

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



