

# *Holmes and Isherwood*

BARRISTERS AND SOLICITORS  
NOTARIES PUBLIC

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

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VICTORIA, B.C.  
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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

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**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](mailto: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



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## Lacey Maxwell

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**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)

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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

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**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

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**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 Penterleu 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**

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**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

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**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

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**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](mailto: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

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**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](mailto: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](mailto: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](mailto:bisitt@victoria.ca)  
Tel. 250.882.9302

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**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)<<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

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**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

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**Subject:** FW: 1201 Fort St / 1050 Pentrelew

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

## Pamela Martin

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**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

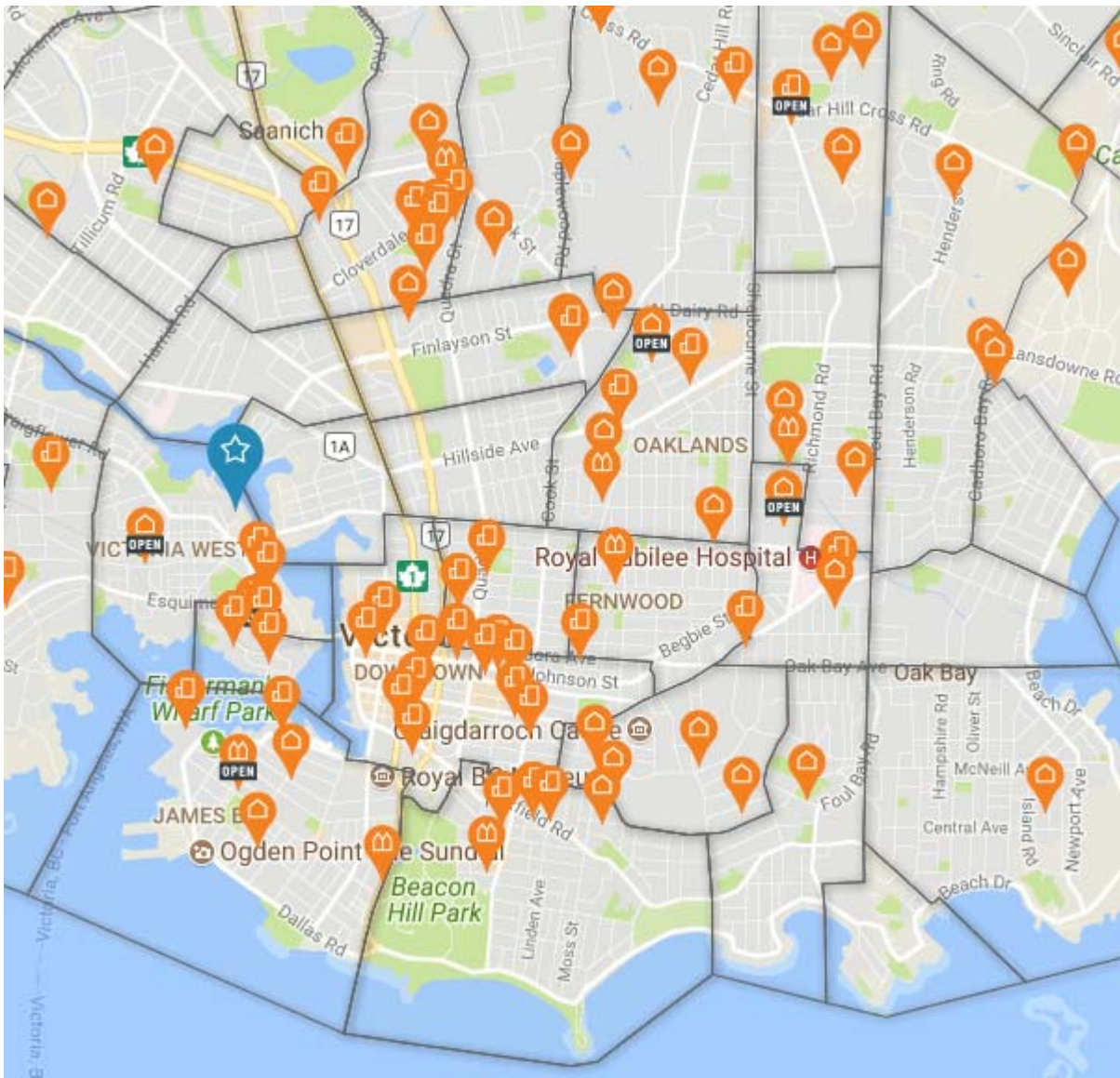
1201 Fort Street / 1050 Pentrelew Place

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

FT<sup>2</sup>

min max

AVAILABILITY

all dates

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

► housing type

► laundry

► parking

OPEN HOUSE DATE

all dates

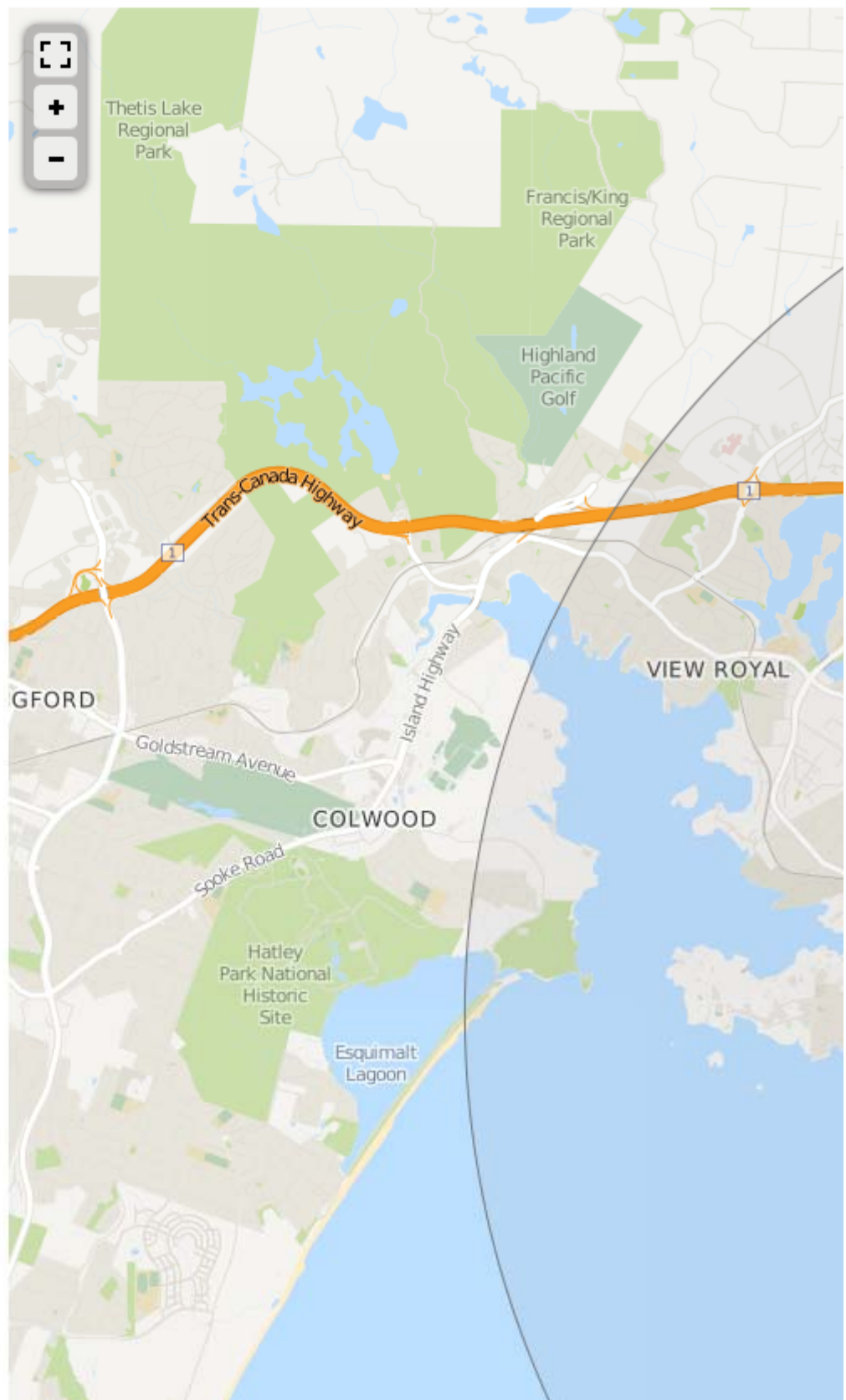
reset

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



## Pamela Martin

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**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

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**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

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**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 26<sup>th</sup> 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](http://www.pentrelew.com). **It is still possible to sign up to speak on the evening of the 26<sup>th</sup>.**

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