

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.

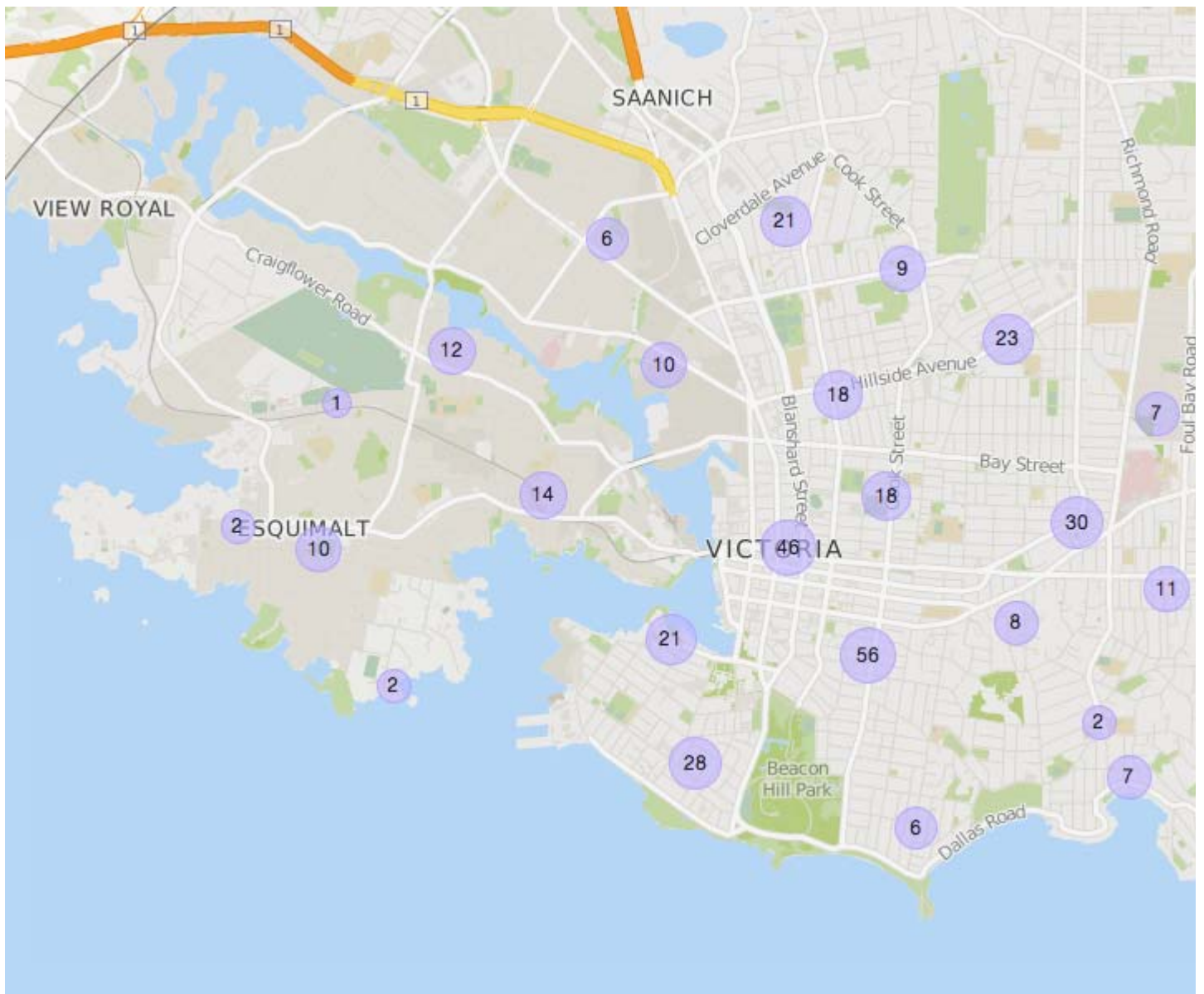
I imagine that their problem is really one about affordability, but this was not always suggested. We all know that the units in the proposed 1201 Fort Street complex, if approved, will only be available at market rates. So, affordability is not the issue.

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) <MAlto@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.

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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	100%
25-34	~85%
35-44	~70%
45-54	~55%
55-64	~40%
65-74	~25%
75-84	~15%
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