body pledged to plan appropriate approaches to urban development and sound management of resources. It is our last chance to clarify and explain our concerns and dreams and willingness to compromise.

To allow the Developer his request, the City has to amend the draft OCP, ignore the Rockland Plan and accept a host of revisions. We are left completely out of the picture, yet it is our neighbourhood that is about to be spoiled. This is the essence of all our anguish, our orchestration, our tireless letter writing, meetings and willingness to compromise.

Given the many concerns of the immediate neighbours, the general distress from the Rockland neighbourhood, it seems that there is a serious obligation on the part of the developer, the neighbours and the City Council to seek common ground and compromise on the future of this important property.

May I suggest that City Council create and charge a Special Mediation Panel (SMP) who would consider all the issues, seek compromise and finally make recommendations to Council that could lead to a development that everyone accepts. The Panel would consist of 2 or 3 delegates named by the Developer, 2 or 3 delegates named by the Neighbourhood and the Rockland Neighbourhood Association, and 2-or 3 delegates named by City Council.

It would be important to the right mediator - an individual who could work well with these three groups to achieve the necessary compromise. This person would have to gain the trust of all the participants, a task that may prove to be formidable.

The Panel would be asked to complete their work in a timely manner.

An elegant win-win-win solution!

Respectfully,

Donald Hamilton

Pamela Martin

From: Chris Douglas [REDACTED]
Sent: April 24, 2018 2:25 PM
To: Public Hearings
Subject: Fwd: Panhandle Problems

----- Forwarded message -----

From: Chris Douglas [REDACTED]
Date: Tue, Apr 24, 2018 at 2:07 PM
Subject: Panhandle Problems
To: Victoria Mayor and Council <Mayorandcouncil@victoria.ca>

April 24, 2018

Dear Mayor and Council,

Re: Panhandle Problem at 1201 Fort

It's become apparent from speaking with members of the community that the applicant is wielding the threat of building an ugly block apartment building on Fort if he doesn't get his way with the current 1201 proposal. The idea is that, if the proposal is not accepted, he'll be forced to build what the current zoning allows, a blocky and unattractive apartment building on Fort street in the northern portion of the property, cutting down all the trees in the process.

This threat is implied, but it is sometimes made explicit, as though it is the only other alternative to the current proposal. I've spoken with a business owner directly adjacent to the property, who attests that this is what the applicant told him in conversation.

I've also heard this threat cited by members of the Council as a reason to be supportive of the proposal. I've heard Councillors publicly worry about what could get built if the proposal is not accepted – how we might get something worse in terms of trees and architecture.

With all due respect, this threat is an overblown bluff. If the applicant builds a block apartment on the northern portion, he's stuck with four panhandle lots in the southern portion. Alec Johnston from your Development Services department has told us that this is what the applicant would be left with if we can't come to a compromise. There is no way to reach that rear portion except off of Pentrelew or Fort. Four panhandle lots would be a really non-lucrative problem for the applicant – lots of land wasted on driveways.

So, the applicant's threat is a bluff, meant to influence neighbors and Council. Realizing this gives Council the power to encourage the applicant to come to a heretofore elusive compromise with the nearby community on the question of scale. Say no to this proposal, and it will be in the applicant's own best financial interest to compromise in order to avoid the panhandle problem. He will want and need to strike a deal.

Besides, the applicant's key commitments, stated on its website, is to "Passion, Integrity, and Quality." Although many in the neighborhood seem to fear that the applicant will 'punish' the community if he doesn't

get this proposal accepted, this would clearly go against the company's commitment to Integrity, and to their website's stated commitments to "[creating the most innovative, thoughtful and community-minded developments](#)." Who would want a reputation as a developer that threatened and punished neighborhoods that balked? It won't happen.

Please say no to this development proposal so we can come to an appropriate compromise in a new plan.

Sincerely,

Chris Douglas

Pamela Martin

From: Chris Douglas [REDACTED]
Sent: April 24, 2018 2:24 PM
To: Public Hearings
Subject: Fwd: Evidence-based decision making

----- Forwarded message -----

From: Ben Isitt (Councillor) <BIsitt@victoria.ca>
Date: Tue, Apr 24, 2018 at 2:22 PM
Subject: RE: Evidence-based decision making
To: Chris Douglas [REDACTED]

Thanks Chris.

Please forward this correspondence to publichearings@victoria.ca, since Council is legally obliged to receive the same information on an application when a public hearing process is underway.

All the best,

Ben

Ben Isitt
Victoria City Councillor and CRD Director
Email. bisitt@victoria.ca
Tel. 250.882.9302

From: Chris Douglas [REDACTED]
Sent: April 22, 2018 11:18 AM
To: Ben Isitt (Councillor)
Subject: Fwd: Evidence-based decision making

Dear Ben,

I saw that you had liked my tweet about speaking at the March for Science, so I thought I would share with you an email I wrote to your colleague Jeremy Loveday after he remarked on Facebook that he had attended the march.

All best,
Chris

----- Forwarded message -----

From: Chris Douglas [REDACTED]
Date: Thu, Apr 19, 2018 at 10:22 AM
Subject: Evidence-based decision making
To: "Jeremy Loveday (Councillor)" <jloveday@victoria.ca<<mailto:jloveday@victoria.ca>>>

Dear Jeremy,

I saw on Facebook that you had participated in the March for Science on Saturday. I'm not sure if you attended the speeches part that preceded the march. I was one of the speakers (<https://www.facebook.com/photo.php?fbid=10160145540755184&set=gm.1670830426285639&type=3>), and I don't think I saw you in the crowd. But it was big and maybe I just missed you. I gave a short talk on the grave challenge to scientific and journalistic expertise currently facing our neighbor to the South. In any case, I am gratified to see you acting in support of evidence-based decision-making.

As it turns out, I'm also one of the many community members against the current development proposal at 1201 Fort St. I was wondering what your sense of the evidence is surrounding some of the questions raised by the 1201 proposal. I know it's a complicated and unsettled set of research questions, and I'm no expert personally in housing strategies.

But my sense, from reading around on the issue, is that academic experts seriously doubt the efficacy of the strategy of trying to bring housing costs down by just building more supply. I thought John Rose's "The Housing Supply Myth" (<http://www.kpu.ca/sites/default/files/The%20Housing%20Supply%20Myth%20Report%20John%20Rose.pdf>) punctured the idea that "the supply of housing units in expensive markets has been inadequate to keep up with growth in household numbers and [that cities should] maintain a healthy buffer stock of surplus housing units." He went on to note, "In metropolitan Vancouver, especially, the imputed relationship among affordability, supply, and resident demand, has, in fact, been turned on its head: prices have skyrocketed at the same time as the proportion of surplus housing units, relative to the number of households, has increased over the 2001-2016 period."

I also note that another expert study, "A Home For Everyone: A Housing Strategy For British Columbians" (<http://www.ubcm.ca/assets/Whats~New/UBCM%20Housing%20Strategy.pdf>), recommends that building needs to be focused on "purpose-built rental housing." It further recommends that the goal to achieve a diverse set of "housing options aligned with incomes in their communities."

To my admittedly untrained eye, the expert assessment of evidence here seems to point against the efficacy of what seems to be the policy of some on the Council - to try to build our way out of housing unaffordability in Victoria. The evidence seems to be suggesting this will never happen.

So, what is the point of approving the 1201 proposal? It won't make a dent in affordability. It's aimed at a market that is not aligned with Victoria incomes.

One of the other recommendations in "A Home For Everyone: A Housing Strategy For British Columbians" (<http://www.ubcm.ca/assets/Whats~New/UBCM%20Housing%20Strategy.pdf>) is that we need to realize that some affordable housing is going to have to come through income-assisted housing. It talks about all levels of government coming together to fund this need. Municipally, to my eye, this means that Victoria needs more money. And yet we are so different from other BC municipalities in the Community Amenity Contributions and Density Bonuses that we require of developers. We seem to measure proposals by assuming aspirational OCP designations are already granted, rather than by measuring the actual difference from current zoning the proposal requests. This leaves millions of dollars on the table - millions the City needs and that developers then just pocket. Why are we so unlike other BC municipalities this size?

In any case, I would be interested to hear your sense of the evidence on these questions. Do you accept these conclusions? Or are you hearing other expert authorities that read the situation differently? As I said, I am not

an expert. But I am curious to know what kind of evidence you (and other Councillors) will use to do evidence-based decision making in this case. If you get a chance, I would love to know what you're reading on these issues.

In any case, I'm glad you came out to support the March for Science. I think we need to elect more officials who are in favor of evidence-based decision making.

Best wishes,

Chris Douglas
1025 Pentrelew Place

Pamela Martin

From: Catherine Ellis [REDACTED]
Sent: April 24, 2018 12:50 PM
To: Public Hearings
Subject: 1201 Fort/1050 Pentrelew Place

RE: 1201 Fort/1050 Pentrelew Place

Dear Mayor and Council,

I am a resident of Rockland.

I chose to live here because Victoria is unique in its liveability as a city. Victoria currently has a good balance of green space, residential neighbourhoods, high density housing and commercial areas.

I want to make it very clear that I am not opposed to development. It is essential to keep Greater Victoria a viable and beautiful city.

I am not opposed to higher density development; the Downtown core lends itself to higher density condominium living. I fully support and I look forward to the completion of Abstract's development on the corner of Fort and Cook Street.

I am very opposed to the current development proposal for 1201 Fort/1050 Pentrelew Place.

The First reason is that the density of the proposed structures are not in accordance with the residential zoning of this property. The Second reason, is that the proposed development will be responsible for the destruction of a large stand of Protected, Heritage Gary Oaks. The current Development Proposal would necessitate that a minimum of 10 bylaw protected Gary Oaks would be cut down and the remaining Gary Oaks would be compromised by the blasting and construction of the proposed project.

The irreversible destruction of a part of the Fort Street Heritage Corridor Does Not Need to happen.

A smaller scale development would allow for a greater number of the Gary Oaks to remain standing. A smaller Multifamily Development could be constructed that would be in compliance with the residential zoning.

I have no objection to Abstract Design as the Developer of a revised, smaller scale project.

1201 Fort/1050 Pentrelew Place is an Historic, Landmark piece of property. Why not showcase this High Profile Development as an example of what CAN be done to combine Multifamily Living in harmony with the surrounding neighbourhood and Conscious Conservation of Heritage Green Space.

Such a development would be in keeping with the ideology of Victoria as one of the most Liveable Cities in Canada.

Please accept this email as a strong vote of "No" for the Proposed Building Plan for 1201 Fort/1050 Pentrelew.

Sincerely,

Catherine Ellis
1566 Despard Avenue

Pamela Martin

Subject: FW: 1201 Fort St / 1050 Pentrelew

From: Don Cal [REDACTED]

Sent: April 24, 2018 1:52 PM

To: Ben Isitt (Councillor); Marianne Alto (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Chris Coleman (Councillor); Lisa Helps (Mayor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor)

Subject: 1201 Fort St / 1050 Pentrelew

Dear Mayor and Council,

Below is a table of the addresses of the speakers who spoke at the Public Hearing for this proposal on April 12, 2018. All of it is part of the public record, and can be verified by the webcast.

The distances are approximate taken from the distance as measured by Google Maps. Addresses were taken from the webcast; one person a lawyer (#25) who works on Fort Street and in Langford did not give his home address.

1969 Oak Bay Avenue is an Abstract Building. Many stated their occupation, or were easily found on the internet by name in related occupations. Some names or addresses do not show up on the internet and are unknown.

April 12, 2018 Public Hearing								
1201 Fort St / 1050 Pentrelew Place								
		Reside	Within	Km	Affiliation	Affiliation		
#	Address	Victoria	200 m	(Km)	Abstract	Industry	favour	Again
1	1969 Oak Bay Avenue	Yes		2.50	Yes	Architect	√	
2	1969 Oak Bay Avenue	Yes		2.50	Yes		√	
3	1765 Oak Bay Avenue			2.50	Yes	Investor	√	
4	2810 The Rise	Yes		3.00			√	
5	1969 Oak Bay Ave			2.10	Yes		√	
6	1551 Rockland	Yes		1.40	Yes		√	
7	5225 Rocky Point Road			30.70		Woodworks	√	
8	827 Fairfield	Yes		2.00			√	
9	1773 Albert	Yes		2.10			√	
10	1220 Fort Street	Yes	Yes	0.10				√

11	147 Olive	Yes		1.90			√	
12	1039 Linden	Yes	Yes	0.10			√	
13	1039 Linden	Yes	Yes	0.10			√	
14	1059 Pentrelew	Yes	Yes	0.10				√
15	1271 Monterey			3.80		Bowker	√	
16	2654 Goldstone Heights			15.50			√	
17	1345 Manor Road	Yes		0.85		Investor		√
18	610 St. Charles	Yes		1.40			√	
19	1401 Monterey Ave			2.80		Architect	√	
20	1039 Linden	Yes	Yes	0.10				√
21	1326 Richardson	Yes		0.80			√	
22	1010 Pentrelew	Yes	Yes	0.10	Yes		√	
23	526 St. Charles	Yes		1.70		Landlord	√	
24	1148 Chapman	Yes		1.80				√
25	No address works Langford			14.00		Conveyance	√	
26	1712 Algoa Place	Yes		7.90				√
27	1442 Camosun	Yes		0.75		Planner	√	
28	3145 Wessex Close			4.70	Yes	Realtor	√	
29	2973 Ashdowne			4.30			√	
30	630 Brookside Road			18.50			√	
31	1500 Fairfield	Yes		1.80		Builder	√	
32	1491 Myrtle	Yes		2.70			√	
33	1271 McKenzie St.	Yes		1.30			√	
34	1711 Green Oaks Terrace	Yes		1.70			√	
35	160 Eberts St	Yes		1.80		Real Estate	√	

				Km	Affiliation	Affiliation		
			Within	to Site	to	in related	In	
#	Address	Victoria	200 m	(Km)	Abstract	Industry	favour	Against
36	1000 Pentrelew	Yes	Yes	0.10				√
37	1075 Pentrelew	Yes	Yes	0.10				√
38	1968 Fairfield Place	Yes		2.90				√
39	895 Academy Close	Yes		2.20	Yes		√	
40	1035 Belmont	Yes		1.10		Contractor	√	
41	1750 Gonzales	Yes		1.10		Real Estate	√	
42	513 Monterey			3.80		Property Mgmt	√	
43	2776 Sea View Road			7.90		Landlord	√	
	Interrupted							
	Total	31	8		8	16	34	9

What do the numbers show?

All speakers

There were 43 speakers. Of those speakers only 31 lived within Victoria City proper. 31/43 is 72%

The other 12 lived in another city. This is 28%

Of the 12 speakers who lived outside of Victoria, all were in favour of the development proposal.

Speakers who lived within the City of Victoria

Of the 31 speakers who lived within the City of Victoria, 22 were in favour of the proposal and 9 spoke against it.

Of the 22 who lived in Victoria City proper, 8 stated that they have an affiliation with Abstract.

Another 7 are in related fields: interested investor, residential landlord, planner, builder, real estate and contractor.

22 in favour minus 8 affiliated to the applicant minus 7 in related industry = 7 who were in favour of the application.

7 in favour; 9 opposed.

Speakers who lived within 1 km

Of the 8 speakers who lived within 200 meters, 3 were in favour (1 of these was affiliated to Abstract), while 5 were opposed.

Of the extra 3 who lived within 1 km, 2 were in favour (1 of these works in related field) and 1 was opposed.

To sum this up

Of the 11 people who lived within 1 km of the proposal, 5 were in favour and 6 were opposed.

My personal comments on this data

It seems that the farther away you live from the site of the development proposal, the better it looks.

And, that one's opinion on real estate development is closely related to one's source of income, or affiliation to the applicant.

Finally, many people were impressed on the night of April 12, 2018 with the number of people who spoke in favour of the proposal. However, I was surprised at how few there were, given the applicant's touted successful history since 1999. I expected many more from the past 19 years.

Don Cal

1059 Pentrelew Place

www.pentrelew.com

Pamela Martin

From: Don Cal [REDACTED]
Sent: April 24, 2018 3:34 PM
To: Public Hearings
Subject: 1201 Fort Street / 1050 Pentrelew Place Development Proposal

Dear Mayor and Council

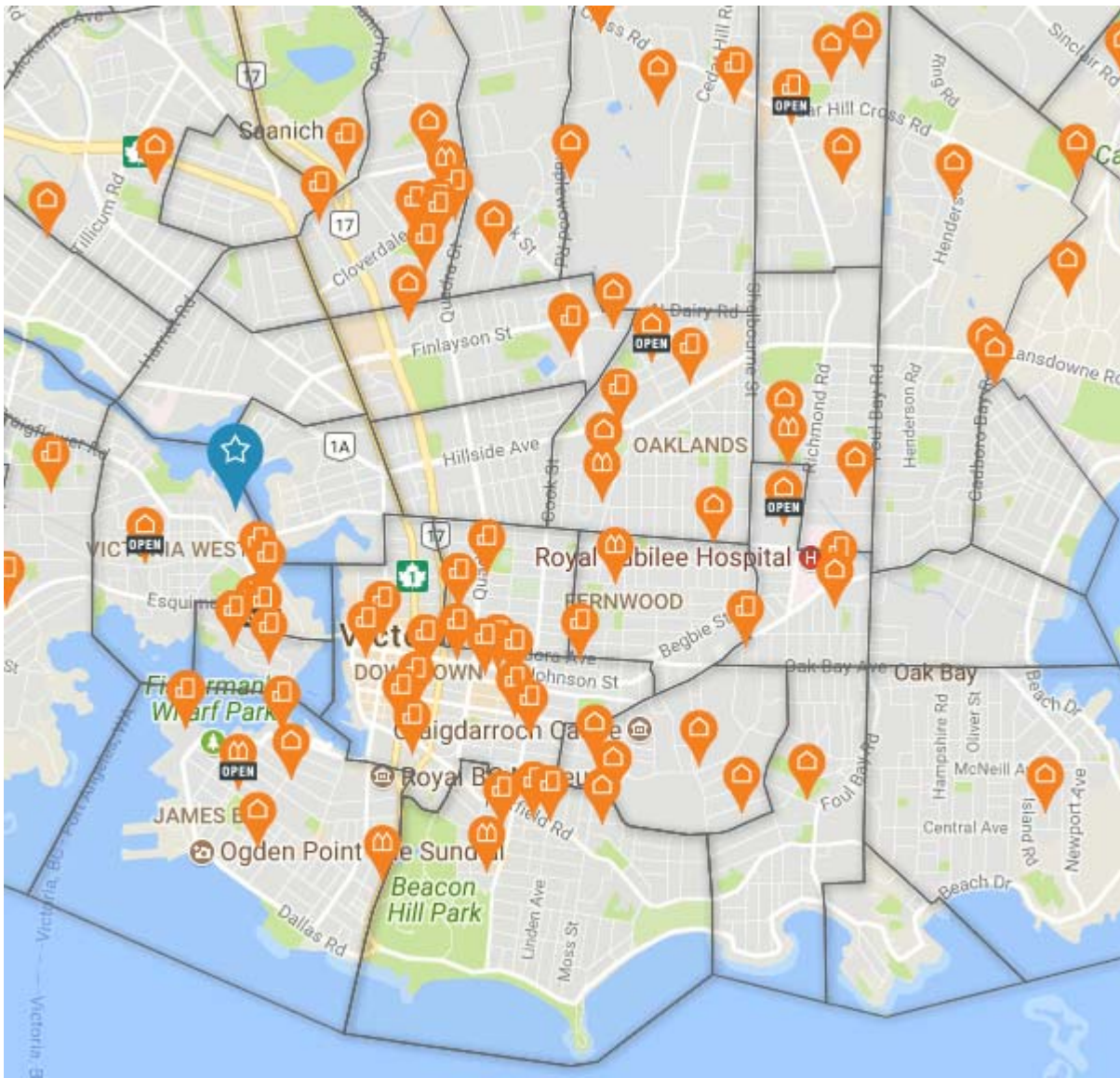
1201 Fort Street / 1050 Pentrelew Place

According to the Victoria Real Estate Board, on April 24, 2018, there were a little over 400 homes for sale in an area of approximately 7 kms area of Victoria City Hall.

400 homes would house about 960 people. All within easy transportation distance, by bus, bicycle, and walking.

These houses are all for sale at current market rents, the price level no different than the price level of the housing units that will be for sale on the applicant's development proposal at 1201 Fort Street / 1050 Pentrelew Place, if approved by you.

[tps://www.rew.ca/properties/map?lat=48.434782395508755&lng=-123.34801771423338&zoom=13&bounds%5Bsw%5D%5Blat%5D=48.398893578704914&bounds%5Bsw%5D%5Blng%5D=-123.42183210632322&bounds%5Bne%5D%5Blat%5D=48.47064587943216&bounds%5Bne%5D%5Blng%5D=-123.27420332214353&sort=featured&direction=desc&page=1&numBedrooms=0%2B&numBathrooms=0%2B&priceFrom=&priceTo=&sqftFrom=&sqftTo=&yearBuiltFrom=&yearBuiltTo=&keywords=&propertyTypes=&openHouseOnly=false](https://www.rew.ca/properties/map?lat=48.434782395508755&lng=-123.34801771423338&zoom=13&bounds%5Bsw%5D%5Blat%5D=48.398893578704914&bounds%5Bsw%5D%5Blng%5D=-123.42183210632322&bounds%5Bne%5D%5Blat%5D=48.47064587943216&bounds%5Bne%5D%5Blng%5D=-123.27420332214353&sort=featured&direction=desc&page=1&numBedrooms=0%2B&numBathrooms=0%2B&priceFrom=&priceTo=&sqftFrom=&sqftTo=&yearBuiltFrom=&yearBuiltTo=&keywords=&propertyTypes=&openHouseOnly=false)



According to Craigslist, on April 24, 2018, there are 369 apartments or housing for rent within 7 kms of City Hall, home for approximately 660 people. All available at market rents, the same price level as the housing that will be available at 1201 Fort Street / 1050 Pentrlw, if the Mayor and Council approve this proposal.

apts/housing for rent

- ☐ search titles only
- ☐ has image
- ☐ posted today
- ☐ bundle duplicates

KM FROM POSTAL CODE

7 V8W1P6

PRICE

min max

BEDROOMS

min - max

BATHROOMS

min - max

FT²

min max

AVAILABILITY

all dates

- ☐ cats ok
- ☐ dogs ok
- ☐ furnished
- ☐ no smoking
- ☐ wheelchair access

▸ housing type

▸ laundry

▸ parking

OPEN HOUSE DATE

all dates

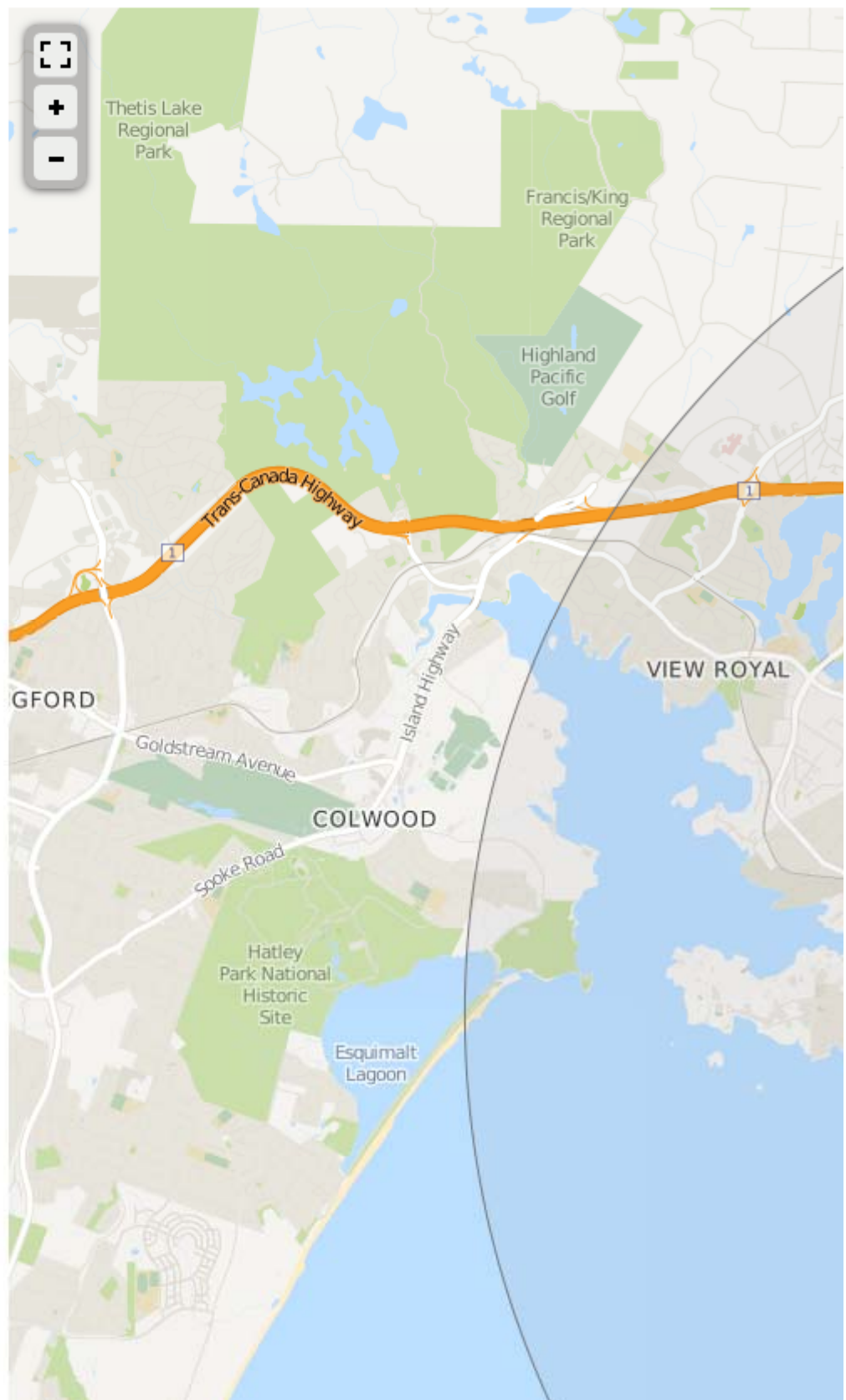
reset

update search

« search apts/housing for rent

map

displaying 369



https://victoria.craigslist.ca/search/apa?search_distance=7&postal=V8W+1P6&availabilityMode=0&sale_date=all+dates

As of today, there are 400 homes for sale and 369 homes for rent, for a total of 769 homes. These homes would provide housing for approximately 1620 people.

According to Stats Can, the average increase in population for Victoria city is 1200 people each year for the last 5 years. Currently, only counting the number of residences available for occupation now, we have **more than a one-year supply of housing on the market**, available at market rents. None of them are priced at a higher level than the housing units that will be available at 1201 Fort Street / 1050 Pentrelew, if the Council agrees that the proposal is acceptable. The housing currently on the market would provide housing for 420 more people than come to Victoria to live in one year. This is 35% more than a one-year's supply. Without any other units coming onto the market, this would provide housing for 16 months. In most business plans, this is more than an adequate supply of inventory.

It must be acknowledged that the above supply is really only the second-hand supply, and to this supply must be added the supply that is provided by the builders and developers that are marketed directly to the public. As City Hall contents itself not to provide these numbers, we have to rely on private research. Nor, does the City maintain a public database that shows the approximate number of housing units that are still in the pipeline to be delivered in this coming 12 months, or approved to come onto the market over the next 24 months. All at market prices. (Why this is not compiled and available is a mystery. It leaves everyone in the dark, and does not provide good data on which to base sound decisions.)

To this we must add the 3,450 housing units in Victoria city proper that, according to Statscan, are not occupied. It must be apparent to Council that the poorly named Speculation Tax brought forward by the provincial government will release some of these units into an already saturated market supply. Further, the recent City initiative to charge a viable fee for housing used for commercial purposes as Vacation rentals, will also bring some of these units into the marketplace. All at market prices.

The biggest problem with the current more-than-adequate housing supply and the even larger number that will become available through the current construction boom, and the supply that will open up as the policies of both levels of government come into effect,...the biggest problem with all of this supply is that it is all priced at market levels.

All this housing at market levels, and an ever growing need for housing that is priced fairly for the 40% of the population whose income is not sufficient to afford this abundant housing supply. All this housing that exists and will come onto the market over the next years and little for the population who need it most. The development proposal before you does not solve this problem at all.

The 1201 Fort Street / 1050 Pentrelew Place development proposal will also be priced at market levels. This proposal, if approved, will add more solution to the problem that we do not have. We do not need more housing built to a luxury standard for the top 20% of the population by income level.

We need a lot more housing that is priced fairly for the bottom 40% of our population by income level. There is the promise of 10 affordable units attached to this proposal, that in its most recent iteration is now to be built in another building down the street. 83 units for the top 20% by income level, the promise of 10 affordable units for the bottom 40% of the population by income level. Sound fair to you?

The 1010 Fort St proposal also requests more height than is allowed. So, the question becomes, where will the next promise of 'affordable' units be built to entice City Hall to OK the new 1010 Fort Street proposal? It makes one think of a house of cards. Approve one proposal and ten affordable units will be built in another building at a later date. City Hall is now tied to approve the next proposal or will be at fault for the applicant paying the cash penalty. It reminds me of the hostage Garry Oaks that will be saved if City Hall approves the entire package, and if not...the trees will come down, and it will be our fault!

Then again, it may be easier for the applicant to pay the cash penalty of \$250,000.00 for all ten. It will certainly be the cheaper option. Now, with the connection made with the 1010 Fort Street proposal, it will be City Hall's fault if this option is chosen. Extremely manipulative.

At some point, we have to stop approving development proposals that demand so much of the City's wealth, which in this case is 4000 square meters (that's 43,000 square feet) of 'new' floor space created by rezoning and numerous variances, which make a mockery of our current community standards. This gift of our communal wealth does nothing to solve the problem with housing that we really have. We do not need more housing built to a luxury standard that will be available at market rates to tempt the top 20% of income earners or the already wealthy, here or elsewhere, especially when it is demanded at such a cost to our community norms, accompanied with the ever diminishing promise of a small affordable housing amenity – the promise of a small tip for extraordinary generosity.

Please do not support the development proposal for 1201 Fort Street / 1050 Pentrelew. At some point, we have to start solving the problem we really have – building more housing that is affordable for the bottom 40% of our population by income. If not now, when? If not you, who?

Don Cal

1059 Pentrelew Place

www.pentrelew.com

Pamela Martin

From: Kathryn Ogg [REDACTED]
Sent: April 24, 2018 11:24 PM
To: Public Hearings
Cc: Fernwood Land Use Committee
Subject: Church of Truth proposal

Dear Councillors:

Having attended a couple of meetings regarding this development proposal, I am struck by the tenacity of the proponents, to basically not change this proposal in any significant way, even in the face of strenuous neighbourhood opposition. The sheer number of variances being asked for should be a red flag and a reason to change the design and number of units being proposed.

It has also been obvious to me that the meetings have been stacked with friends of the proponents, who do not currently reside in the area and will not be adversely affected by this proposed development. People who live in the area are very much opposed to this development as it stands, and they need to be listened to. Neighbourhoods are important to the people who live in them.

This area as green-space is vital and important. Why is this space not being considered for a city park? Rockland, for all its fine homes and gardens, has a scarcity of parks. With the number of apartments and condos already in the area, more public park space is very much needed.

Sincerely,

Kathryn Ogg
Victoria

Pamela Martin

From: Victoria E. Adams [REDACTED]
Sent: April 24, 2018 5:59 PM
To: Public Hearings
Subject: 1201 Fort Street Development (formerly Victoria Truth Centre)

Post cards, real estate sales flyers, and international media promote BC's capital city as the jewel in the crown of a cutting-edge post-colonial outpost—a "safe haven" for global funds and high-end residential property development.

Who wouldn't want to be "Queen for a Day" in Victoria? Receive royal treatment at a luxurious spa, enjoy a horse-drawn carriage ride, dine at the famed Empress Hotel?—just a few of the perks offered to guests in this exclusive enclave on this southern island paradise.

Victoria has a history of capitalizing on get-rich-quick schemes: the early Gold Rush fever, and now, the frenzied residential building boom which attracts retirees and investors, high-tech entrepreneurs, or those lured by the promise of highly profitable, peer-to-peer, home-share side-hustling gigs.

Every square inch of this City is for sale. To the highest bidder.

And 1201 Fort Street is no exception. This once tax-exempt Church of Truth Centre property sold for \$7 million. In its place, a multi-million dollar condo and townhouse redevelopment we don't need – in a City that can't abide unhoused members of society. This, in a City prepared to demolish or "revitalize" 16,400 units of older affordable housing. And displacing thousands of tenants in order to redevelop these assets, as expensive accommodation for investors.

No staff report shows the real **benefits** of this project: development fees, density bonuses collected, amenity contributions, cash-in-lieu payment to Affordable Housing Fund, and anticipated property taxes to be generated. Nor do any staff reports show the real **costs** of this project: for infrastructure upgrades (water, sewer, storm drainage, utilities), and public realm improvements (streets, sidewalks, greenways, bike lanes) paid by taxpayers which add aesthetic value to these owner-occupied properties.

In this project, social, environmental, health and safety impact costs are not identified, or even measured. How much will this high-density housing project cost in terms of its carbon footprint? Greenhouse gas emissions? Compromised air quality? Additional fossil-fuel vehicles? Underground shelter for cars while homeless sleep rough?

Mayor and Council take credit for enabling the unlimited growth of luxury accommodation through deregulation and flexible zoning bylaws. But how does this project really serve the public interest? Isn't it another shell game? A game favouring one set of developers and property owners over another?

And telling 60% of households who own no property, but are taxed like homeowners, that they are the responsibility of the province, not the City obscures the issue. The fact is that the City's 'duty of care' offers no measures to protect the health, safety, and security-of-tenure for renters who benefit from a 'free-market economy' where they're free to be evicted if their home is sold, demolished or renovated.

Let's recall the motto of BC's capital City – *Semper Liber* – "Always free" ...to leave if you can't afford to live here.

Victoria Adams
200 Dallas Road
Victoria, BC

Pamela Martin

From: Carolyn Gisborne [REDACTED]
Sent: April 25, 2018 8:54 AM
To: Public Hearings
Subject: 1201 Fort and 1050 Pentrelew

I am writing to voice my strong support for this project. As a young family living in a 2-bedroom condo, my partner and I have started to look for modestly larger homes - 3 bedrooms with ground level access for a stroller, although we would happily sacrifice ground level access for proximity to downtown. Little did we know how challenging this search would be. There is such a dearth of duplexes, townhouses and family-appropriate condo units that anything that comes to market sells immediately at almost the same price as single-family homes. This discouraging dynamic forces buyers like us into choosing either a single-family home or a small condo, neither of which is what we really want to support a growing family and still be fully connected to our vibrant downtown.

The proposal at 1201 Fort and 1050 Pentrelew fills the need for homes such as what my family and I are looking for, as well as smaller units, on a site surrounded by buildings of a similar height. The scale is completely appropriate for a busy street mere blocks from the heart of downtown. Opponents to previous plans have voiced concerns that the previous site was used as an informal park. There are so many beautiful, well-maintained and wonderful parks throughout the city that would serve that purpose for all residents, while the proposed homes could easily support homes for many families, seniors, students and working people. We should be seeking the maximize good for the maximum number of people.

Finally, I see many signs around the site that read "Stop over development - respect neighbourhoods". While the definition of over-development likely varies from person to person, it is the second sentiment I relate to most. Respecting neighbourhoods means creating the possibility for more neighbours. And while my family and I may not be able to live in the proposed development on Fort/Pentrelew, I hope that mayor and council consider the futures of families and residents like us that will never have the means for a single family home in Rockland but still want to form part of a vibrant community.

Respectfully,
Carolyn Gisborne



April 23, 2018

Dear Neighborhood Association Colleagues,

I am writing on behalf of the Rockland Neighborhood Association (RNA) to make you aware of a public hearing this Thursday, 26 April at 6:30pm in Council Chambers.

This hearing relates to a site at 1201 Fort Street/1050 Pentrelew Place that includes three parcels of land, 28% Urban Residential on the Fort Street corridor and 72% Traditional Residential. The applicant is proposing a combined Floor Space ratio of 1.29:1 comprised of 83 units on the site including a six-story condo development, a four-story condo development and nine townhomes.

While this hearing relates to property on the edge of Rockland, we believe it is of relevance to all Neighborhood Associations for the following reasons:

- a. The applicant is proposing an amendment to the OCP that changes the property from traditional residential to urban residential, including for a property that was purchased subsequent to consultations on the original lots;
- b. The change to the OCP designation and zoning will de facto expand the Fort Street Corridor well beyond what is shown in the current OCP (while ignoring its heritage designation); and
- c. At the first night of hearings held on April 12, a significant number of speakers appeared to have direct links to the developer and many were from outside of Victoria, which may suggest that local residents may not be given an adequate voice. We are concerned that this method of dominating the discussion may become a developer "best practice" going forward.

We would encourage representation from you or members of your Association to attend on the 26th to ensure that you have an opportunity to speak on any implications this decision may have on current or future developments in your neighborhood. More details may be found at www.pentrelew.com. **It is still possible to sign up to speak on the evening of the 26th.**

We would be happy to provide further information to you or any of your members. If you have any questions, please don't hesitate to email our past president Janet Simpson at [REDACTED]. Many thanks for your attention to this issue.

Respectfully,

Marc Hunter

RNA President

Pamela Martin

From: John Sherber [REDACTED]
Sent: April 25, 2018 1:04 PM
To: Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Margaret Lucas (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Lisa Helps (Mayor); Pam Madoff (Councillor)
Cc: Public Hearings
Subject: Truth Center property changes

Good day to all,

I hope you will read this and listen with your heart. The business of the city "is what it is" but the future of our city is always in your hands.

Truth Center Property

April 25, 2018

Respectfully:

Mayor and councillors:

The note in the mail from the city says:

"It's your neighbourhood"

I feel like this is a David vs. Goliath situation. There is millions of dollars and a conglomerate of companies and people moving this development forward.

We are residents of the Rockland area.

Today I ask you to deny the change in bylaws from traditional, single-family dwellings for the 1201 Fort and 1050 Pentrelew. This is a neighbourhood not an urban site. The property has been used for a long time as a Spiritual centre and along with prayer gardens, sanctuaries and majestic trees it is a pivotal spot in the Rockland area. The development will cause serious problems with traffic congestion, parking and over use of a property that could be used to work within the parameters of the bylaws already in place, homes and townhouses.

It opens the doors for other lands (art gallery property) to have the same done to them.

The amount of building going on in this city is overwhelming. Abstract has properties in Oak Bay, Saanich and Victoria and is moving vigorously to make substantial profits from all of them. There must be at least 15 or more large developments under construction less than two blocks away in the cities core. A perfect place for development.

We have heard from architects, students and people living in developments built by the company who do not live in the area. There is no issue with the quality of their buildings or their reputation as a builder. It is about a Victoria neighbourhood that has maintained its culture for a long time. The solution is a combination of homes and apartment building built along Fort street utilizing above ground parking.

Access to town:

Many people talked about the direct access to town. If you look at the direction of Fort, it travels west. Every car will have to find routes to get to and from this location.

Here are some things to think about:

Traffic:

If you look at the “not to scale” renderings by the developer the Fort st entrance to building A; you will notice it is directly across the street from Ormond st. Ormond is a cross over street from either Yates to Fort or vice versa. I lived at 1147 View (between Ormond and Cook) st for 10 years before my move to Linden Ave.

Ormond is a fast moving and busy street already. There are some serious considerations to look at.

Ormond moving traffic south:

When traffic is moving south on Ormond you can only turn left of Fort. If the entrance to this building is directly across from this street it will be a challenge to navigate. If you turn left and want to turn right on Pentrelew this will be even more of a dangerous situation. Navigating across the two lanes and a bike lane. The speed of traffic coming up over the Fort St hill is quite fast and heavy during peak times.

Ormond moving traffic North:

Even more so this volume of traffic moving on to Ormond from building A will create situations with traffic travelling up Fort. There is also a school within one block of this site. There is another way out and that is down Pentrelew to Rockland. Not a good thing.

If you travel either end of Ormond you will find vehicles stopping at the stops sign pull out well past the white line. This creates problems for those turning on to Ormond from either direction. Very hazardous.

Filling station on Yates:

If someone from the area wants to fill up at the gas station up the street one way to get back to their home is to travel Yates to Cook. I believe most will turn at Ormond and create more traffic problems.

More importantly, the other is to cut thru at Craigdarroch st, Royal Terr. and down on to Rockland. Multiple units with 80 or more people, possible cars travelling down a 30k Rockland is going to put a strain on the use of the roads in the area. If you walk that road you know drivers to not pay attention to the speed limit.

Pentrelew:

If you look at the not to scale rendering of the south Pentrelew entrance you will see there is very few cars parked on the street. Living on Linden there is minimal parking already on our street and the increased density will be overwhelming to the area. If you consider there is the “Langham Court” theatre in the neighbourhood this is going to be a real challenge for the area. Speaking to neighbours in the area we find at those times the play house has even gone as far as paying tickets for people attending events who parked where they are not supposed to. If you stand near the Langham theatre and look north up Pentrelew you will see quite a rise on the street. This complex will tower over everything in the area. Houses would fit in nicely.

Blasting:

If this was a development within the standing bylaws there would be very little blasting necessary as there would be homes or town homes that would not need an over abundance of parking.

Western Grater has decades of urban blasting, not residential, blasting of this magnitude in a residential neighbourhood is unacceptable.

Height of building A:

If you look at the Black and White which this company is building at Fort and Cook you will note it towers over anything that is on this side of Fort and Cook. If you allow a 5 story building on this site it will definitely be a first in the neighbourhood. Even if you go south to Fairfield, or north to Fernwood there are very few residential buildings of this height and they are on a very steep hill away from other developments.

If you look at what a 5 story building would look like from the rear of 1039 Linden you will see it will tower over the area. There is a steady rise to the land (looking east) starting at Linden. This will make the height of this building even higher.

Sequoias trees:

I was dismayed by the removals of one of these giants of trees awhile back at Fairfield and Foul Bay. There are two of these on the property and they are 90 years old. I guess this is taking advantage of seniors again. All other buildings built previously on the property were built around them. If you go to Pandora and Fernwood, Rockland at Royal Terrace, Moss and Richardson, Meares St by the B&W you will see it is quite possible to build around the magnificent giants. Houses or town homes on this property could accommodate the trees.

Length of time to build:

2 years of construction, every working day at 7 plus they have no control of what there contractors do on other days.

PENTRELEW PLACE AFFORDABLE HOUSING BYLAW

The change to the bylaw would say you can not monitor the amount of rentals in the complex. This takes the freedom from the members of the strata to make decisions about their property. This is unacceptable as it profoundly affects the ability of the owners to be able to make decisions about what is best for them.

Rentals mean absentee owners and it if you speak with anyone who has lived in a building with rentals it is a serious issue trying to maintain the building.

My partner and I attended a meeting just before the last council meeting on this subject and Mike was very respectful. However, I did hear him say that if this does not go thru they are going to build the 5 story the way they want. Developers and those in business situations honestly cannot have the interest of the residents at heart, they do not live there and need to promote their interests because of our “for profit” system.

Victoria has a culture that people come here and live here. Let us ensure that culture of neighbourhoods and people are put before developers. For a \$7 million investment it will change, the landscape forever and there will be more money made that will go into the pockets of a small amount of people and few in the community will benefit.

About who lives there? You will have to be quite wealthy to do so, (it has been made clear these are high end properties) there is no benefit for those would “need” housing, this is an over the top development that does not fit with the community plan and I am asking you to not pass this change to the community plan.

John Sherber
Karen Burgess

206-1039 Linden Ave.
[REDACTED]

Desire is what you do when you want,
Will is when you can do what you do not want.....P.D. Ouspensky

Altruist on the Move

Pamela Martin

From: Anna Cal [REDACTED]
Sent: April 26, 2018 12:03 AM
To: Public Hearings; Victoria Mayor and Council
Cc: 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/1050 Pentrelew proposal

Dear Mayor and Councillors,

I have read all the correspondence for this proposal.

These are the arguments from the proposal's supporters.

1. Opposing residents are NIMBYs - false. Characterization which points to a very weak argument.
2. Opposing residents do not want any development - no, we only strive for a smaller, less massive development. The floor space ratio is still too large. We have been suggesting a development in the range of 50 or so units with an FSR in the range between 1.10:1 and 1.15:1, but this has fallen on deaf ears for more than a year.
3. Any housing will help the housing crisis - no, Victoria has an abundant supply of housing, but it is ALL at market rates, and is unaffordable for most people. More luxury condos will only serve the well-to-do.
4. Affordability component is an excuse for granting the applicant massive rezoning and numerous variances - no, the housing units at \$25,000.00 below market rates is an ephemeral promise.
The applicant has now bound those units to two proposals, 1201Fort and 1010 Fort, asking for variances and rezoning in both proposals.
5. The proposed project will enhance the area - well, a less massive proposal will enhance the area even better.

Remarkable amount of supporters have some kind of connection to Abstract Developments. Remarkable amount of them do not live in the area.

Please listen to those most affected by this proposal and decline this application.

Respectfully

Anna Cal
1059 Pentrelew

Lacey Maxwell

From: Anthony Danda [REDACTED]
Sent: April 26, 2018 9:05 AM
To: Victoria Mayor and Council; 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)
Subject: Summary of 1201 Fort Correspondence
Attachments: Correspondence Summary.xlsx

Dear Mayor Helps and Councillors,

Given the scale of the correspondence received regarding the 1201 Fort application, I took the liberty of analyzing the responses on your behalf. Please see attached spreadsheet.

Key messages:

- **65%** of identified Victoria residents or businesses **oppose** the application.
- **80%** of identified residents or businesses within 200m of the site **oppose** the application.
- These figures do not include the 321 signatures from the online petition opposing the application captured in a 2 week period earlier this month or the 29 signatures collected at the rally on 06-Apr.

Approach:

- Identified unique respondents, i.e. only counted an individual once even if he or she submitted multiple pieces of correspondence.
- Segregated correspondence where the address was not provided.
- Identified Victoria residents
- Identified Victoria residents within 200m

Unique respondents	168	
Oppose application	103	61%
Support application	65	39%
Included address	131	
Victoria residents	110	
Non-residents	21	
Residents opposed	72	65%
Residents support	38	35%
Residents within 200m	35	
Opposed application	28	80%
Support application	7	20%
Withheld address	37	
Withheld opposed	21	57%
Withheld support	16	43%

Thank you,

Anthony Danda
1075 Pentrelew Place

#	Address	Support application	Oppose application	Reside Victoria	Within 200m	Km to site
1	610 St. Charles Street	1		1		1.3
2	1115 Rockland		1	1		0.5
3	1025 Linden		1	1	1	
4	936 Fairfield		1	1		1.3
5	772 Bay for Groupe Denux	1		1		2.4
6	2746 Shelbourne		1	1		2.6
7	1070 Moss		1	1		0.3
8	1220 McKenzie		1	1		6.1
9	3136 Stevenson		1	1		3.4
10	44 Linden		1	1		1.7
11	1030 Yates		1	1		0.7
12	82 Sylvan Lane		1			3.1
13	1225 Fort		1	1	1	
14	2615 Cranmore	1				3.3
15	815 Linden		1	1		0.4
16	1225 Fort		1	1	1	
17	1225 Fort	1		1	1	
18	1541 Rockland		1	1		1.5
19	Withheld		1			
20	Withheld	1				
21	Capital EDC	1				
22	1225 Fort		1	1	1	
23	1535 Despard	1		1		1.5
24	1642 Warren Gardens		1	1		1.7
25	1642 Warren Gardens		1	1		1.7
26	Babak Oriental Carpets	1		1		0.7
27	Withheld		1			
28	1059 Pentrelew		1	1	1	
29	1225 Fort	1		1	1	
30	1225 Fort	1		1	1	
31	Withheld		1			
32	1765 Hollywood Crescent		1	1		2.7
33	1361 Rockland	1		1		0.8
34	Withheld		1			
35	1024 Pentrelew	1		1	1	
36	2607 Capital Heights	1		1		2.0
37	1144 Fort Lojo Holdings	1		1	1	
38	8006 Northwind		1			120.0
39	Withheld		1			
40	234 Moss		1	1		1.4
41	2635 Bowker		1			3.4

42	Withheld		1			
43	1059 Pentrelew		1	1	1	
44	817 Linden		1	1		0.4
45	Withheld	1				
46	Withheld	1				
47	1542 Shorncliffe Heights		1			5.7
48	Withheld		1			
49	1119 Ormond		1	1	1	
50	810 Linden	1		1		0.4
51	2574 Cavendish Avenue	1				3.4
52	2650 Belmont	1		1		2.2
53	2181 Haultain	1				3.1
54	Withheld	1				
55	1685 Warren Gardens		1	1		1.7
56	75 Cook	1		1		1.9
57	1010 Pentrelew	1		1	1	
58	628 Dallas		1	1		3.0
59	1245 Oxford	1		1		1.3
60	1009 Southgate		1	1		1.3
61	1200 Vancouver	1		1		0.7
62	1152 Leonard	1		1		1.6
63	520 Dunedin		1	1		3.4
64	Withheld	1				
65	1261 Fort		1	1	1	
66	1075 Pentrelew		1	1	1	
67	118 St. Lawrence	1		1		3.6
68	735 Moss		1	1		0.6
69	Withheld	1				
70	1770 Rockland	1		1		1.5
71	Withheld	1				
72	Withheld		1			
73	3690 Doncaster	1				5.0
74	Withheld		1			
75	525 Rithet		1	1		3.0
76	1969 Oak Bay	1		1		2.0
77	55 Gorge Road East	1		1		4.4
78	1005 Joan Crescent		1	1		0.8
79	240 Wildwood	1		1		2.4
80	1024 Pentrelew	1		1	1	
81	1000 Pentrelew		1	1	1	
82	Withheld	1				
83	7675 East Saanich		1			20.7
84	1025 Pentrelew		1	1	1	
85	1524 Bywood	1		1		1.2

86	Withheld		1			
87	Withheld		1			
88	1119 Ormond		1	1	1	
89	1025 Moss		1	1		0.3
90	Withheld		1			
91	Withheld	1				
92	Withheld	1				
93	3522 West 17th Ave, Vancouver	1				
94	4062 Licorice Lane		1			6.7
95	460 Tuscan Lane	1				14.1
96	1221 Rockland		1	1		0.4
97	1035 Moss		1	1		0.4
98	Brentwood Bay		1			20.0
99	57 Wellington Ave		1	1		1.8
100	1121 Fort		1	1	1	
101	1113 Fisgard		1	1		1.3
102	1765 Rockland		1	1		1.5
103	1545 Pandora		1	1		1.0
104	1255 Fort		1	1	1	
105	1254 Fort		1	1	1	
106	1025 Pentrelew		1	1	1	
107	735 Moss		1	1		0.6
108	2945 Gosworth Road		1	1		3.0
109	3130 Frechette		1			3.6
110	1011 Moss		1	1		
111	1859 Feltham	1				7.8
112	Withheld	1				
113	Withheld	1				
114	1380 Rockland		1	1		0.9
115	1039 Linden		1	1	1	
116	1252 Wilspencer		1	1	1	
117	Withheld	1				
118	538 Pandora	1		1		1.8
119	Moxies on Yates	1		1		0.7
120	5 Price Bay Lane		1			
121	The London Chef	1		1		0.7
122	1380 Rockland		1	1		0.9
123	1070 Moss		1	1	1	
124	1020 Pentrelew		1	1	1	
125	1014 Rockland	1		1		0.6
126	1765 Rockland	1		1		1.5
127	107 Wellington	1		1		1.6
128	1075 Pentrelew		1	1	1	
129	Withheld		1			

130	1327 Clover	1		1		2.1
131	1039 Linden		1	1	1	
132	Victoria Downtown Residents Assoc		1	1		
133	2574 Cavendish Avenue	1				3.4
134	408 Cavallin	1				7.5
135	1760 Denman	1		1		1.9
136	3724 Harriet Road		1			5.3
137	Withheld		1			
138	Victoria Residential Builders Assoc	1		1		
139	Charge Fitness		1	1		
140	Walk On Victoria	1		1		
141	Withheld	1				
142	Withheld		1			
143	Withheld		1			
144	Withheld		1			
145	827 Fairfield	1		1		1.3
146	505 Quadra	1		1		1.5
147	1234 Fort		1	1	1	
148	Withheld		1			
149	1137 View	1		1		0.3
150	Withheld	1				
151	1220 Fort		1	1	1	
152	1020 Pentrelew		1	1	1	
153	1149 Rockland		1	1		0.4
154	126 Hallowell Road		1	1		7.6
155	903 Linden		1	1		0.3
156	Withheld		1			
157	727 Linden		1	1		0.4
158	1505 Bywood	1				1.1
159	1190 Fort		1	1	1	
160	188 St. Charles		1	1		2.3
161	Withheld		1			
162	1025 Linden		1	1	1	
163	1149 Rockland		1	1		0.4
164	1020 Pentrelew		1	1	1	
165	1566 Despard		1	1		1.6
166	Withheld		1			
167	200 Dallas Road		1	1		3.6
168	Withheld	1				

65
39%

103
62%

110

35

Lacey Maxwell

From: Harry Swain [REDACTED]
Sent: April 26, 2018 8:05 AM
To: Victoria Mayor and Council
Subject: Committee of the Whole, 26 April 2018--1201 Yates
Attachments: 1201 Yates.jpg

838 Pemberton Road,
Victoria BC V8S 3R4
April 26, 2018

Dear Mayor Helps and Councillors,

Re: 1201 Yates Street (Abstract Development)

Unhappily we can't be at tonight's meeting to speak on the proposal for 1201 Yates. You already have our February 27 letter expressing our support for this version of the Abstract proposal; a copy of it is appended for convenience. Our purpose in writing is to make a larger point we would have made verbally but for another commitment.

The larger point is that some parts of Victoria have to change if the City and its many neighbours are to accommodate the considerable increase of population that our planners observe now and foresee for coming years. We have not much undeveloped land. Our housing prices have become prohibitive for the younger people who will power the future regional economy. We have a conflict between some older people who wish nothing would ever change, and others who would like to downsize in the same neighbourhoods they now inhabit. Some of our existing housing stock is obsolete from energy conservation or earthquake preparedness perspectives. Too many people cannot find housing near the employment centers of the region, thus jamming our roads with cars and straining regional public transportation.

Yet everywhere we see those who have secured places in the lifeboat pulling up the ladder against swimmers. NIMBY indeed.

Our city planners applaud selective densification—along major transportation corridors, for instance. They see no conflict between higher density, neighbourhood amenities and excellence in design.

This is precisely what Abstract is offering for 1201 Yates: higher density on the fringe of the downtown core supporting better retail and public services, along a major regional street, with a design that has been improved since its original presentation following suggestions from (some of) the neighbours. If a proposal of this quality can't be approved by our elected Council there is little hope that anything can, or at least anything that respects the principles of city planning that we officially espouse.

Sincerely yours,

Julie Swain

Harry Swain

838 Pemberton Road,
Victoria, BC V8S 3R4
Feb. 27, 2018

Dear Mayor Helps and Councillors,

Re: 1201 Fort Street (Abstract Developments)

To our annoyance we are being told by anonymous postbox-stuffers how to think: see the enclosed. As you may be getting a number of these missives from those who cannot think for themselves or are too lazy to put pen to paper, we thought we'd let you know directly what we think.

Since first proposed, the project has been substantially modified to meet the concerns of the neighbours. The bigger building masses are now concentrated on the north side of the property, where they are bordered by other apartment buildings of the same general size, and by a busy arterial road. Townhouses face existing houses on Pentrelew. Circulation routes for pedestrians are provided through the property. The architectural details of the present proposal are markedly better than the original.

Overall, the proposal is entirely consistent with the city planning intent to densify along major corridors, and to protect existing single-family neighbourhoods.

None of this has stopped the anonymous circulators of the enclosed flyer. It seems their thought is that Abstract should turn their expensive purchase into a park for the neighbourhood.

We disagree. Victoria is a growing city, with many younger residents longing for a place to live within walking or cycling distance of their central city employment areas. It is not a time capsule of 1950. It is not a place where complacent oldsters (we are no spring chickens) should play Johnny-bar-the-door to the coming generations. Abstract as a developer has a fine reputation for quality construction, architectural sensitivity, and customer satisfaction.

We believe the project should be approved.

Sincerely,

Julie Swain

Harry Swain

Lacey Maxwell

From: webforms@victoria.ca
Sent: April 26, 2018 1:18 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Samantha Sherman
Email : [REDACTED]
Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/contact-mayor-council.html>
Daytime Phone : [REDACTED]
Dear Mayor and Council:

I am writing again regarding the proposed development of 1201 Fort Street by Abstract. I have owned and lived in my condo at 1225 Fort Street for over 6 years. I was married in the summer and my husband and I now both live in the condo, and we plan to own it for many more years. I was born and raised in Victoria (43 years) and spent part of my childhood in Rockland at 808 St. Charles in a home my parents owned and restored. I was very happy to be able to return to Rockland as an adult, but certainly could not have afforded to purchase a house there when I was in the market in 2011. We probably still could not afford to purchase a house there, despite us each having a full time well-paying job. The ones listed for sale seem to be over a million dollars.

I have attended several of the community meetings hosted by Abstract during which they garnered input from the neighbours of the proposed development. I have also attended several meetings they have held for the residents of my and the surrounding strata properties to address our unique questions and concerns. I am impressed at how they have tried to incorporate many of the varying interests of the neighbours into their proposed development, and continue to do so even as those interests become more numerous and varied it seems as time goes on. I approved of the first proposed development and of the zoning changes it would have required, and I like even better the second proposed development and approve of the zoning changes it will require. I still much prefer what they are proposing over the development that they could build given the current zoning. There is certainly no way to address every different concern I heard voiced at the neighbourhood meetings, as many of them are directly at odds with each other. I do think what Abstract has proposed is reasonable for the land and neighbourhood. I believe it will invigorate the neighbourhood with new residents, and look forward to having new neighbours, rather than an old building that was not really being used. I like that the current design has kept many of the Gary Oaks and will have a community walkway through it.

I really appreciate all the effort Abstract has put into listening to the concerns of the neighbourhood and in trying to find the best and most reasonable way to address them and wish to offer this letter in support of their requested zoning change and proposed development.

Sincerely,
Samantha Sherman
403-1225 Fort St.

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IP Address: 142.36.106.118