

Heather McIntyre

From: [REDACTED]
Sent: August 6, 2019 8:15 AM
To: Victoria Mayor and Council
Subject: Rezoning App. # 00613 and DPA # 000516 by PARC (COTW Aug. 8, 2019)

Mayor and Council,

We live at 838 Broughton Street and are strongly OPPOSED to the Rezoning Application No. 00613 and development permit Application No. 000516 by PARC.

Height, mass, and overall scale of the proposed PARC buildings are overwhelming and will negatively impact the livability of the neighborhood. The PARK structure will be enclosing Escher building limiting access to light and air. We would be living in a box. The shadow studies demonstrated unfavorable impact on Pioneer square.

I believe the negative impact of PARC buildings on the location far exceeds the value of any amenities suggested by the developer and PARC applications should be returned to the developer for revision.

Sincerely,

Alex and Katya Yaroshinsky
602-838 Broughton St.
Victoria

Heather McIntyre

From: Dan Stein [REDACTED]
Sent: August 5, 2019 8:31 PM
To: Victoria Mayor and Council
Subject: Rezoning Application No. 00613 and Development Permit Application No. 000516 by PARC

I live at 838 Broughton Street and am strongly opposed to the Rezoning Application No. 00613 and Development Permit Application No. 000516 by PARC.

I have attended several open houses, presentations, and meetings with PARC living and am having trouble understanding how a building of this scale will fit into the neighborhood.

It is much larger than anything nearby it and covers almost an entire block. When I have asked PARC about the size of the building they gave an honest answer and said that this size was necessary for them to make the profit they wanted. While I can sympathize with the high costs of construction and need for seniors residences, I am not ok with changing the very character of our city to suit such a small group of people.

PARC is a for profit company and is targeting a very high-end seniors market, I don't know any seniors that could afford to live in one of their buildings. While PARC has offered to include some affordable housing, it is not permanent and the benefits to the less fortunate citizens of Victoria will be long gone while we are still dealing with traffic issues, lack of parking and accessibility to downtown, shade in pioneer square, noise, and many other issues the PARC proposal ignores.

I would fully support a similar project that was to the scale of PARCs existing seniors residences in Vancouver, which use a tower style, fit in very nicely with their surroundings, and provide a benefit to the people around them not just the businesses. Also, any concessions that PARC makes for student residences or affordable housing should be permanent, as their effect on the community will also be permanent.

Dan Stein

Heather McIntyre

From: Ellen Battle [REDACTED]
Sent: August 6, 2019 1:54 PM
To: Victoria Mayor and Council
Subject: Rezoning Application #00613 and DPA #000516 by PARC (COTW August 8/19)

To Mayor and Council,

I'm writing with regard to PARC Retirement Living's Rezoning Application No. 00613 and Development Permit Application No. 000516 encompassing Fort, Quadra, and Broughton streets. As a resident of the Escher building and a member of a highly livable neighbourhood, I have strong objections to the development, as currently proposed, in particular:

1. Building scale/massing – The notion of a residential building complex that wraps around three streets without interruption (irrespective of some variation in height), and takes up around 40% of the city block, seems extraordinary to me. Is there a precedent for this residential scale in the downtown core? The conceptual illustration in the DCAP (Appendix 7) shows a “well-scaled” building that is significantly tiered and set back from the street with public areas. The drawing on the first page of PARC's Permit Application does not do justice to those concepts. In my view, an institutional-scale structure of this kind belongs away from the downtown core, where it can be properly situated on a larger lot, albeit with well-planned access to transportation and other amenities. Alternatively, it should be scaled back.

2. Setbacks – The Committee of the Whole Report for the August 8th Meeting acknowledges that “the portions of the upper storeys of the building are inconsistent with some of the setbacks and floor plate size limitations envisioned in the DCAP ...” I don't agree with the subsequent conclusion that the Applicant's changes, such as the addition of projecting balconies in the upper storeys, will improve the building's visual impact and access to light. I also don't agree that the design “is perceived as several smaller buildings due to the articulation of the building massing and variation in height and materials.” What would truly give that impression would be some meaningful breaks in this continuous structure, such as public pathways or glass atria. To me, the look is more like a theme park of artificially staggered levels set up against the street. I understand that the DCAP is meant to provide “design guidelines,” but if we chip away at each design criterion through compromise with individual developers, what will remain in the end?

3. Neighbourhood character – I believe that a building of this size will fundamentally alter the character of this area dominated by Christ Church Cathedral. All you have to do is walk by Pioneer Square on a summer evening to know the importance of this urban park to a broad demographic of residents and visitors. The PARC building, as currently conceived, will shade much of the park after 7 pm in the summer. These and other changes, such as the increased foot and vehicle traffic along Broughton Street especially at certain times (given the Royal Theatre and the downtown YMCA/YWCA), will have a major impact. Living in a 10-storey building myself, I fully expected to be part of higher-density development. However, I didn't anticipate being enveloped by one massive structure, with little consideration for my light or air. Frankly, I'd prefer to see the City's height restrictions relaxed and allow higher buildings with more public space around them.

I strongly urge that the DPA be sent back to the Developer for significant redesign.

Thank you for the opportunity to provide these comments.

Ellen Battle
604-838 Broughton Street

Heather McIntyre

From: Francine Klysen [REDACTED]
Sent: August 5, 2019 8:13 PM
To: Victoria Mayor and Council
Subject: Rezoning Application No. 00613 and Development Permit Application No. 000516 by PARC

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

August 5, 2019

Mayor and Council, City of Victoria

Dear Mayor Helps and Council:

Rezoning Application No. 00613 and Development Permit Application No. 000516 by PARC

I do not support the proposed PARC project for the following reasons:

My biggest concern is the scale, mass and height of the PARC building in the Victoria downtown area. The developer has not responsibly addressed any of the concerns of the residents living in the area in regards to this issue. Instead, the developer has responded by increasing the scale of the project.

The proposed building will not contribute to the public realm or promote an improved pedestrian experience on Broughton Street. The PARC building will be the only one on the 800 block that is not set back from the street. The Fairfield Neighbourhood Plan has envisioned the block as an enhanced and attractive pedestrian-oriented environment that incorporates improved lighting, street trees and landscaping, distinctive paving treatment and seating. Having the proposed PARC building jut out and becomes the visually dominant feature on the street (which will include two loading ramps and an exhaust system) will negatively change the entire streetscape and liveability for the community. It also does not respect Pioneer Square, a prominent heritage property, or the Cathedral, a prominent landmark. Furthermore, a ten story building directly across the street does not provide a sensitive transition to these popular sites.

Pioneer Square is the only downtown park and its relevance and importance were mentioned at the second Advisory Design Panel on April 26, 2019. Shade studies have determined that a ten story building directly across from Pioneer Square will shade the park early in the evening during the summer, resulting in a loss of sunlight which will negatively impact its use.

Please reject this proposal and require the applicant to come back with something more conducive to our neighbourhood: a less massive building that won't shade Pioneer Square and one that has setbacks similar to all other buildings on Broughton Street.

Yours sincerely,
Francine Klysen

Heather McIntyre

From: Fran Part [REDACTED] >
Sent: August 6, 2019 12:20 PM
To: Victoria Mayor and Council
Subject: PARC Development Rezoning Application No. 00613 and DPA No. 000516

Dear Mayor and Council,

re- **Meeting of COTW Aug 8 to review the PARC Application**

As a resident of 838 Broughton Street, I wish to voice my continued **opposition** to the PARC Development proposal.

After attending PARC Open House February 21, I sent an email to Julie and Rick Marzolf regarding my concerns and forwarded my letter to you. Correspondence Coordinator, Monica Dhawan, advised me that she had shared it with all of you and Councilor Ben Isitt kindly acknowledged it. Thank you.

However, since that time it appears that few alterations to the plan have been made and that the City Development Committee is about to recommend your acceptance of it.

Thus, my objections remain:

1. The overall size and structure of the planned ten-storey building is adversely overpowering,

It would use up more than 50 meters on Broughton, 90 meters on Quadra and 70 meters on Fort Street. It would wrap around the Escher building in the nature of a horseshoe and it would challenge beautiful Christ Church Cathedral for dominance in the neighborhood.

2. Serious safety concerns must be raised.

Currently, we residents of the Escher must exercise extra caution when exiting onto the street from the parkade even though the building is set back from the sidewalk. If the PARC Development building is allowed to abut the street and its balconies are permitted to overhang, they will block the vision of drivers exiting the Escher parkade and will put pedestrians at risk, particularly those of an age from the building next door.

3. The ambience of Broughton Street will be severely compromised by a building the size and structure of that proposed by PARC Development.

The walk from the Royal Theatre to the Cathedral and adjacent park is pleasurable partly because it is at the end of an attractively arrayed block with hanging flower boxes and light standards. It is also enjoyable because the buildings are set back from the street giving it a sense of space. The addition of the building the size and structure being proposed by PARC will seriously impact that enjoyment.

Please know I am not opposed to providing tasteful accommodations and amenities for seniors in our lovely city, but in the interests of all, wish to have neighborhood architecture reflect the good taste that Victorians have come to appreciate.

Please send the PARC plans back for further reductions in size and structure, in keeping with the neighborhood.

Respectfully,

Fran Part

607 838 Broughton St.

Heather McIntyre

From: Howard Cumber [REDACTED]
Sent: August 5, 2019 9:59 PM
To: Victoria Mayor and Council
Subject: Rezoning Application No. 00613 and the O.C.P sections 8.39 and 8.45

Dear Mayor and Council,

I write with regards to the rezoning Application No. 00613 for the PARC development on Broughton, Quadra and Fort. I am sure it is noted that this 10-storey project will be the biggest building in this area. And, as currently designed, not in keeping with the proportion or form of Broughton Street, particularly with regards to the sidewalk setback.

If this building is approved, as presented, the 10 storey PARC building will abut the sidewalk edge at Quadra and Broughton. All the other buildings in the 800-block of Broughton are set back from the North side sidewalk, respecting the proportions encouraged in the OCP guidelines, specifically sections 8.39 and 8.45.

These setbacks are crucial to provide sufficient pedestrian space, particularly in that the new development will increase the pedestrian traffic on the North sidewalk, with additional community members using walkers and wheel chairs from the PARC retired residence. Also, access to the garage at PARC is from Broughton Street which should have a wider sidewalk to ensure a clearer traffic view. Lastly, these setbacks are needed for crowd control from downtown venues, such as the Royal Theatre.

In view of the OCP guidelines and the setback precedents of the other Broughton Street buildings, it does not seem prudent design to approve such a large building with less sidewalk space than all the others on the street.

Thank you for your time and consideration.

Howard Cumber.

706 - 838 Broughton Street (The Escher Building where I live is set back from the sidewalk - conforming to the unofficial design guidelines.)

Heather McIntyre

From: Jenny Speir [REDACTED]
Sent: August 6, 2019 3:29 AM
To: Victoria Mayor and Council
Subject: Committee of the Whole August 8th, 2019 ion

Dear Mayor and Council:

Rezoning Application 00613 and Development Permit 000516
for 829 -899 Fort Street and 846-856 Broughton Street

I live in Fairfield and I am writing to inform you that I strongly oppose this application.

Until a year ago I was also a homeowner and future next door neighbour of the PARC project. My home was a bright, light-filled apartment on the 3rd floor of 838 Broughton Street. It faced due North towards Fort Street and in the summer was bathed in early morning sunlight

The new building as currently proposed by PARC is so large that all the lower floors of the north facing side of 838 Broughton will lose their light, including the summer sun. The developer was asked to extend the hours of their shade study to include earlier morning hours and later evening hours. This would have allowed a fact based assessment of the impact of the latest version of their proposal on both their neighbours and Pioneer Park. Unfortunately they refused on the grounds that it was too expensive and not a requirement.

The deterioration in the livability caused by this PARC proposal and their lack of consideration for the impact of the design on the immediate residential neighbours is not acceptable.

My second concern is the negative impact such a massive building will have on this location. I support increasing the density and changing the zoning to allow more residential housing but this project goes too far. A single building whose footprint covers almost half a block far exceeds any other property in this block or on Fort Street. With respect to its height, I believe the existing 22m zoning is more than adequate and should be maintained. None of PARC's 4 other buildings in and around Vancouver are anywhere near this big. At an information session last year, the developer asserted that making it smaller would not be profitable. This is hard to believe.

Finally, most of this project is in a location identified for revitalisation and redevelopment (DPA 14). Objectives for

this area include a requirement that the design should respect notable heritage properties as well as the character of the area. In this context Broughton Street portion of the building needs to be redesigned to better reflect the fact that the East, West and South sides of the area contain 3 designated heritage properties, 2 of which are prominent, unique and admired by residents and tourists alike. The current proposal consists for the most part of a looming nine storey street wall, jammed up against a narrow sidewalk. If the building was set back to create a wide sidewalk, it would be consistent with all the other properties on the North side of Broughton. Creating small retail stores at the ground level of the would

complement the proposed coffee shop on the corner and tie the building in with the existing retail facades on the South side of the street.

I would ask that you return this proposal to the applicant with specific direction to make the necessary changes.

Thank you.

Jenny Speir
419-1433 Faircliff Lane,
Victoria

Heather McIntyre

From: Lee Morris [REDACTED]
Sent: August 5, 2019 10:49 PM
To: Victoria Mayor and Council
Subject: Rezoning App. # 00613 and DPA # 000516 by PARC (COTW Aug. 8, 2019)

To Mayor and Council,

We live at 838 Broughton Street and are strongly OPPOSED to PARC's Rezoning Application No. 00613 and Development Permit Application No. 000516. This ambitious proposal is not ready for a Public Hearing and should be sent back to the developer for a redesign. Our concerns about the proposed building design are as follows:

1. We are not at all opposed to another seniors' residence in Victoria. The included public amenities have gained attention and support. But Council should not overlook the need to consider the QUALITY OF THE BUILDING DESIGN itself and to judge its IMPACT ON THE FORT-QUADRA-BROUGHTON NEIGHBOURHOOD.

2. SCALE. The proposed building is too large for the site. Although the design exceeds the OCP height limits only slightly, the land assembled for the site comprises about 40% of a long city block. The building design maximizes coverage of the lot, stretching 90 metres along Fort Street, 72 metres along Quadra and 55 metres along Broughton Street, dwarfing the nearby structures. This design would be a massive building.

3. MASSIVE BY NECESSITY? We don't believe so. PARC Retirement Living's first four seniors' rental facilities in the Lower Mainland are all smaller than the Victoria proposal and have an average capacity of 134 suites. In spite of their more moderate size, these four facilities appear to be operating profitably. (Perhaps that is because the rents are so high: two bedroom suites at the Westerleigh PARC start at \$8,250 per month [<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fparcliving.ca%2Fwesterleigh-parc%2Fsuites%2F&data=02%7C01%7Cmayorandcouncil%40victoria.ca%7Ca853459f31504710f4fe08d71a31cd7e%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C1%7C637006673516452967&data=zVg5JX2V6gig2D%2BMJtWVslVrUto3pmRVg8uBsGy7NsQ%3D&reserved=0>].) Does the Victoria facility need to be twice as large to be profitable? Or is the developer simply pushing to build the facility as large as he can?

4. LIKE A LARGE HOTEL. With its 266 resident suites and amenity spaces, the proposed PARC building is about the same size as Victoria's largest hotels. In comparison, the Delta Ocean Pointe Resort has 240 guest suites and the Hotel Grand Pacific has 304 suites, but of course those hotels are situated on much more spacious and attractive grounds and do not overshadow surrounding residential buildings and parks. This design needs a larger lot.

5. In spite of the redesigned corner at Quadra and Broughton, the proposed building will cast a very large SHADOW on Pioneer Square on summer evenings after 7 PM. According to the most recently available shadow studies, roughly 50% of Pioneer Square's area would be shadowed by the PARC building by 8 PM, curtailing enjoyment of the beautiful summer evening light. This is counter to urban design recommendations in the DCAP.

6. PUBLIC CONSULTATION. Though the developer claims hundreds of public consultation meetings, it appears those meetings with commercial partners and stakeholders have gone better than those with neighbouring residents. At both of the CALUC meetings, at two open houses at the Royal Theatre and at private meetings with neighbours, PARC, on each occasion, has been asked to REDUCE THE SCALE of the building and to provide breaks in the 'long wall' enclosing the Escher apartment building. But, on the contrary, every opportunity to increase the number of suites and the size of the building within the limits of city planning regulations has been taken, in spite of those requests. The developer has not listened sympathetically to the residents' concerns.

7. ESCHER. Residents of the neighbouring Escher apartment are very concerned about the impact of this massive building. The PARC design is like a box, enclosing Escher on the north and east sides and reducing access to light and air. Escher residents on those two sides will find themselves facing an interior courtyard with very limited access to the streets outside. A revised design, with the two 'bridge' sections lowered from 7 storeys to 2 or 3 storeys would allow more light and air inside and maintain the precious liveability that Escher residents (and all Victoria residents) deserve. Please don't put us in a box.

Conclusion. The PARC proposal has been carried forward while ignoring the voices of neighbouring residents. The scale of the design has been maintained and even increased in some areas in spite of residents' requests to scale down the building. Though the new public amenities have value for the community, the negative impact of the building on its location will be greater. Please send the PARC plans back to the developer for revision.

Sincerely,

Lee Morris
Yuri Takahashi
902-838 Broughton Street, Victoria BC

Heather McIntyre

From: Ravina Chandra [REDACTED]
Sent: August 5, 2019 8:45 PM
To: Victoria Mayor and Council
Subject: Rezoning Application No. 00613 and Development Permit Application No. 000516

To the Honorable Mayor Helps and Council,

I live at 838 Broughton Street, next to the lot where PARC are proposing to build a seniors residence (rezoning Application No. 00613 and Development Permit Application No. 000516).

I have several concerns about this project, all of which I have previously expressed to PARC at open houses in the past and to previous members of this Council. I have asked PARC about issues like their massive building blocking sunlight into Pioneer Square, their proposal to remove sidewalk setbacks and pedestrian space from Broughton Street which is a main walking corridor into downtown. I've also brought up the real big issue of an increase in traffic at the intersection of Quadra and Broughton which is already very busy and dangerous for seniors.

I still haven't received a satisfactory answer to any of these questions, and believe that if the Mayor and Council don't receive answers to these questions from PARC then the application should be denied. Complete Shade and Traffic studies promised by PARC were never done, and when their previous designs have been rejected, they appear to just keep proposing almost identical buildings in the hopes that someone says yes.

The problems with this and the previous proposals are all related to the massive size of the building, which is extensively larger than they have previously built in much busier Mainland (North Vancouver/West Vancouver/Burnaby) neighborhoods. Based on my past conversations with PARC and looking at any of their design revisions, they are not willing to compromise on these issues. Please reject this application until something of reasonable size is proposed.

Thank you for your time,
Ravina Chandra

Heather McIntyre

From: William Alston <[REDACTED]>
Sent: August 6, 2019 7:39 AM
To: Lee Morris
Cc: Victoria Mayor and Council
Subject: Re: Rezoning App. # 00613 and DPA # 000516 by PARC (COTW Aug. 8, 2019)

I agree with you.

Will Alston

On Mon, Aug 5, 2019 at 11:49 PM Lee Morris [REDACTED] wrote:
To Mayor and Council,

We live at 838 Broughton Street and are strongly OPPOSED to PARC's Rezoning Application No. 00613 and Development Permit Application No. 000516. This ambitious proposal is not ready for a Public Hearing and should be sent back to the developer for a redesign. Our concerns about the proposed building design are as follows:

1. We are not at all opposed to another seniors' residence in Victoria. The included public amenities have gained attention and support. But Council should not overlook the need to consider the QUALITY OF THE BUILDING DESIGN itself and to judge its IMPACT ON THE FORT-QUADRA-BROUGHTON NEIGHBOURHOOD.
2. SCALE. The proposed building is too large for the site. Although the design exceeds the OCP height limits only slightly, the land assembled for the site comprises about 40% of a long city block. The building design maximizes coverage of the lot, stretching 90 metres along Fort Street, 72 metres along Quadra and 55 metres along Broughton Street, dwarfing the nearby structures. This design would be a massive building.
3. MASSIVE BY NECESSITY? We don't believe so. PARC Retirement Living's first four seniors' rental facilities in the Lower Mainland are all smaller than the Victoria proposal and have an average capacity of 134 suites. In spite of their more moderate size, these four facilities appear to be operating profitably. (Perhaps that is because the rents are so high: two bedroom suites at the Westerleigh PARC start at \$8,250 per month [<https://parcliving.ca/westerleigh-parc/suites/>].) Does the Victoria facility need to be twice as large to be profitable? Or is the developer simply pushing to build the facility as large as he can?
4. LIKE A LARGE HOTEL. With its 266 resident suites and amenity spaces, the proposed PARC building is about the same size as Victoria's largest hotels. In comparison, the Delta Ocean Pointe Resort has 240 guest suites and the Hotel Grand Pacific has 304 suites, but of course those hotels are situated on much more spacious and attractive grounds and do not overshadow surrounding residential buildings and parks. This design needs a larger lot.
5. In spite of the redesigned corner at Quadra and Broughton, the proposed building will cast a very large SHADOW on Pioneer Square on summer evenings after 7 PM. According to the most recently available shadow studies, roughly 50% of Pioneer Square's area would be shadowed by the PARC building by 8 PM, curtailing enjoyment of the beautiful summer evening light. This is counter to urban design recommendations in the DCAP.
6. PUBLIC CONSULTATION. Though the developer claims hundreds of public consultation meetings, it appears those meetings with commercial partners and stakeholders have gone better than those with neighbouring residents. At both of the CALUC meetings, at two open houses at the Royal Theatre and at private meetings with neighbours, PARC, on each occasion, has been asked to REDUCE THE SCALE of the building and to provide breaks in the 'long wall' enclosing the Escher apartment building. But, on the contrary, every opportunity to increase the number of suites and

the size of the building within the limits of city planning regulations has been taken, in spite of those requests. The developer has not listened sympathetically to the residents' concerns.

7. ESCHER. Residents of the neighbouring Escher apartment are very concerned about the impact of this massive building. The PARC design is like a box, enclosing Escher on the north and east sides and reducing access to light and air. Escher residents on those two sides will find themselves facing an interior courtyard with very limited access to the streets outside. A revised design, with the two 'bridge' sections lowered from 7 storeys to 2 or 3 storeys would allow more light and air inside and maintain the precious liveability that Escher residents (and all Victoria residents) deserve. Please don't put us in a box.

Conclusion. The PARC proposal has been carried forward while ignoring the voices of neighbouring residents. The scale of the design has been maintained and even increased in some areas in spite of residents' requests to scale down the building. Though the new public amenities have value for the community, the negative impact of the building on its location will be greater. Please send the PARC plans back to the developer for revision.

Sincerely,

Lee Morris
Yuri Takahashi
902-838 Broughton Street, Victoria BC

Heather McIntyre

From: Terry Part [REDACTED]
Sent: August 6, 2019 12:15 PM
To: Victoria Mayor and Council
Subject: PARC Rezoning Application No. 00613

Dear Mayor and Council,

I write with regards to the rezoning Application No. 00613 for the PARC development on Broughton Street which wraps around the entire north end of our block, north on Quadra Street and halfway down Fort Street.

Please, please do not allow this monstrosity of a structure to so dominate our community so as to create an urban desert outside its walls.

Please, please do not become so enamoured with what the intention of the services are inside the building that you become blinded to what the streets will feel like on the outside of these 10 story canyon-like walls that will reach right out to and tower over the sidewalks on 3 major streets of our community.

Please look at and feel the dearth of pedestrian welcoming and warmth outside the Victoria Library's north walls further west on Broughton, (despite its inner courtyard) and sense the type of environment you are about to create for the Theatre District area. Then, double that disturbing feeling to match the 10 stories towering over the pedestrian space on Broughton, Quadra and Fort.

As a resident of this area, this not about me as I can easily move away but, rather, what you will be part of creating outside the walls of this structure and imposing on the community that will live around it for decades to come. This will not be a good legacy for this district regardless of the desirable services that will be provided inside the walls of this facility.

On this note, please consider the question of whether you would have allowed the development, without setbacks, to completely surround The Escher and dominate the entire East end of two complete blocks of downtown Victoria's Theatre District?

If this is to go ahead as planned you will be allowing 3/4 of that dominating presence to take place. Please, please require at least some moderating of design and size for the good of all those outside the towering walls of this project.

Thank you for your consideration of this request,
Terry Part
#607 838 Broughton Street,
Victoria