

838 Broughton Street  
Victoria, BC V8W 1E4

Mayor and Council  
City of Victoria  
No.1 Centennial Square  
Victoria, BC  
V8W 1P6

MAYOR'S OFFICE

JUN 12 2017

VICTORIA, B.C.

June 12, 2017

Dear Mayor Helps and Council:

**PARC Developments Proposal: Petition to Request a Further Community Meeting**

We represent a majority of the units in the Escher Building at 838 Broughton Street. This is a request for the City of Victoria to hold an additional community meeting on the Development Proposal by Pacific Arbour Six Residences Ltd. for a residential complex bounded by Fort Street (829-891) and Broughton Street (846-856), on the site now occupied by Price's Locks and Safe, Ltd. The enclosed petition contains signatures representing over 70 per cent of the Escher's units. Our building is partly surrounded by the proposed development, and will be strongly impacted by its scale and design.

Most Escher occupants were unaware of the previous community meeting held for this project on March 20, 2017. As close neighbours of the development, we believe that we deserve an opportunity to hear the details of the proposal directly from the developer, and to let the developer hear from us before project plans are finalized.

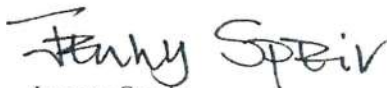
News reports suggest that the rezoning application could come as early as next month. Therefore, we urgently request that a meeting of the Fairfield Gonzales Community Association be scheduled as soon as possible, so that Escher residents can provide constructive, pre-application input to the project.

Thank you for your consideration of this request.

Respectfully,



Lee Morris  
Unit #902



Jenny Speir  
Unit #302

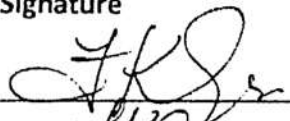
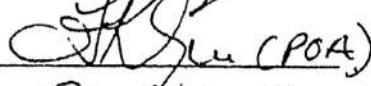
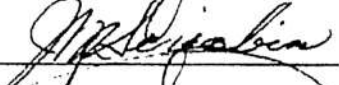
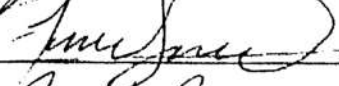
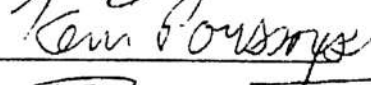


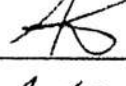


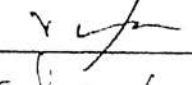
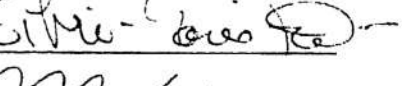
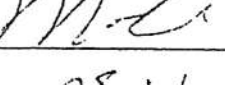
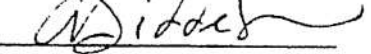
Enclosure

June 12, 2007

Letter to Mayor and Council

**Escher Building Petition for a Second Community Meeting  
on the PARC Retirement Living Development Proposal**

Residents of the Escher Building at 838 Broughton Street urgently request that the City of Victoria approve a second community meeting with the developer of the PARC Retirement Living Development Proposal, in advance of the submission of an application for rezoning. Due to the timing of move-ins to the new Escher Building, many residents were not informed of the development proposal and were not able to attend the March 20, 2017 meeting of the Fairfield Gonzales Community Association.

Name	Unit No.	Signature
Francine Klysen	1002	
Martin Reynard	1002	 (POA)
Jannie Scriabin	1001	
Tania Singh	1003	
Kevin Parsons	506	
Tyler Bellagente	501	
Parisa Heidary	505	
Tyson Atleo	510	
VICTOR CHOW	510	
Jason Bremner	807	
Warren Wayluck	305	
Silvie-Marie Fortin	308	
Maria Price	808	
Amy Biddeson	508	

### Letter to Mayor and Council

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Name	Unit No.	Signature
Kenneth	505	Kenneth
Donna M. M. A.	502	Donna
James M. A.	501	James
John M. A.	503	John
Robert M. A.	504	Robert
William M. A.	506	William
George M. A.	507	George
Frank M. A.	508	Frank
Charles M. A.	509	Charles
Henry M. A.	510	Henry
Murray Tough	500	Murray
L. D'Amico	1005	L. D'Amico
Carroll M. Louden	1004	Carroll
Blue M. Louden	1004	Blue
Brian Loat	507	Brian
Patrick Kidd	502	Patrick

June 12, 2007

Letter to Mayor and Council

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Name	Unit No.	Signature
Tammy Loat	507	Tammy Loat
Lisa Marshi	901	Lisa Marshi
Pat Marshi	901	Pat Marshi
Lee Morris	902	Lee Morris
Yuri Takahashi	902	Yuri Takahashi
Patti Ronald	200	Patti Ronald
Bruce Ronald	200	Bruce Ronald
Sarah Kalcsics	204	Sarah Kalcsics
Miranda Meige	205	Miranda Meige
Nicola VanDerLaars	207	Nicola VanDerLaars
Fran Fart	607	Fran Fart
Terry Fart	607	Terry Fart



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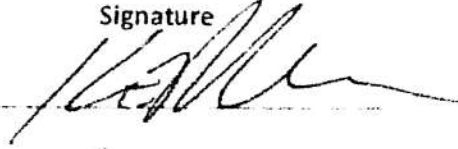
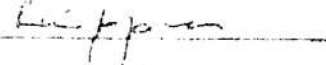


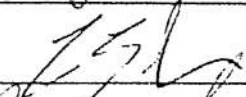
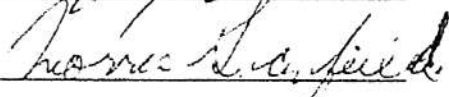

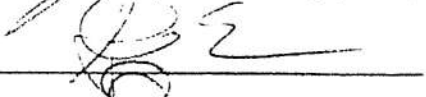

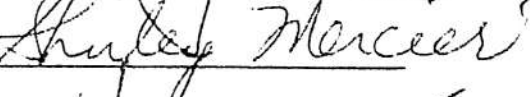

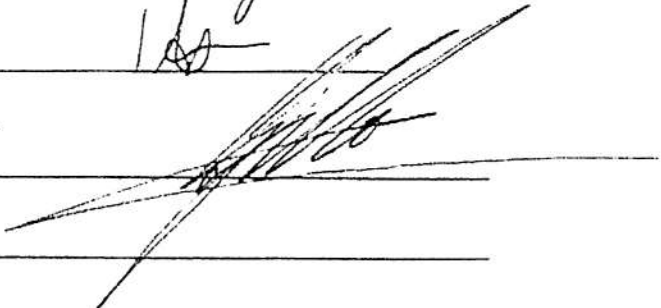
Name	Unit No.	Signature
Ellen Battle	604	E Battle
Scott Chin	606	Scott Chin
Graig Lynch	603	Graig Lynch
James Fortinelle	610	James Fortinelle
Christine Churcher	608	Christine Churcher
CHRIS WANG	601	Chris Wang
JENNY SPEIR #302		J R Speir

June 12, 2007

Letter to Mayor and Council

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Name	Unit No.	Signature
KEITH ROBINSON	504	
JOHN JONES	504	
JOHN DESCARU	301	
Fiona Boichuk	304	
Garrett Bruce	309	
MORRIS GRANFIELD	310	
James Lenihan	208	
Sheldon Toner	710	
Guy MERCIER	809	
Shirley Mercier	809	
Heidi Webster	101	
Varrell Zakroski	#905	

### Letter to Mayor and Council

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Name	Unit No.	Signature
Samuelson	406	[Signature]
Co. 1st	406	[Signature]
1st Lt. [Name]	406	[Signature]

Will Alston  
702-838 Broughton Street  
Victoria, B.C.  
V8N 1E4

October 09, 2017

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

Dear Mayor Helps and Members of the Council:

Re: PARC Victoria, Folder # REZ 00613

Dear Mayor and Council:

I love our city and especially the Fairfield/downtown area where I live and volunteer as a gardener at the Church of Our Lord. While gardening I meet many people from all over the world who always comment on the beauty of our city. Lately visitors who frequently travel to our city have expressed concern that the changes they see are erasing the character which is the reason they come to Victoria.

When I look at the monstrosity of the Parc proposal I am concerned about the future of Fort Street which is a heritage corridor as well as a tour bus route to the Cathedral, Art Gallery and Craigdarroch Castle.

As much as I think having a senior's residence in this area would be ideal, I think that the developer has selected the wrong site for such a massive project. I would like to see it scaled down to half the size so that it retains the character of the neighbourhood. Such a huge building would be better accommodated on Blanshard or Pandora Street.

Respectfully,

Will Alston



**Lacey Maxwell**

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**From:** Francine Klysen [REDACTED]  
**Sent:** October 10, 2017 10:57 AM  
**To:** Victoria Mayor and Council  
**Subject:** Parc Victoria, Folder # REZ 00613

Francine Klysen 1002-838 Broughton St., Victoria, B.C.

October, 10, 2017

Mayor and Council, City of Victoria

Dear Mayor Helps and Council:

Re: Rezoning and Development Permit Application - Parc Victoria Folder # REZ 00613

I think it is wonderful to see the densification in Victoria's downtown core as it is transforming our city into a vibrant place to live, as well as for others to visit. Additionally, I think building a senior's residence and affordable housing on the site is a great idea. However, I cannot support the proposed PARC project as submitted unless the following issues are addressed.

The character of the neighbourhood will change dramatically if a institutional monolithic box is squeezed onto a prime site located next to Pioneer Park, the Cathedral and on the Fort Street Heritage Corridor. It will also pave the way for other projects too massive and large in scale for distinctive areas such as this. The uninterrupted high wall will negatively impact the light and shade on both sides of Fort Street as well as on Pioneer Park, as the Escher already does. My understanding of Fort Street according to the Downtown Core Area Plan is that it is a special character area. It also emphasizes appropriate context and function of each neighbourhood as well as ensuring that designs for new buildings consider scale, mass and building height to provide sensitive transitions to surrounding districts. The proposed development does not appear to align with any of these objectives.

The developer has not responsibly addressed the major concerns brought forward by the larger community at the CALUC meeting held on March 20th, 2017 or by the residents of the Escher on July 18th: the massing and scale of the project. Instead, the developer has preceded to increase the scale of the project rather than scaling it back as requested.

I would prefer to see the project with its continuous looming walls lowered to six stories (existing properties are between one and four) and have the heights staggered to fit in with the neighbourhood. This will maintain the heritage character of Fort Street and the Cathedral area which makes Victoria unique and draws visitors from all over the world to our city. It will also prevent Victoria from becoming yet another carbon copy metropolis in the future.

I respectfully request that Mayor and Council deny the unacceptable rezoning application unless the developer comes back with a proposal that is in keeping with the character of the area and addresses the community's major concerns.

Yours sincerely,  
Francine Klysen

**Lacey Maxwell**

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**From:** Vicky Schildroth <[REDACTED]>  
**Sent:** October 21, 2017 2:54 PM  
**To:** Victoria Mayor and Council  
**Subject:** PARC DEVELOPMENT RE200613

Vicky Schildroth  
705-838 Broughton St.  
Victoria, B.C., V8W 1E4

City of Victoria  
1 Centennial Sq.  
Victoria, B.C., V8W 1P6

Mayor Lisa Helps & Members of Victoria City Council,


As much as I want to see the corner of Broughton (Escher side) and Quadra Streets developed, the nature of the current proposed idea concerns me.

Not only is it out of touch with the feel and character of the area, its massive size and scale will overwhelm everything around it; namely the Pioneer Park Square and Christ Church Cathedral which I feel will be disrespected from a heritage/historical viewpoint. This is also a busy tourist spot with the sightseeing buses coming and going by there quite frequently on Quadra Street.

Many feel that the height and density of this building will cast a huge shadow over the park too early in the later part of the day, making it a breeding ground for criminal activities.

Lastly, this structure will be built right up against the Escher condos, again causing lack of light to several suites and potential air flow problems. A re-design of this proposal should surely be addressed.

Sincerely, Vicky Schildroth



Mayor and Council  
City of Victoria  
No.1 Centennial Square  
Victoria BC V8W 1P6

MAYOR'S OFFICE  
OCT 30 2017  
VICTORIA, B.C.

Mayor Helps and Members of City Council:

Re: Public Consultation for Rezoning Application REZ00613 from PARC Retirement Living

Rezoning Application REZ00613 for a property bounded by Fort Street, Quadra Street and Broughton Street was posted on the Development Tracker website September 22. I live directly adjacent to the PARC property at 838 Broughton Street, and will be strongly impacted by the proposed building. While the urgent need for more housing and greater density of development for the downtown area is clear, I cannot support PARC's current design proposals.

PARC's ambitious design will create a massive building covering about 40% of the entire block. At the Fairfield CALUC meeting on March 20, and again at a meeting with Escher residents in July, many voices expressed the view that the proposed building would be too large for the location, and that the design, presenting a long, unarticulated roofline, made the building appear bulky and massive. Concern was also expressed that the height of the building would severely impact the light and air reaching some Escher units.

In spite of these valid concerns with the original design, the revised drawings submitted by PARC show height increases, with two sections, previously 6 storeys, now raised to 9/10 storeys, further restricting access to sunlight and reducing air circulation. I am disappointed that PARC has not responded to the concerns of nearby residents with significant design improvements and has, in fact, made changes that will only aggravate those issues.

I truly believe that it is possible to design a better, more attractive building that would be more appropriate to the Fort-Quadra context and that could earn the support of Escher residents.

Sincerely,



Lee Morris



## Lacey Maxwell

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**From:** Dan Stein [REDACTED]  
**Sent:** December 17, 2017 3:20 PM  
**To:** Victoria Mayor and Council  
**Subject:** Proposed development on Fort/Quadra/Broughton

This letter is to add my input prior to the approval of the proposed development on the corner of Broughton, Quadra, and Fort.

Firstly, I'd like to say that I'm happy to have an independent senior living establishment beside us at 838 Broughton. However, I would like to provide you with my thoughts for improvement of the proposed development.

My first concern is in regards to the mass and density that is being proposed. I have read through all the documents including the Cathedral Precinct Plan which clearly states what is reasonable and allowable. I feel that the density proposed is out of scope of these plans and will be a real detriment to our downtown area. There is no reason to build such an enormous solid structure which totally overpowers all of the existing buildings, and adds huge walls to the corners of Fort, Quadra, and Broughton. I would also not like to see this building set the standard for the size of other new buildings allowed on Fort street, which is already losing much of its historic character.

Secondly, and my biggest concern, is how this building design fits in to our beautiful downtown with the current well thought-out Fort Commons area, the Fort Corridor, and the proposed future of Broughton Street as a walkable theatre district. Besides concerns over traffic, noise, and airflow, the design isn't consistent with the other buildings on Broughton.

Lastly, I feel all the positive work done to date to restore Pioneer Park will be lost should a building of such a large footprint be allowed across the street. Not only will it block a lot of the light in the park that neighbors enjoy, ie. sitting outside to have lunch and walking in the evening, it casts a dark area on Quadra and Meares at the northwest corner which already appears to be a hangout area for loitering and drug use. These are spaces that a lot of people currently use and enjoy that would be lost.

Please take into consideration my constructive feedback when reviewing this proposed development and I would be happy to discuss any points further if needed. We have brought up these concerns with the developer and he has stated that he is unable to reduce the size of the proposed development as it will no longer be profitable. Additionally, the most recent changes increased the size of the building, adding more seniors units (and reducing affordable housing units). While we can definitely sympathize with increasing construction and labour costs in Victoria, I don't believe one group's financial interest is a sufficient reason to permanently change the face and feel of Victoria in such a way.

Thank you for your time,





## Lacey Maxwell

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**From:** Lydia and Don Kasianchuk [REDACTED]  
**Sent:** February 7, 2018 12:09 PM  
**To:** Victoria Mayor and Council  
**Cc:** Julie Marzolf; [REDACTED]  
**Subject:** CALUC meeting with PARC Retirement Living

Meeting for PARC proposal - CALUC presentation- February 1, 2018

At the conclusion of the meeting on Feb.1 Mr.Biltek briefly summarized his review of the meeting comments. I have not seen a written copy of the CALUC report to you, but wish to apprise you of my observations at this meeting.

The meeting was conducted in exemplary fashion by the CALUC.

The participants in the meeting included about a dozen residents of the Escher Building which adjoins the proposed PARC project, most of whom expressed concerns about the project.

The rest of the meeting participants, including representation from the Cathedral/Anglican Diocese, The Chamber of Commerce, The Conservatory of Music, the Royal Theatre, and a few Fairfield residents were, generally, in support of the project.

I had also recently attended a CALUC meeting to hear a presentation of the City's proposed Land Use Plan for the Fairfield-Gonzalez communities. This meeting overflowed the meeting room and focussed on the Fairfield Plaza area, Cook Street Village, population estimates, provision of municipal services and other subjects. The relative absence of Fairfield residents at the PARC meeting indicates to me an absence of concern in the community about this proposal.

My concern is that the CALUC report of the February 1st meeting might be seen as the response of the Fairfield-Gonzales community-at-large, rather than the response of residents who are directly affected by the proposal. Possible development on the Cathedral property and on the YWCA site will need to be considered by CALUC in the future.

Don Kasianchuk  
213 St. Charles St.

Don Kasianchuk  
Fairfield resident

Sent from [Mail](#) for Windows 10



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Julie Marzolf  


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Meeting for PARC proposal - CALUC presentation- February 1, 2018

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The meeting was conducted in exemplary fashion by the CALUC.

The participants in the meeting included about a dozen residents of the Escher Building which adjoins the proposed PARC project, most of whom expressed concerns about the project. There was additional concerns expressed "unofficially" by two Harris Green residents.

The rest of the meeting participants, including representation from the Cathedral/Anglican Diocese, The Chamber of Commerce, The Conservatory of Music, Pacific Opera, Fairfield residents, and the Royal Theatre, were generally, in support of the project. The basis of the support is largely focussed on the desire for intergenerational mixed uses in a walkable, urban environment. This does not exist in downtown Victoria and will be increasingly a regional draw as patrons of many of the above mentioned groups no longer drive but wish to remain involved in and supportive of their life long passions. Each of these organizations embodies a significant number of residents, many who live in Victoria and frequent the arts, support culture, and wish to remain connected to the city. Smart design and massing, with varying heights and interesting use of materials makes for a very livable building that invites the public in.

I also attended the meeting to discuss the Fairfield Gonzalez plan recently. It was a well attended meeting, and there was no concern expressed over the northwest corner of Fairfield Gonzalez of the community, rather more interest in the Cook Street Village. As Fairfield Gonzalez residents, it does make sense to concentrate growth closer to the downtown core. This sentiment seemed to be expressed in the noticeable absence of Fairfield Gonzalez residents, with the exception of several of us who supported the revisions and look forward to how it will revitalize the downtrodden corner.

My concern is that the CALUC report of this meeting will be seen as the response of the Fairfield-Gonzales

community-at-large, when it truly only represented a handful of residents who are directly impacted by urban renewal, renewal that allowed their residence to be built and has been occupied less than one year ago. We need to be thinking regionally as our aging population gravitate to vibrant urban centres. This was pointed out by an individual from Saanich who suggested that this is where he and his wife will relocate as they age. It is a trend that will only grow and take more cars off the streets.

Thank you for adding my observations to the CALUC evening, often clearer upon reflection.

Don Kasianchuk  
Fairfield resident

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Julie Marzolf

Mobile: [REDACTED]

TO: City of Victoria Mayor and Council

FROM: Lydia Kasianchuk

SUBJECT: PARC Retirement Living Proposal

I have attended two meetings of the Fairfield Gonzales Community Association Land Use Committee to discuss the PARC Retirement Living Proposal and have also visited the PARC seniors residence in West Vancouver for a tour and an early introduction to the potential proposal in Victoria. I also attended the voluntary Open House sponsored by PARC on January 18, 2018 and reviewed plans that illustrated significant changes as a result of community input over the past 18 months.

As an active, engaged citizen of Victoria for over forty years, I am excited about the innovative PARC proposal. Instead of isolating seniors in the suburbs or outskirts, this plan would offer a residence in the heart of Victoria, within walking distance of the Royal Theatre, the Greater Victoria Public Library, the Conservatory of Music, numerous cafes and shops, and at least four churches. A licensed daycare on the premises would provide a welcome presence of children.

If my husband and I ever decide to sell our Fairfield home, we would definitely choose to live in the PARC residence, in order to continue to be involved in the activities of downtown Victoria.

It is gratifying to know that there is great care put into a proposal that would help revitalize the core of our city. It is a pleasure to comment on a project that has put a great deal of thought into consulting across the age spectrum and reflecting the City's 13 objectives and to include us in the process. This is definitely a project that embraces the future while honouring the past.

Lydia Kasianchuk  
213 St. Charles Street

**Lacey Maxwell**

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**From:** Vicky Schildroth [REDACTED]  
**Sent:** February 25, 2018 4:29 PM  
**To:** Victoria Mayor and Council  
**Subject:** PARC DEVELOPMENT RE200613

Vicky Schildroth  
705-838 Broughton St.  
Victoria, B.C., V8W 1E4

City of Victoria  
1 Centennial Sq.  
Victoria, B.C., V8W 1P6

Mayor Lisa Helps & Members of Victoria City Council,

After attending the CALUC meeting on Feb.1,2018, regarding the proposed PARC development across from Pioneer Park Sq., I was pleased to see the elevations showing changes made to the overall design.

However, I and others feel that in this area, the density and scale of this project is still an issue, and needs to be further reduced. The presence of the Land Use Committee made this point very clear, and I hope their input is taken very seriously on this matter.

Sincerely, Vicky Schildroth



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**From:** Kathie Wagner <[REDACTED]>  
**Sent:** Thursday, February 14, 2019 6:27 AM  
**To:** Victoria Mayor and Council  
**Subject:** FW: another high end seniors home

Regarding the new development coming for Antique Row for PARC retirement.

With the housing crisis in the Greater Victoria area, I have to question why another high end seniors home is going to be built in the heart of downtown Victoria? Yes, this is a mixed housing building, but 61 rental suites and 14 affordable housing units do not do much to help alleviate the situation. This plus the Tapestry development in the core of downtown Victoria put seniors who aren't shopping, going to restaurants, clubs, etc., within walking distance of work, and families using schools is not helping to build the downtown lifestyle. Instead we are back to the newly wed (who can't afford housing) and the nearly... well you know, look of Victoria for tourists coming into the core areas and pushing working families out of the area.

With Amica on Government Street, Somerset on Dallas Road, Tapestry at Belleville, PARC on Fort Street, (as well as others) how do you plan to alleviate traffic in the downtown core if those that work and shop there don't live near there.

Don't get me wrong, I know there is also a need for senior housing. I am in the seniors business. But affordable senior housing and families should be the priority in the limited area of downtown Victoria. Yes, I know seniors in independent living do still shop and even travel, but not on a daily basis, contributing to the businesses we are trying to save in downtown Victoria. I am also not saying push them out to the boonies. Just not the prime real estate needed for a vibrant Victoria downtown core where we don't need the sidewalks rolled up at 8:00.

Kathie Wagner  
[REDACTED]

---

**From:** Fran Part <[REDACTED]>  
**Sent:** Tuesday, February 26, 2019 12:07 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fw: Response to February 21,2019 Open House

Re-- Project REZ00613

Dear Council,

I am forwarding a letter to you for your files; it was written after I attended PARC development Open House on Thurs Feb 21.

Please give consideration to the concerns which I and others at the Escher continue to raise re- the present plans for development next door to us.

Thank you,

Sincerely,

Fran Part on behalf of myself and my husband, Terry

----- Forwarded Message -----

**From:** Fran Part <[REDACTED]>  
**To:** [REDACTED]  
**Sent:** Tuesday, February 26, 2019, 10:40:55 a.m. PST  
**Subject:** Fw: Response to February 21,2019 Open House

----- Forwarded Message -----

**From:** Fran Part <[REDACTED]>  
**Sent:** Tuesday, February 26, 2019, 10:35:49 a.m. PST  
**Subject:** Response to February 21,2019 Open House

Dear Julie and Rick,

I attended the Open House Feb 21 Open House presented by PARC and was given your email address by Rick for submitting my response, in lieu of completing the feedback form.

---

1. **Name:** Fran Part  
**Address:** 607 Escher  
**Tel:** [REDACTED]

2. I do not support the development proposal as presented Feb 21.

**Comments:**

Overall I found the Open House lacking in any real information or serious discussion and was disappointed to see that little has changed with the architectural plans since I last saw them.

One issue that particularly concerns me is the plan to have the building abut Broughton Street with no frontage allowance. If approved, the result would certainly be problematic apart from being unsightly.

As a resident of Escher driving up out of the parkade it can be difficult to see approaching vehicles. With the addition of PARC development auto traffic and senior pedestrians walking or waiting for transportation near the entrance to the parkade, the difficulties will increase appreciably. A plan for a building complex with balconies protruding onto the street is problematic for both safety and aesthetic reasons. No other nearby buildings have such tight frontage. The Escher building is attractive to residents and the general public because it is set back.

I continue to be overawed by the size and bulkiness of the building. In its current form it surrounds about half of the Escher like a horseshoe without any real respect for ambiance, height or proximity.

All Escher owners need to become knowledgeable about the plans for the development as it stands. Furthermore, if in a few years the developer of the former YMCA property is able to take advantage of a precedent set by PARC to create a ten storey building with few architectural restrictions, the livability and property values in the Escher will be greatly impacted.

As it stands, PARC's intended complex departs radically from Victoria's traditional vision of itself as a "Garden City." Surely you can appreciate that we live in a pristine area, next to a beautiful cathedral and park that would be dwarfed by an imposing ten-story complex on both Quadra and Fort, while spilling out onto the street at Broughton.

I trust that you will consider a redesign as a result of the concerns raised.. I am confident that Council will take a much closer look before agreeing to the project as it currently exists.

Sincere regards,  
Fran Part

March 11, 2019

Alec Johnston  
Development Services  
1 Centennial Square  
Victoria BC V8W 1P6

## Subject: PARC Development Proposal (REZ00613)

Dear Mr. Johnston,

Firstly, as Escher residents, we would like to thank you for all your assistance to date in explaining the City's by-laws, policies and guidelines regarding the rezoning application for a Seniors' Residence submitted by PARC. It has been most helpful. Given the imminent ADP hearing for this application, we felt it would now be appropriate to communicate our concerns on those aspects the Panel will shortly be considering.

Though there are many issues with this application, including its density, we would like to focus on the proposed building's design and how it relates to the surrounding areas on Fort, Quadra, Broughton, historic Pioneer Square and Christ Church Cathedral. Our top 3 concerns are noted below.

### 1. PARC's Massive Structure vs. Broughton Street

The Planning Department's **Fairfield Design Workshop** (June 2017) called for developers to "recognize the variety of character on local streets: active and urban, semi-active, quiet-walkable, shared residential streets" (p. 11, section II) and we echo and support that call. In the same Design Workshop document (p. 14), planners called for a "**Broughton Street Theatre District**" between Blanshard and Quadra streets with enhancements such as traffic calming by Woonerf-style curb shaping, additional greenery, attractive lighting, benches and distinct sidewalk paving to "attract people to this emerging cultural precinct." We strongly feel that the tall "vertical cliff" façade in the current design ignores the planners' vision of Broughton Street and is incompatible with the character of the existing streetscape.

When the PARC design was before the **ADP** last April, the panel suggested PARC look for "further opportunity to reduce the flat façade on Broughton Street." But the massing in the 2019 design iteration is almost unchanged from 2018, presenting a vertical rise of about 28 metres without setbacks and with balconies virtually on the property line. This design is not friendly to the pedestrian realm, limiting the visual and physical experience on the street and leading to reduced enjoyment of local shopping and sunny walks, and diminished views of the heritage landmarks Pioneer Square and Christ Church Cathedral.

### 2. Lack of Setbacks

PARC's design also ignores guidelines in Victoria's **Downtown Core Area Plan**; for example, in **Appendix 5, pages 33 and 34**, the guidelines mandate a minimum setback of 3 metres at a height of

10 to 15 metres above ground. In addition to following the DCAP guidelines, we feel that PARC's designers should be more aware and respectful of the negative impacts to the surrounding area. Except for the legacy Royal Theatre, all the other 3-storey-plus buildings on the Blanshard to Quadra block are set back from the street, providing a more expansive outlook for the approach to Pioneer Square and Christ Church Cathedral from downtown. We feel PARC's design should conform with the existing Broughton Street context.

### 3. Shading and Quality of Life

The DCAP Appendix 7 section 32 (p. 50A) urges planners to "encourage the orientation of tall building massing to limit sun shadowing, particularly on adjacent public realm locations such as sidewalks, parks, plazas, and open spaces." But the massing planned for PARC would greatly increase the shading of Quadra Street and a large portion of Pioneer Square. The loss of sunshine would be felt by the increasing number of nearby residents who enjoy the lawns and benches of the park on summer evenings. Many residents of the Escher building next door would also find their access to sunlight and fresh air severely curtailed by the looming proximity, height and length of the PARC building, severely impacting the livability of their apartment homes.

In summary, we do not wish to discourage surrounding development but believe the PARC application would be better suited to a less ambitious design, for example, a building with 7-storey towers and a 3-storey podium, with proper setbacks and a representative façade that is more compatible with the existing streetscape, versus a massive 10-storey building design that degrades neighbourhood livability and pedestrian realm enjoyment, and fails to recognize planners' vision for this area.

Thank you again for your patience and continuing assistance to Escher residents during the public consultation process for this development proposal.

Respectfully,

Linda D'Angelo



Francine Klysen



Fran Part



Terry Part



Lee Morris



838 Broughton Street, Victoria BC V8W 1E4





July 8 2019

Mayor Lisa Helps and Victoria Councillors  
Victoria City Hall  
1 Centennial Square  
Victoria BC  
V8W 1P6

Dear Mayor Helps and Victoria Councillors,

On behalf of the Royal and McPherson Theatres Society, please find this letter in support of PARC Retirement Living's proposed retirement residence at Fort/Broughton/Quadra Streets in downtown Victoria.

Over the past two and a half years, I have attended three Open Houses and two CALUC meetings relating to the project. During this time, I have been very impressed by the PARC team's responsiveness to the community's feedback and how this feedback has been reflected in today's project design.

The location of the residence, with its proximity to the Royal theatre and prominent place in Victoria's cultural district, makes it central to the district's evolving character and liveability. I am excited by the project's sympathetic design elements, which adds aesthetic value to the neighborhood and am very pleased by the project's inclusion of community spaces and subsidized suites and services.

I believe that people at every stage of life benefit from interacting with others at different stages than their own. This intergenerational approach is reflected in the PARC project by providing space for a not-for-profit childcare, and spaces for the use of local community groups such as arts and cultural organizations. This along with the subsidized rental suites will support diversity in age, income levels and cultural experiences, which is central to a liveable neighborhood. This is exactly the kind of vibrancy we would love to see down the street from the Royal theatre.

PARC Retirement Living has been the epitome of an exceptional, community minded business over the past three years. I look forward to seeing this dedication to a vibrant, inclusive Victoria continue as their project moves forward.

Sincerely,

Randy Joynt – Manager of External Affairs, The Royal and McPherson Theatres Society

302-1005 Broad St  
Victoria, B.C. V8W 2A1

tel:  
fax:

box office:  
toll free:

email:



July 8 2019

Mayor Lisa Helps and Victoria Councillors  
Victoria City Hall  
1 Centennial Square  
Victoria BC  
V8W 1P6

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Sincerely,

Randy Joynt – Manager of External Affairs, The Royal and McPherson Theatres Society

Vic  
box off  
toll f  
email: m  
V





## 888 Fort Street Holdings Ltd

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Helps and Members of Council,

July 25, 2019

### Development Proposed at 829-899 Fort Street – PARC Retirement Living Mixed Use Scheme

I write as owner of the building immediately across the street at 888 Fort Street and advise that I am very supportive of the application.

Victoria has evolved in its needs; both for new office inventory and revitalization along important corridors such as Fort Street. The addition of residential housing for independent seniors is commendable. It's a prime site that would usually be reserved for condominiums, yet will be 100 % rental and intergenerational in its mix of uses. Offering licensed child care run by a not-for-profit is innovative and will help our neighbourhood provide affordable quality care for children.

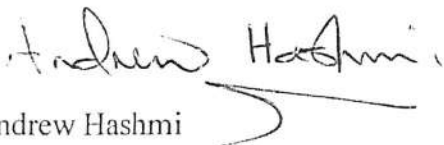
The design and materials target LEED Gold standards, addressing climate change through efficient design and adding residential along a key corridor on our new bike lane. This makes our downtown more livable and sustainable.

I have personally attended several very busy PARC consultation events. The level of consultation has exceeded expectations regarding engagement of the community and drilling down to determine what other uses are needed in the community. I certainly commend them for their patience which has resulted in a mixed-use building that will lead the way for future redevelopment in this important part of Victoria.

I have been involved and observed the extent to which PARC has worked to design the building with staff and neighbourhood views in mind. It has evolved significantly and in its present form will benefit our City and its residents. They have listened while also respecting the core needs of seniors, the primary group they serve.

The needs for this type of building and the uses it offers is great. We welcome them to our neighbourhood.

Yours Sincerely



Andrew Hashmi

Director

Cc: Andrea Hudson, Alison Meyer, Alec Johnston