

**Katie Lauriston**

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**From:** Kat Nicholls [REDACTED]  
**Sent:** Wednesday, January 03, 2018 4:51 AM  
**To:** Development Services email inquiries  
**Subject:** Re: Cook Street Village project

Dear Kati Lauriston:

Thank you for your reply to my email.

Unfortunately I did not get the full contact information for the gentleman in question. I know he was at the community meeting on December 7th and at the open house for the Cook Street/Fairfield development plan a few days prior to that. He did mention that the Condo that is being proposed did violate a number of bylaws as they are currently written and I was trying to do some more research and get some more facts on this.

I have to say that as the current proposal for the Condo to be built there stands I am against it for three reasons.

The first is that none of the units are affordable housing and the proposed development has already cost a number of people the homes that they rent. The three houses to be torn down have already been bought and the people who are living there have been told that their leases are not being renewed. I am not one of those people fortunately for me but one of those who was at the meeting and she explained how she could no longer afford to live in Cook Street because of this development. The gentleman from the development company said (and this is almost an exact quote) "I'm sorry that you feel this way but there is a cost of living attached to this neighbourhood and if you can't afford it well . . . " I would like to point out that until his company bought the house they were renting she could afford to live in this neighbourhood. I feel that any situation where the rich simply move in and force out the people who were already living there simply because they don't have as much money is not something that is good for any city.

My second concern is the footprint of the building that they are proposing. The proposed site is five floors and will tower over everything else in Cook Street village and in building it they will have to demolish a number of cedar trees that are around a hundred years old.

My third concern is that the company has stated that in pushing the height of what this area allows to build they will build a "plaza" in the neighbourhood. I have seen the plans and it looks like to me what they are going to do is simply put a bunch of concrete benches out, some of them on public land. As the saying goes "you can paint a concrete mattress as pink as you want but it is still a concrete mattress."

I hope I have not wasted your time with this email. If this is not the appropriate place to send my concerns to please let me know and if you can, please tell me where I can redirect this email to.

Thank you very much for your concern.

Kat Nicholls.

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**From:** Development Services email inquiries <DevelopmentServices@victoria.ca>  
**Sent:** January 2, 2018 9:58 AM  
**To:** Kat Nicholls  
**Subject:** RE: Cook Street Village project

Good Morning Ms. Nicholls,

Thank you for your email regarding the proposal for 324 Cook Street and 1044, 1048 and 1052 Pendergast Street. At this time, the City has not received an application to rezone this property, but as you know there was a community meeting on December 7, 2017, regarding a potential mixed use retail/residential building.

As for the gentleman named Wayne that you spoke with, I am not aware of anyone in the City's Planning department with that name. Was this a member of City of Victoria staff that you spoke with?

Kindly,  
**Katie Lauriston**  
Planning Secretary  
Sustainable Planning and Community Development  
Development Services Division  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0498 F 250.361.0386



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**From:** Kat Nicholls [REDACTED]  
**Sent:** Sunday, December 31, 2017 5:12 PM  
**To:** Development Services email inquiries <DevelopmentServices@victoria.ca>  
**Subject:** Fw: Cook Street Village project

Dear Sir:

I hope I am emailing this to the right email address. I am hoping to get in contact with the gentlemen named Wayne who I spoke with at the open house and the town hall meeting about the condo that developers are wanting to put in on the corner of Cook Street and Pendergast Street. At both meetings you mentioned that this development broke a number of city bylaws and that if I emailed you you would send me a list of what bylaws were being broken.

I wish to contact my city councillor and tell him that I oppose this development and why but I need to be properly informed of what bylaws are being broken.

I hope this is the right email address and if so you can help me.

Thank you for your time and assistance.

Sincerely,

Kat Nicholls

## Noraye Fjeldstad

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**From:** Alec Johnston  
**Sent:** Friday, January 12, 2018 9:01 AM  
**To:** Noraye Fjeldstad  
**Subject:** FW: IMPORTANT: CALUC Problems re Bullying and Withholding Information  
**Attachments:** letter to council Pendergast .pdf; Executive Summary.pages.pdf; List of Questions and Requests.pages.pdf; List of Reasons to Nullify .pages.pdf

Hi Noraye,

Could you please add this email and attachments to a correspondence file for 324/328 Cook Street? The owner hasn't made an application yet but will likely be submitting one in the near future.

Thanks,  
Alec

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**From:** Jonathan Tinney  
**Sent:** January 11, 2018 8:59 PM  
**To:** Alec Johnston <ajohnston@victoria.ca>  
**Subject:** FW: IMPORTANT: CALUC Problems re Bullying and Withholding Information

For the file. JT

**From:** Mary Doody Jones [REDACTED]  
**Sent:** January 11, 2018 12:05 PM  
**To:** Jonathan Tinney <JTinney@victoria.ca>  
**Subject:** IMPORTANT: CALUC Problems re Bullying and Withholding Information

Mr. Jonathan Tinney  
Director

I recently (Dec. 7) attended a very difficult CALUC meeting which had some issues as well with the basis of the proposal. I have heard from others about difficulties and this one is a good place to start for correction. The presenters were disrespectful, even bullying, and much information was withheld from the citizens.

I have sent this to Mayor and Council and to Chris Coates. I'm not sure of the process, but the information needed can only come from City Hall.

I would be willing to speak with any staff and/or elected official either individually or in a group situation, including Committee-of-The Whole.

Attached you'll find 4 pages of a submission.

Please acknowledge receipt of this email and let me know what the process will be.  
atio

Mary E. Doody Jones



**APPENDIX II: EXECUTIVE SUMMARY RE CALUC HEARING,  
PENDERGAST AND COOK, DEC. 7, 2017**

The meeting from the start had negative elements accumulating during the meeting. The presentation began with the emphatic statement that the proposal's is based on the Draft Fairfield Neighbourhood Community Plan, unfinished in process. Residents still have the right to give input and there are specific aspects which residents do not want. The implication that The Plan would be passed by ignoring citizen's input became a source of "bullying;" all the more when answers on different topics kept repeating statements of that basis. The developer provided the 10 metre high walls along Cook St. [p. 61] which contradict a preceding statement of having "open" Cook St. borders [p.57].

The architect's patronizing words reassured as if talking to children. More serious were the many instances of missing information, first because a systematic presentation on the regular technical elements, like FSR, height etc. did not happen. Some technical numbers came out through questions.

Secondly, a real difficulty existed of receiving answers at all, so questions had to be repeated. Even then answers skirted issues. Further, denial of answers was partly due to two missing documents: *The Traffic & Parking Study* and *The Existing Landscape and Trees*. For a site to be cleared, questions on the number and kinds of trees matter. Scientific studies, already sent to Council, prove that removing trees hastens climate change, so numbers really matter. (A later check showed a whole grove.) The smiling arborist, who had to have surveyed, could not- or would not-reveal information.

Emotions included grief at the likely loss of our iconic 30 year-old PiC-A-FLIC store and annoyance at odd tokens, such as: a trellis to represent the West Coast, after removal of natural elements and the chair on the public boulevard, when the buildings take all the private space.

The treatment of the women renters was a strong form of bullying. The developer said they could stay until the team was ready, then-in brusque tones-denied any help when they left, nor the financial possibility they could use his buildings. One tenant stated that the developer had "berated" her."for not having money." The developer, to show he understood "berated" again in giving his own success from being poor to having a nice big house.

435 Kipling St.  
Victoria, B.C., V8S 3J9  
email: [REDACTED]  
Phone: [REDACTED]

Jan. 10, 2018

Mayor and Council

**RE THE CALUC HEARING ON DEC. 7, 2017 FOR PENDERGAST AT COOK**

This letter is a submission containing important information about the CALUC meeting on Dec. 7th, 2017 re the North corner of Pendergast and Cook St. by Aragon Properties. The meeting became difficult immediately and had so many problems, including abuse and bullying, that letting Council know became important. I have written the information as accurately as possible.

When the architect introduced the plan as based on the Draft Plan for Fairfield, including Cook St., I went into detachment to be able to observe and record what happened, but winced the many times the presenters mentioned the Draft Plan. The negative answers to questions aided the unhappy ambiance, so that, until 10 days later, I remained detached to events in my own life. When a friend helped me realize I was still reacting to the bullying, then I could pick up my life again.

An event creating so much negativity at the city-provided session calls for correction.

Attached you will find:

APPENDIX I A: SPECIFIC QUESTIONS AND REQUESTS RE CALUC PROCESS TO COUNCIL;  
APPENDIX I B: SPECIFIC QUESTIONS AND REQUESTS TO BE SENT ON TO CITY LAWYER;  
APPENDIX II: EXECUTIVE SUMMARY RE CALUC HEARING, PENDERGAST AND COOK STS.;  
APPENDIX III: LIST OF REASONS TO NULLIFY CALUC HEARING, PENDERGAST AND COOK STS (with details).

My requests are to obtain some information about regulations and for Mayor and Council to:

- 1) Nullify the meeting toward the proposal going ahead,
- 2) Request another CALUC meeting to redo properly,
- 3) Add some CALUC rules .
- 4) Make a clear policy that proposal applications are to be based on Official Documents and Plans, never on Draft Plans.

I would appreciate an acknowledgement of receiving this submission and answers when possible. I would be available for questions/clarifications, if you wish.

Thank you for your attention to this significant event.

Sincerely,

*Mary E. Doody Jones*

Mary E. Doody Jones

CC: J. Tinney , Director of Sustainable Planning and Community Development  
Chris Coates, City Clerk in Corporate Affair



## APPENDIX IA: SPECIFIC QUESTIONS AND REQUESTS RE CALUC PROCESS TO COUNCIL

Since Council created CALUC, then changes could be possible.

1. The abuse and bullying took many forms (see Appendix II; III A and B),

**Question:** Is it allowed to stop and reschedule meetings when abuse and bullying are happening?

**Request:** Those attending are requested to be respectful, Can presenters receive the same request?

**Request:** Please read the *Executive Summary* or *List of Reasons* (II or III) and consider nullifying the Dec. 7th meeting due to abuse and bullying.

**Question:** Does a rule exist that developers need only bring information on a limited list?

**Request:** Please add the two missing papers: Traffic & Parking and On-Site Landscaping.&Trees.

Hearings at the end deal with traffic and parking; The effect on the neighbours matters from the start.

2. Please translate concerns about climate change to policy for all development stages.

**Requests: Please**

1) Since there is scientific proof that removing trees hastens climate change, make a policy requiring all developments to retain landscaping and trees;

2) Deny clearing sites completely and having cement to cement to the boundaries;

3) At the CALUC and later city meetings, include lists and photos of landscaping and trees;

4) Add more protection generally for groves of mature trees which took a century to grow.

## IB: SPECIFIC QUESTIONS AND REQUESTS TO BE SENT TO CITY LAWYER

1. Information was not available in several ways.

**Questions: 1)** Is the lack of essential information (answers skirting issues, not answered and missing information) a possible reason to stop the CALUC meetings to reschedule?

2) Is the lack of essential information a possible legal reason to nullify the Dec. 7th meeting?

2. Using a Draft Plan basis for a proposal seems to be alienating and democracy-breaking.

Is that action legally correct?

**If it is legal to base a proposal on anything the developer wants, an important legal concern**

**arises:** Democracy requires two things: action and appearance, i.e., democratic procedures followed and 2) democratic action evident and clear to citizens.

3. Insistence on the Draft Plan seems democratically abusive and illegal by implying that this Plan will go through with citizens' legitimate input ignored.

**Questions:** 1) Why not wait until a sure basis to save added costs? 2) Is this insistence the developer's idea? 3) Did planning staff support it? 4) Is the continual emphasis on the Draft Plan a legal point re depriving citizens of their rights by making them feel that is what is happening?

The serious anti-democratic effects on citizens are:

Less willingness by citizens to participate at opportunities leads to less democracy;

Without the participation of discouraged citizens, there is less correction;

With less corrections, a final version of the Draft Plan goes against what many want;

Less trust in the system follows to the point of cynicism about all politicians;

Anger arises, not at developers whom we expect to gain what they can, but at the decision-makers, implied by developers as ignoring citizens' rights and input.

**Requests:** 1) Please nullify the meeting to reassure the citizenry that they can be heard.

2) Make a policy that proposals must be based on existing Official Plans.

**Final Question:** Could the accumulation of reasons be enough to nullify the Dec. 7th meeting?



### **APPENDIX III A: LIST OF REASONS TO NULLIFY THE CALUC HEARING, PENDERGAST AND COOK STS, DEC. 7, 2017**

#### **The meeting right from the start had elements of abuse and bullying.**

- The architects's patronizing tone reassured as if to children, (e.g., "just tuck parking in here").
- First, the presentation emphasized that the proposal is based on the Draft Fairfield Plan, which is still in progress of input and has elements many residents are anxious to remove.
- Answers on different aspects repeated the emphasis, implying that The Plan will be approved .
- Twice one participant reminded that Plan was still a draft with a process to go through.
- The developer stated following the Draft Plan's 10 metre high walls on Cook St [p. 61].
- That participant stated that a preceding Draft page wanted Cook St. borders left "open" [p. 57]. Many residents want removal of the 10 metre wall contradiction.

#### **A great lack of information happened.**

- First the usual systematic presentation was not given re: height, setbacks, storeys, FSR,, zonings.
- Answers to questions gave a few technical numbers.
- Answers often needed repeat questioning (2 to 3 times) and then tended to skirt the issues.
- Two important documents were missing:, the Traffic & Parking Report for a busy Cook St. and On Site Landscape & Trees.
- The arborist smilingly stated the report wasn't here and he "couldn't tell" the number and kinds of trees affected by clearing the site.
- A participant gave to the architect two scientific articles proving that removal of trees hastens climate change, but received no answer to the number of trees.

#### **The lack of respect included several neighbourhood values.**

- The loss of PiC-A-Flic, a loved store of 30 yeas. The developer only said (without mentioning relief from the higher rents) that the the owner could rent.
- Small token parts represented big things: a) a chair "for hospitality" on the boulevard inspired an objection to the use of public land.  
b) A trellis represented "the West Coast look" -with trees and landscaping removed.
- The developer's blunt "No" to using LEED standards evaded environmental issues.

#### **The women tenants mostly received bullying, patronizing tones and negatives**

- Re the tenants, the developer stated in generous tones .They can stay until we are ready"
- He also said emphatically, "No, I'm not going to to help them" [the families leaving].
- He warned a tenant that she could not financially be able to use the new building.
- One tenant stated that he had "berated" her "for being poor," Hie then proved her right by telling the story of working up to money and and now he has "a nice house. with lots of space."
- A woman tenant later looked at him and said firmly, " We are women in our thirties with children."

### **IIIB: INFORMATION AFTERWARDS**

1. After the meeting, the Aragon team showed with pride the few inches of cement to be given to the city along the whole border. Clearly the team is not aware how much the public is losing.
2. A check of the site's trees revealed an impressive, authentic West Coast grove among the houses, of around 20 middle sized to magnificent trees, especially on the lot behind the stores.  
Removal of the trees would definitely hasten climate change.
3. A "resigned" renter stated that her child would be much affected by the change. and they would have to leave Victoria to rent. The developer before had given notice; the new owners wanted the rent.



**Hana Kalina**  
407-1063 South Gate Street  
Victoria, BC V8V 2Z1

January 22, 2018

**Alec Johnston, Area Planner**  
Sustainable Planning and Community Development Department  
Development Services Division  
Victoria City Hall  
#1 Centennial Square  
Victoria, BC V8W 1P6

*Alec Johnston, please find letter enclosed with supporting photographs; also enclosed is a copy of a letter sent to Lenny Moy, President of Aragon Properties:*

In 1975, we found here a charming little city set in a magnificent landscape. We also found a pace of life that was a tremendous relief compared to the one we had left behind in the busy, overpopulated city of Melbourne, Australia. Even then, Melbourne boasted a population of over two million citizens.

While it is true that change is inevitable, unfettered change is not. A *Victoria News* article remembering Peter Pollen (January 10, 2017), the mayor of Victoria in 1971-1975 and again in 1981-1985, states, "During his time as mayor, Peter kept a phone book in his office that had a photo on the cover of Vancouver's skyline filled with high rises. It was an image he didn't want" for Victoria. The article also states that, "In May 2011, the Hallmark Society — the region's oldest preservation group — honoured Peter with an award of merit for his contribution to heritage preservation...." In today's less-than-favourable climate not only toward heritage, but also toward sustainable growth, the powers that be at City Hall have obviously sold out on Pollen's measured and sensible approach toward the city.

The direction and pace of change requires vision. Unfortunately, the vision put forth by the current mayor and council at Victoria City Hall leaves a lot to be desired. Preposterous bike lanes are one thing, but the monstrosities being built in the downtown core — obviously with City Hall's blessings — are changing the landscape irrevocably and *not* for the better.

The driving force behind this rampant construction is foreign investment; it is not for the sake, or welfare, of Victoria's local population. While countless residents find themselves in dire straits due to the lack of affordable housing — including the construction workers employed at these building sites — the skyline of our garden city is being destroyed forever, for condos which will most likely serve the short-term, vacation market. Sadly, Victoria is only the latest victim in this worldwide trend of handing cities and towns over to investors and developers.

In 2013, I downsized to a small, top floor, south facing, one bedroom condominium in Cook Street Village. The south side of my building faces a small retail building (housing a Mac's Convenience Store and Pic-a-Flic Video and DVD rentals), and three old houses on large lots. (One of the houses is an old farmhouse which ought to qualify for heritage status.) These four lots were bought by Aragon Properties.



The proposed development for the four-lot site involves demolishing all existing buildings and all flora. Of special concern are the many mature trees which enhance the area aesthetically, provide fauna habitat, as well as water absorption and oxygen production. This development proposes a building containing 46 condominiums and 80+ above ground parking spaces. Although the development is presented as a four storey building, given that the lower suites will have nine foot high ceilings and the upper suites 12 foot high ceilings, suddenly the building's height exceeds that of a typical four storey building. And, an additional 'design feature' is a three meter roof elevation on one side, thus raising the building's height yet again.

Much to my dismay, regarding one of last year's public meetings about this development, my neighbour said that he doesn't attend public meetings because as someone who worked for developers, he knows first hand that all the decisions have already been made. In other words, for developers, public consultations are nothing more than PR exercises and jumping through bureaucratic hoops; in the end, Democracy steps aside meekly.

Nevertheless, I will continue opposing this development. First, allowing the cutting down of huge and mature trees flies in the face of Victoria's famed moniker, The Garden City. Second, presenting this development as a four storey building obscures (read: lies about) the actual height of the building, if the ceiling heights and roof extension are not taken into consideration. Third, the proximity of this proposed over-height building to the one I live in, will deprive the south side of our building of not only sunshine, but also any natural light. Lastly, the proximity of such new developments to sidewalks and other buildings, deprives everyone of privacy and much needed green spaces.

In addition to my arguments against this development, is the undeniable irony that it goes against the very goals of City Hall as stated in the Fairfield Neighbourhood Plan:

If the goals are to "... encourage housing above shops and limit building height to four storeys," and to "encourage neighbourhood commercial corners to thrive," and to "support local businesses and community gathering with new public spaces," how does City Hall propose to do this when retail rents are skyrocketing for small businesses and new developments are demanding *decreased* setbacks? If the plan for the area in question here — the area west of Cook — is to "... support small apartment buildings" then City Hall needs to address the fact that there is nothing small about the proposed development for Cook and Pendergast. If the goal is to "introduce new design guidelines ... to ensure good quality design," then please, delay not the introduction of these new guidelines! And lastly, if it is true that the goal is to "enhance the urban forest on private and public property," then City Hall can start by not allowing the cutting down of even a single tree on any of these four lots!

While these goals may be admirable, the Fairfield Neighbourhood Plan reads more like a Dear Santa Christmas wish list because there is nothing in it to indicate what by-laws will be needed, or just how City Hall plans to implement its goals.

There are many cities and towns, in many countries, that have actively preserved their older buildings and thus maintained their cities' characters. In Europe, for example, many towns were rebuilt after the wars exactly as they had been before they were bombed out. Victoria needs to recognize the inherent, long-term value of this kind of preservation and give preference to considerate developments which *do not demand drastic rezoning measures*. If significant rezoning is required, that in itself is a sign that the proposed development is not appropriate for the area.

If you are even slightly interested in educating yourself about the kind of future you are enabling — to quote Aragon's website with all this "*Forward Thinking*" — by allowing rapid and unprecedented development in Victoria, I highly recommend the Knowledge Network's series, '*Globalization and Its Discontents*.' This disturbing series examines the uncomfortable future already in progress. If you have children, you may wish to reflect deeply on the decisions you are currently making and the kind of a future you are passing on to them.

In conclusion, Mr. Johnston, please review carefully the enclosed photographs depicting what's at stake if this development is approved. It will be a series of losses to Cook Street Village with *nothing* in exchange for the people and community to benefit from — such as aesthetic, character-preserving, affordable housing. I have loved Victoria from the moment we first stepped off the plane. Now, I despair; those in positions of power best able to direct Victoria's future, are failing her miserably. May I suggest revisiting a page or two from Peter Pollen's playbook?

Hana Kalina

A handwritten signature in cursive script that reads "Hana Kalina". The ink is dark and the handwriting is fluid, with the first and last names being more prominent than the middle name.

cc'd:

Mayor Lisa Helps, Office of the Mayor, Victoria City Hall

Members of Council, Victoria City Hall

David Biltek, Director of the Board, Fairfield Gonzales Community Association

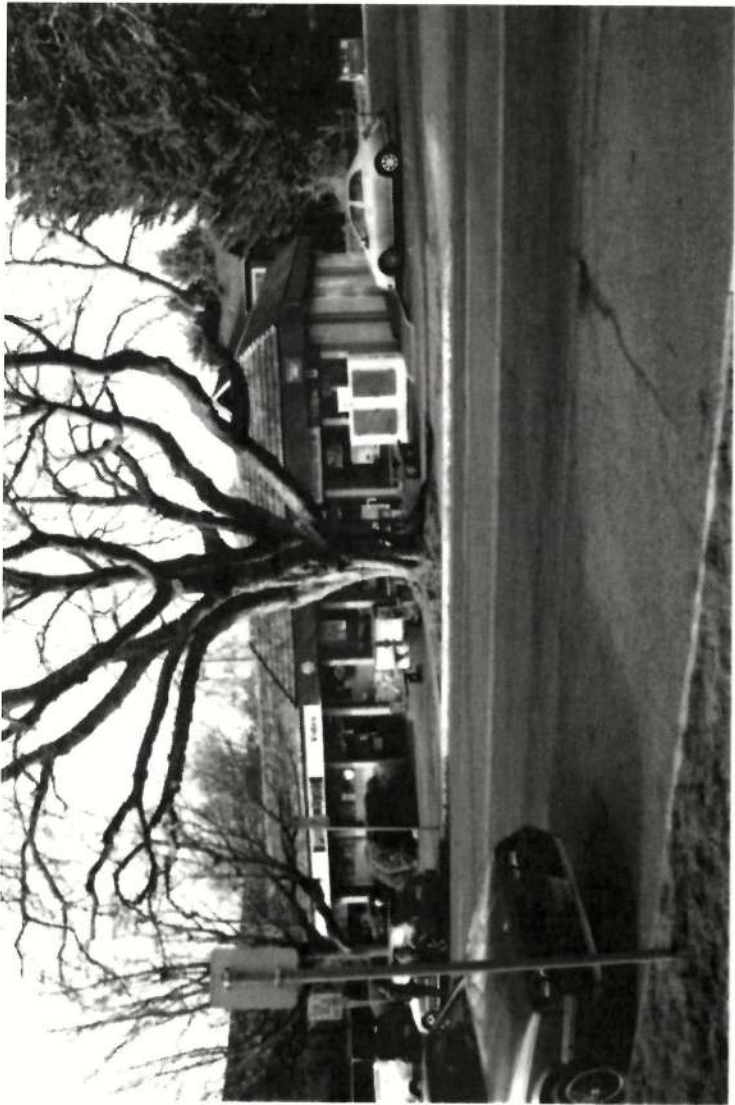
Lenny Moy, President Aragon Properties











**Hana Kalina**  
407-1063 South Gate Street  
Victoria, BC V8V 2Z1

January 22, 2018

**Lenny Moy, President of Aragon Properties**  
201-1628 West 1st Avenue  
Vancouver, BC V6J 1G1

Mr. Lenny Moy,  
having reviewed your Aragon Properties website, I would like you and Michael Lowe in Acquisitions, to deeply reconsider the following points:

First, your website boasts that you "*embrace the importance of living in a changing environment.*" (Grammatically speaking, what does that sentence even mean?) Now, let me set you straight: what you are doing *is* changing the environment and forcing people to live in that changed environment, according to your vision! Your vision for Pendergast Street in the Cook Street Village does not reflect the vision of those of us living here. (You do not live here, so how would you know?)

Furthermore, developments like yours only add to the already huge crisis in homelessness: those who must move to make way for new developments, but cannot afford to move back into those new developments, often end up homeless, and that includes more than just old men or old women, or young people, or the working poor, it also includes, in many instances, entire families. Those who can afford to move, do so and abandon the community. And many, like myself, who can afford to stay, but cannot afford to move, we are *forced* to live in this changed environment that, *if only* we had some power, we would have never chosen, or approved, such developments in the first place.

Second, your website states that, you are big on "*Forward Thinking.*" Forward thinking by its very intention involves no reflection on what all of this forward thinking is destroying. While you Sir may be the "*driving force*" within, and behind, your company's forward-thinking mission, you are in fact driving people into conflict between residents, neighbourhood associations and their municipal governments.

What you Sir see as a forward-thinking philosophy, residents and neighbourhood associations see as the destruction of the very communities they live in. Somewhat ironic wouldn't you agree that you see yourself as building communities, when what you are really doing is destroying established communities?

Building big-money and big-splash projects (read: unaffordable, luxury condos) against the wishes of communities that want to preserve the character of their communities — communities also starved for affordable housing — is definitely not what is needed or desired in Cook Street Village.

The opening line on your website reads, "*We are Aragon.*" Perhaps, more accurately, it should read, *We are Arrogant.*

Hana Kalina



**Hana Kalina**

407-1063 South Gate Street  
Victoria, BC V8V 2Z1

January 22, 2018

RECEIVED  
JAN 29 2018

**Alec Johnston, Area Planner**

Sustainable Planning and Community Development Department  
Development Services Division  
Victoria City Hall  
#1 Centennial Square  
Victoria, BC V8W 1P6

*Alec Johnston, please find letter enclosed with supporting photographs; also enclosed is a copy of a letter sent to Lenny Moy, President of Aragon Properties:*

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If the goals are to "... encourage housing above shops and limit building height to four storeys," and to "encourage neighbourhood commercial corners to thrive," and to "support local businesses and community gathering with new public spaces," how does City Hall propose to do this when retail rents are skyrocketing for small businesses and new developments are demanding *decreased* setbacks? If the plan for the area in question here — the area west of Cook — is to "... support small apartment buildings" then City Hall needs to address the fact that there is nothing small about the proposed development for Cook and Pendergast. If the goal is to "introduce new design guidelines ... to ensure good quality design," then please, delay not the introduction of these new guidelines! And lastly, if it is true that the goal is to "enhance the urban forest on private and public property," then City Hall can start by not allowing the cutting down of even a single tree on any of these four lots!

While these goals may be admirable, the Fairfield Neighbourhood Plan reads more like a Dear Santa Christmas wish list because there is nothing in it to indicate what by-laws will be needed, or just how City Hall plans to implement its goals.

There are many cities and towns, in many countries, that have actively preserved their older buildings and thus maintained their cities' characters. In Europe, for example, many towns were rebuilt after the wars exactly as they had been before they were bombed out. Victoria needs to recognize the inherent, long-term value of this kind of preservation and give preference to considerate developments which *do not demand drastic rezoning measures*. If significant rezoning is required, that in itself is a sign that the proposed development is not appropriate for the area.



If you are even slightly interested in educating yourself about the kind of future you are enabling — to quote Aragon's website with all this "*Forward Thinking*" — by allowing rapid and unprecedented development in Victoria, I highly recommend the Knowledge Network's series, '*Globalization and Its Discontents*.' This disturbing series examines the uncomfortable future already in progress. If you have children, you may wish to reflect deeply on the decisions you are currently making and the kind of a future you are passing on to them.

In conclusion, Mr. Johnston, please review carefully the enclosed photographs depicting what's at stake if this development is approved. It will be a series of losses to Cook Street Village with *nothing* in exchange for the people and community to benefit from — such as aesthetic, character-preserving, affordable housing. I have loved Victoria from the moment we first stepped off the plane. Now, I despair; those in positions of power best able to direct Victoria's future, are failing her miserably. May I suggest revisiting a page or two from Peter Pollen's playbook?

Hana Kalina

A handwritten signature in cursive script that reads "Hana Kalina". The ink is dark and the signature is fluid, with the first and last names clearly distinguishable.

cc'd:

Mayor Lisa Helps, Office of the Mayor, Victoria City Hall

Members of Council, Victoria City Hall

David Biltek, Director of the Board, Fairfield Gonzales Community Association

Lenny Moy, President Aragon Properties

**Hana Kalina**  
407-1063 South Gate Street  
Victoria, BC V8V 2Z1

RECEIVED  
JAN 29 2018

January 22, 2018

**Lenny Moy, President of Aragon Properties**  
201-1628 West 1st Avenue  
Vancouver, BC V6J 1G1

Mr. Lenny Moy,

having reviewed your Aragon Properties website, I would like you and Michael Lowe in Acquisitions, to deeply reconsider the following points:

First, your website boasts that you "*embrace the importance of living in a changing environment.*" (Grammatically speaking, what does that sentence even mean?) Now, let me set you straight: what you are doing *is* changing the environment and forcing people to live in that changed environment, according to your vision! Your vision for Pendergast Street in the Cook Street Village does not reflect the vision of those of us living here. (You do not live here, so how would you know?)

Furthermore, developments like yours only add to the already huge crisis in homelessness: those who must move to make way for new developments, but cannot afford to move back into those new developments, often end up homeless, and that includes more than just old men or old women, or young people, or the working poor, it also includes, in many instances, entire families. Those who can afford to move, do so and abandon the community. And many, like myself, who can afford to stay, but cannot afford to move, we are *forced* to live in this changed environment that, *if only* we had some power, we would have never chosen, or approved, such developments in the first place.

Second, your website states that, you are big on "*Forward Thinking.*" Forward thinking by its very intention involves no reflection on what all of this forward thinking is destroying. While you Sir may be the "*driving force*" within, and behind, your company's forward-thinking mission, you are in fact driving people into conflict between residents, neighbourhood associations and their municipal governments.

What you Sir see as a forward-thinking philosophy, residents and neighbourhood associations see as the destruction of the very communities they live in. Somewhat ironic wouldn't you agree that you see yourself as building communities, when what you are really doing is destroying established communities?

Building big-money and big-splash projects (read: unaffordable, luxury condos) against the wishes of communities that want to preserve the character of their communities — communities also starved for affordable housing — is definitely not what is needed or desired in Cook Street Village.

The opening line on your website reads, "*We are Aragon.*" Perhaps, more accurately, it should read, *We are Arrogant.*

Hana Kalina



## Lacey Maxwell

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**From:** Marne [REDACTED]  
**Sent:** March 4, 2018 11:10 AM  
**To:** Victoria Mayor and Council  
**Subject:** Aragon's Pendergast and Cook Proposal

Dear Mayor and Council

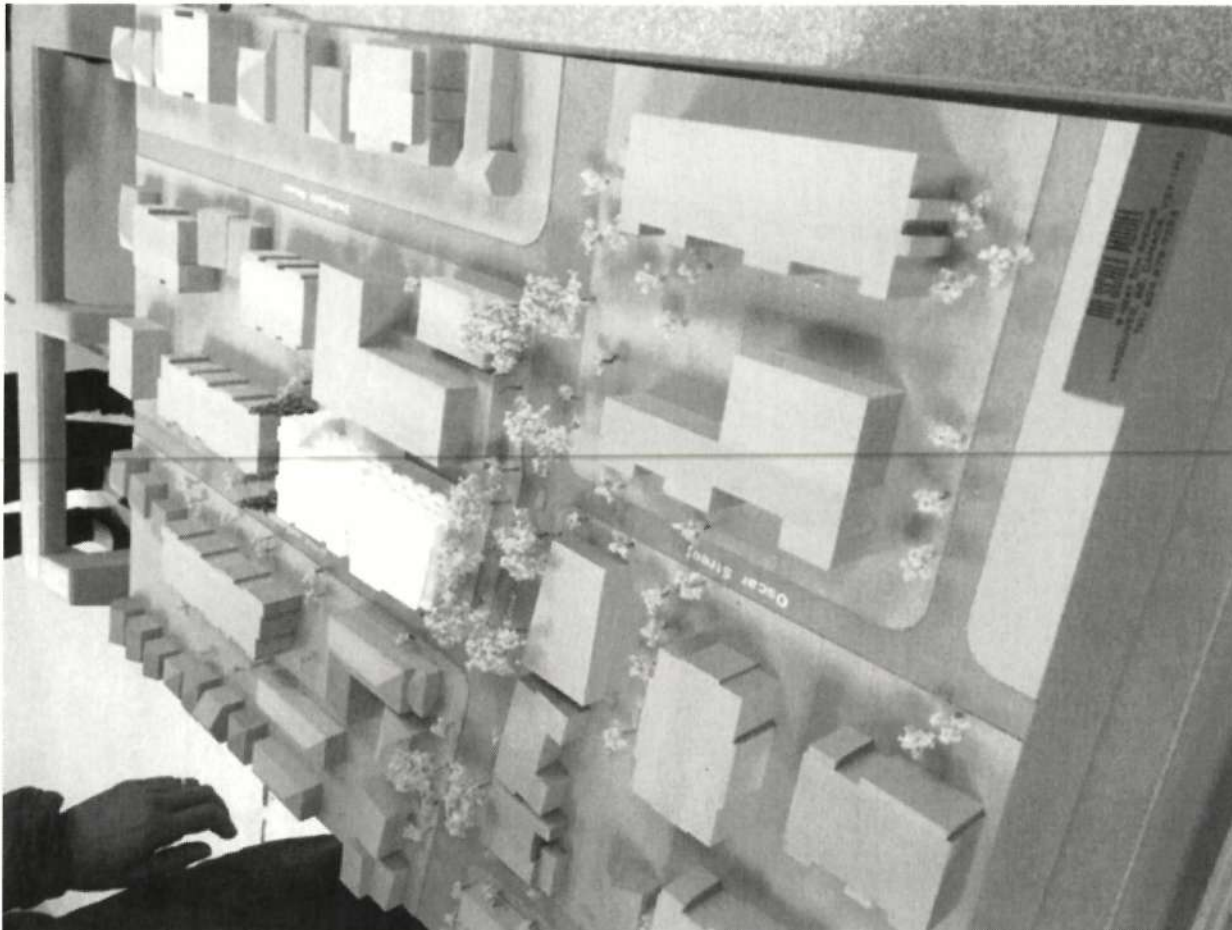
I attended the March 1, 2018 open house for Aragon's proposed building on Pendergast and Cook. I was pleased to see a model of the building in context. It is helpful for lay people like myself to visualize the proposal with a 3D model. It should be a requirement from the city to include models for proposals.

The representative team for Aragon was sincere, respectful and informative. I went away feeling very positive about their proposal.

My main worry is that the building fills its lot too tightly, like a tightfitting dress. I think the term is easements. Contrast this proposal's easements to those of the older apartments along Cook Street which are set well back from the street and disappear behind the canopy, a calm, modest and private look.

I prefer the project to insinuate generosity than stinginess. Let there be more land and less profit.

Respectfully  
Marne St Claire



## Lacey Maxwell

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**From:** Christopher Petter [REDACTED]  
**Sent:** March 26, 2018 10:30 AM  
**To:** Victoria Mayor and Council  
**Subject:** 324/328 Cook/ Pendergast St., Aragon zoning Application:-- 1 of 3, zoning

- Why is the application is linked to 2017 zoning bylaw, Not the present zoning bylaws?

The present zoning for Cook St. dates from 1999 and for Pendergast is 2003. So are they referring to OCP which is not a zoning document even though developers seem think that is?

- Maximum height limit of 13.5 metres: proposed 4 storeys on Cook frontage (not 3) going to 5 on Pendergast!  
Present zoning is for 3 storey buildings  
from March 1, 2018 COTW Meeting Main Motion as amended:  
That Council direct staff to amend the plan as follows:  
6. Design of Cook Street Village Built Form
  - a. Detailed review of plan policies and guidelines by staff to consider additional adjustments/ revisions based on feedback (e.g. character, setbacks, massing, street wall, shading, impacts to street trees, transitions) through additional urban design analysis. To be incorporated in next version of plan.
  - b. that consideration be given to a two storey street wall with step backs of any additional storeys.
- No 3 metre upper story set-back on Cook. Actually balconies extend out almost to the property line (see Longitudinal Plans A4 .0) March 1, 2018 COTW Meeting Main Motion as amended: 6b. that consideration be given to a two storey street wall with step backs of any additional storeys. Setback of street level on Cook only 1 metre not 2 -3 and not unimpeded: cluttered with landscaping on city property
- Setbacks on Pendergast/Cook upper storeys were measured to the building and not the balcony. The rain gardens on Pendergast appear to be on City property.
- Underground parking appears to come right up to the property line and 3m in or ½ building height i.e right under sidewalk?
- Is the 5<sup>th</sup> floor Mezzanine really allowed, even under the Draft Fairfield neighbourhood plan?



## Lacey Maxwell

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**From:** Christopher Petter [REDACTED]  
**Sent:** March 27, 2018 10:03 AM  
**To:** Victoria Mayor and Council  
**Subject:** 2. Tenancy Loss 324/328 Cook/ Pendergast St. Aragon zoning Application

- All units to be condominiums so, no income diversity measures. The developers offers: "wider housing options" instead of income diversity. This does not conform to the community's plan. Will families in Fairfield (avg. annual income \$50,000) be able to afford to live here?
- Does this development conform to the 'No net loss of rental units' regulations for the 3 houses to be torn down on Pendergast (8? tenants). The developer has sought no agreement to compensate tenants: At the public meeting the developer didn't even know how many tenants would be dislocated and said that they would eventually "put together a package" for any tenants concerned. Does this conform to City regulations?

Also tenants in Activity Centre apartments will lose their parking during construction but the developer said that they: 'will be provided with parking elsewhere within a few block.' However there appears to be no recognition that many senior and disabled people who use the Activity Centre depend on parking in order to use the Centre and may not be able to walk blocks to get there. Compensation would have to be provided in terms of free taxi service for these people during construction.

## Lacey Maxwell

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**From:** Christopher Petter [REDACTED]  
**Sent:** March 28, 2018 9:17 AM  
**To:** Victoria Mayor and Council  
**Subject:** 3. Other concerns: 324/328 Cook/ Pendergast St. Aragon zoning Application

Here are some other concerns with the Aragon Pendergast project:

- Massing too great for land particularly along Pendergast (i.e. 4-5 story). And no CAC for the community to compensate the community for the disruption and the loss of traditional residential streetscape. The building would look like an ocean liner hauled up along Pendergast to Cook St. How does this conform to the Motion passed by Council March 15<sup>th</sup>? Motion: That Council direct staff to amend the plan as follows:  
3. Urban Place Designation West of Cook Street Village (Cook Street to Heywood Street)  
a. Support "gentle density" approach i. Re-instate OCP designations for traditional residential areas but expand option for larger houseplexes (4+ units), emphasize adaptation of heritage properties, ground-oriented housing up to 3 storeys, and creative housing on laneways in this area
- No agreement to retain trees on private property but 44 new trees. There is also a loss of large number of trees including 2 heritage protected trees. The 3 houses will be torn down and not moved to other locations because it is not feasible due to tree canopy. They only agreed to use 50% of the building materials in the new building.
- Although the parking might at first appear adequate: about 1/3 of it is provided for visitors not residents.
- Although they advertise the proposal as LEED they will not apply for LEED certification because it is "too expensive". Thus no way that public can know if it has achieved that standard.
- Do design elements create a "built and public environment?". Is this really a CAC?
- Does the Pendergast piece require to be broken up by 'significant changes in setbacks, pedestrian walkways or public mews'?
- Are the retail spaces small enough? (talked about retaining Pic-A-Flic (a true community amenity) but will Pica-A-Flic be able to afford to stay here? )
- Much of the landscaping looks to be on city land (public space) viewed as an amenity by the developer and LEED rain gardens around the building (some in public space) see Landscaping plans L1 + 2



## Lacey Maxwell

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**From:** Amy White [REDACTED]  
**Sent:** April 20, 2018 10:21 AM  
**To:** publichearings@victoria.ca; Victoria Mayor and Council  
**Subject:** Concerned Citizen re: Aragon Properties Development Proposal CSV

Hello,

I am writing to you as a tenant in a house in Cook Street Village that will be demolished in the coming year or two: <http://www.aragon.ca/in-development/cook-street-village> . I am grateful to the developer, Aragon Properties, who purchased the house we live in to allow us to stay until they break ground; but at the same time I am extremely saddened and frustrated that such a beautiful home (3 of them in fact) and the surrounding greenery is going to disappear. The large development proposal sign went up yesterday and it has attracted a lot of attention - on the first day there were already negative comments written on the sign by passer-byers.

I really just wanted to reach out to the people involved in the decision making at city hall as Aragon has submitted their rezoning application and let you all know what a tragedy it will be to remove this house and the two adjacent. In each of the 3 houses there lives a young family with kids, and 1 additional unit a young woman has lived in for 13 years. We have yards for our kids to play in and driveways for our vehicles. Unfortunately as times are changing, families no longer have the right to rent a home with a yard. We are forced into too-small apartments as we make way for high-density, multi-million dollar projects.

Aragon Properties, is known for high end units and is quickly swallowing up many parts of Victoria and surrounding areas. Where will all the renters all go? We can't even be placed into the new development because the current proposal offers NO rentals. My partner and I have a 3.5 year old son and we have lived in this house for 2.5 years. We want him to go to school in this neighbourhood, I work in Cook Street Village, and my partner works 2 jobs downtown Victoria in addition to being a well-known local clothing designer. We are very worried about the day we have to leave because there is literally nowhere left to go in Victoria, and that day is going to be very soon.

I am not asking this development be halted; I realize that is not realistic. But I am begging for some kind of stipulation be placed on the project that will require rental units be offered, or that the current renters be assisted with finding new accommodations. At one of the early community meetings hosted by Aragon, I asked the owner of the company, Lenny Moy, if there will be any affordable units offered and I mentioned I am concerned because we will likely be forced out of Victoria. I was shut down immediately by Mr. Moy who proceeded to tell me that his company was a for-profit company that he worked very hard his whole life to build and that it is not his problem if we can't afford to live in Victoria it is my problem. That was his response, completely void of any sort of empathy. Well you know what, it is not just my problem it is a social problem and it WILL be his problem when Victoria becomes the next Vancouver and there is no one left to work in the restaurants downtown he wants to go to, or at the stores he shops because all the lower income population will be forced to move away. It's just that simple. Lenny Moy does not care about Cook Street Village no matter how the architects try to spin their salespitch.

Mayor Lisa Helps and any interested Councillors, I am extending an invitation to our home at a time that is convenient for you. I would like you to come see what a beautiful house it truly is, from the original wood details to the stunning magnolia tree and large cedars outside, and hopefully you will understand then the sadness we feel having to leave. All you need to do is spend 10 minutes watching the reactions of people

reading the proposal sign on the lawn to see the disappointment that has washed over the neighbourhood over this project.

Thank you so much for your time. I really hope to meet with you in the future.

Amy White





## Lacey Maxwell

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**From:** Jane Ramin [REDACTED]  
**Sent:** May 10, 2018 6:31 PM  
**To:** Alec Johnston  
**Cc:** Jonathan Tinney; Victoria Mayor and Council  
**Subject:** Cook and Pendergast Development proposal

Alex, After being away for several months, I am now surprised/concerned to see that the Aargon proposal for Cook and Pendergast is being pitched as a 4 storey building by the developer and listed as such on the City's Development Tracker. My concerns are as follows:

- 1) there is a 5th storey Mezzanine (mentioned briefly in the developer's letter to Mayor and Council on the Development tracker) which includes living accommodation (e.g. bedrooms and bathrooms). A mere stairwell to roof top gardens resulted in an additional storey under previous zoning restrictions. How far can the definition of a storey be stretched/ignored??
- 2) the additional height of this Mezzanine is 8.69 Ft at it's mid point, hence exterior walls for this additional accommodation will be at least an additional 10 feet (usually considered a floor) above the 4 storeys
- 3) The developer has erroneously argued that his plan is consistent with the draft Fairfield Neighbourhood Plan. This contemplates a maximum 4 storeys in the Cook St. Village, not the height of 5 as proposed. Furthermore, since the 4 storeys have higher ceilings than the surrounding 4 storey buildings, the roof line of just the 4 storeys of this proposal is virtually an additional floor higher than the surrounding 4 storey buildings. The additional walls and roofs, to provide additional living accommodation is unacceptable, or at least should be presented clearly as such.
- 4) the additional 5th storey Mezzanine is placed in the NW corner which is designated urban residential under the current OCP which only allows for a maximum of 4 storeys, even without anticipating the outcome of the LAP. Will this require an amendment to the OCP as required for the Fairfield United church site???

As a public servant it is not your job to represent the proposal as it actually is and not as the developer hopes to portray it.  
Thanks, Jane Ramin (concerned Fairfield resident)

Catherine Kuipers  
1034B Suttlej street  
Victoria  
V8V 2V8  
18<sup>th</sup> July 2018

Mayor and Council  
Victoria BC


RE: rezoning application for 324/328 Cook Street and 1044, 1048 & 1052/1054 Pendergast Street

I am writing to object to the proposed development at the above address on Cook street. I live with my family in a rental in Suttlej street near the proposed zoning change at the picnic rental store. First, I would be sorry to lose the video store it is a real part of the community here – and perhaps the last video rental store in BC - and I'm assuming they won't be able to afford the rent of the commercial use section of the new development.

Second, and this is my major objection, there are already 2 blocks of luxury apartments being built in this area. I would dearly like to buy a property in Victoria ideally in the cook street village location as I run a home-based client serving business. These expensive condos (5 million CAD for the park facing ones being constructed on Heywood avenue right now) are only making the situation worse for the residents of Victoria who live and work here by pushing up the prices in an already expensive area.

Luxury condos are affordable to few, and often purchased as investment properties. We are watching the situation in Vancouver as many people struggle to rent or buy while investment properties remain empty. Please consider your residents and take measures now to stop the same situation developing in Victoria. We need more rentals and more affordable options for first time buyer small families.

Regards,



Catherine Kuipers (Bryant)



409-1063 Southgate St  
Victoria BC V8V 2Z1  
Sept 11, 2018.

BY EMAIL & BY HAND

City of Victoria Council  
City Hall  
Victoria BC

**Re: Rezoning Application by Aragon Properties Ltd, Folder No REZ 00634,  
For 324-328 Cook St and 1044, 1048, 1052 & 1054 Pendergast St,**

Your Honour & City of Victoria Councilors:

We live at 409-1063 Southgate St. Victoria, BC. Our condominium borders the proposed redevelopment on the North side.

We purchased our condominium at 1063 Southgate Street in July, 2017 but were out of the Country when the public hearings occurred for the proposed development so were unable to be present. Indeed, we only found out about the proposal through minutes of our strata council which were emailed to us overseas!

We believe the proposed development in its present form is inappropriate for a variety of reasons as set forth below

Proposed Density Vastly exceeds the Maximum Total Floor Space Ratio For a "Large Urban Village"

According to Section 5 of the Land Management and Development Plan (page 39) the "ordinary" density for a Large Urban Village is a maximum FSR of 1.5:1. This maximum FSR of 1.5:1 is the current zoned FSR for the 3 houses on Pendergast which make up a substantial portion (indeed, the majority) of the development land). The proposed redevelopment exceeds the FSR under the LM&D Plan by a VERY large amount!

In terms of exceptions, Column 5 of the LM & D Plan states the following:

"Increased density... may be considered in strategic locations for the advancement of Plan objectives".

The Cook Street Village is not considered a "strategic" location so there is no reason for the City of Victoria to approve the massive increase in density requested by the developer.

We also note that no provision is made for "rental housing" which is in very short supply in the City of Victoria. Many new developments in the City of Victoria are making part of the development into rental housing and that, understandably, makes the City Council more sympathetic to requests for rezoning for development. The developer in question makes no such provision which otherwise might persuade the City of Victoria to consider increasing the FSR to a certain extent. We note the developer is proposing 10 feet high ceilings for the development which is clearly for "luxury" housing, inconsistent with rental housing (and will take it out of affordability for all but the wealthiest purchasers which will include sellers of residential property in Vancouver or Toronto, not to mention Asian buyers looking for a second home).

### Removal of Land zoned for "family Housing"

The majority of the land is currently zoned for "townhouse" development. That is family oriented housing which is in short supply in Fairfield. It could be argued that this proposal is an inappropriate conversion off "family housing" to condominiums. There are currently condominiums being built on Heywood Avenue (across from Beacon Hill Park) and at the corner of Cook Street and Oliphant street. Do we really need another condominium development in the area at the cost of reducing the availability of "family" housing? (We know the first thing the new Strata Council will do is prohibit children (under 18 years old from occupying the condominiums. Goodbye family housing!)

### Destruction of the Environment

On the Northeast corner (the back corner) of the property at 1052-54 Pendergast is located a group of Cedar trees that have morphed into a single tree. This "tree" is at least 80 feet (25 meters) in height! It is in front of our living room. We are on the fourth floor of 1063 Southgate and this Cedar tree towers above our building. It is a MAGNIFICENT tree. (We are told it is the oldest tree in the area.) It is one of the reasons we purchased our condominium in July, 2017.

Under the current zoning, only 45% of the land at 1053-54 Pendergast can be occupied by buildings and 55% must be "landscaped" so, there is no reason for the tree to be removed under the present zoning. However, because of the excessive density requested by the developer, underground parking must be provided for 80 cars. As a result, almost all of the area of the proposed development must be excavated underground for car parking and that excavation results in the roots of this magnificent cedar tree being destroyed. We believe this environmental destruction is NOT appropriate and is another reason for rejecting the proposed development in its present form!

In addition to the destruction of the 25 meter cedar tree at 1052-54 Pendergast, there is a HUGE chestnut tree on the Cook Street Boulevard directly in front of the Mac's Convenience Store (part of the proposed redevelopment). The Chestnut tree has a trunk that is 48 inches (120 centimeters) in diameter. The roots of this tree go under the sidewalk and obviously the roots go under the Mac's store as well. Since the underground parking will go almost out to the sidewalk, there is a risk to the root system of this tree as well as the total destruction of the cedar tree on the Pendergast property. We understand the developer has supplied an opinion from a private arborist that the underground parking will not fatally injure the root system of this chestnut. However, we believe the arborist of the Victoria City Parks Department should be asked for a second "independent" opinion as to the effects of the underground excavation. This ancient tree is MUCH TOO VALUABLE to the ambience of the Cooks Street Village to be put at risk!!!!

In addition to the root system on this HUGE Chestnut tree going under the proposed redevelopment, the canopy of the tree also extends far over the redevelopment in the air! A four storey building will interfere with the existing canopy and its future growth!!!

What the developer is creating is a future fight between the City of Victoria and the owners of the condominiums he is building! The owners will inevitable demand the canopy of the tree be cut back to preserve their building. However, the branches of this huge tree are at least 12 inches (30 centimeters) in diameter. You can't just remove branches without damaging the tree! (We note parenthetically that the current zoning of the commercial property that faces Cook Street is 3 storeys in height with a 3 meter setback from Cook Street so construction of a 3 storey commercial building on the property would not interfere with the canopy of this Chestnut tree.

In summary, the environmental damage of the proposed development is too great! It can NOT be justified and the proposed development in its present form should be rejected by the City Councilors!



### The Destruction of Access to Light and Air Flow for the Owners of 1063 Southgate

At the present time, the commercial property at 324-328 Cook Street is zoned for a 3 storey commercial building with a 3 meter setback from Cook Street. If a 3 storey commercial building were constructed on this site, it would have a minor effect on 1063 Southgate; it would interfere with light and air flow to a minor degree as it would occupy a small amount of the total degree of exposure to the South. If townhouses were built on the Pendergast residential properties (as currently zoned), it would have no effect whatsoever because only 45% of the surface area can be built on with a maximum height of 13 meters. However, the developer wants a building that is 4 storeys and 16.15 meters in height that will stretch from the Cook Street sidewalk along half a block of Pendergast Street! That is a TOTAL destruction of the access to light and air flow for ourselves and the other owners at 1063 Southgate! It is at least 120 degrees on the compass that the building will block for us to the South! Will the developer compensate us from its profits for the loss of light (LOL)? Will the City of Victoria compensate us for the loss of light from the increased taxes you will collect (LOL again)? Surely the City of Victoria has a responsibility to protect the owners at 1063 Southgate who will bear the greatest loss if this application is approved! We urge you again to reject this application in its present form on this ground as well as the other reasons given above!

### Is there an Acceptable alternative?

We believe an acceptable alternative would be a three storey building (which is the current zoning for the commercial property). Such a three storey building would have the following advantages:

1. The reduction in the number of condominium units would reduce the requirement for underground parking by a substantial amount (perhaps 20 parking spots from the existing 80 spots). This reduction in required parking would, in turn, mean the roots of the Chestnut on Cook Street could be avoided by suitable design. It could also mean the Cedar tree on the 1058-62 Pendergast property could be spared as its roots could also be avoided by suitable design of the underground parking. (It might also require some modification of the building for the canopy of the Cedar but is that too high a price to ask for the preservation of that magnificent Cedar tree for the enjoyment of all the people who visit the Cook Street Village?)
2. A three storey building will not interfere with the canopy of the huge Chestnut tree on the Cook Street Boulevard (referred to above) as much. We note also that there currently is only one building in the Cook Street Village that is 3 storeys high. All the others are one or two storeys. The three storey building is the one on the West side of Cook Street at the corner of Cook Street and Sutlej Street, extending Southward on Cook Street (the building housing Mother Nature's food store among others). Thus a three storey building would fit into the existing ambience much better.
3. A 3 storey building would give some access to light by the owners of 1063 Southgate.

A reduction to three storeys would still give the developer a substantial profit from the rezoning without boxing in ourselves and the other current owners of 1063 Southgate.

Another alternative for the proposed redevelopment would be to follow the design of our building at 1063 Southgate. Our building is "L-shaped" and extends out to Cook Street. (It houses the Fairfield Activity Centre and has several commercially zoned units on the ground floor so it, too, is a "mixed use" building.)

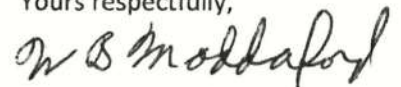
Our building is a 4 floor condominium. However, the portion of our building that extends out to Cook Street is only one storey high. That portion is about 75 feet (25 meters) deep. The result is the 4 storey portion is set well back from Cook Street so it does not interfere with the ambience of the Cook Street

Village. Another advantage of the 1063 Southgate approach is our building does not interfere with the canopy of the Chestnut trees on the boulevard. Also, our underground parking does not extend out under the one storey portion so it does not interfere with the roots of the Chestnut trees.

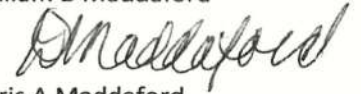
A similar approach with the proposed building by Aragon Properties Ltd would eliminate both the chestnut tree root and canopy problems and the building would not "overpower" the Cook Street Village ambience. It would also benefit our Southgate properties as we would not be boxed in as much. (However, unlike our proposal for a 3 storey building, it would not save the cedar tree on the Pendergast property referred to above.)

In summary, we believe the current proposal is unsuitable for the location and we urge you, the mayor and City Councilors of Victoria, to reject the application for a site specific zoning based on the current proposal by the developer. The developer should be told to go back to the drawing board and come up with a design that is more suitable for the neighborhood for which it is proposed. With some evidence of goodwill on the part of the developer, we are confident this can be resolved to the satisfaction of all concerned while still maintaining a suitable profit for the developer for the trouble it has gone to for its proposal.

Yours respectfully,



William B Maddaford



Doris A Maddaford

cc Mr Luke Ramsay [LRAMSAY@ARAGON.CA](mailto:LRAMSAY@ARAGON.CA)  
ajohnston@victoria.ca