

Pamela Martin

From: Keith Barbon <[REDACTED]>
Sent: September 5, 2019 12:49 PM
To: Public Hearings
Subject: 819 - 827 Fort Street Redevelopment Proposal

Hello Mayor and Council,

I am writing in support of the Salient Group purpose built rental project. Our group employs approximately 650 people. We are fulfilling a constant need for skilled labour at our businesses. Over the past several years a significant amount of our candidates and hires have come from out of province. Housing has been a major issue in securing such talent. The demographic that we see are looking for mid to upper range rental accommodation in the heart of the City. The fact that this project has an above average percentage of 2 and 3 bedrooms is very favourable. There appears to be a lack of focus on housing for middle and upper income employees and families and I would encourage council to support a broader base of development applications such as the one at 825 Fort Street.

Respectfully,

Keith Barbon, CPA, C.A.

Chief Business Development & Finance Officer
t. [REDACTED]



450 Swift Street
(Herald St Entrance)
Victoria, BC V8W 1S3
trufflesgroup.com

September 5, 2019

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC

Submitted by email: publichearings@victoria.ca

Dear Mayor and Council,

RE: Redevelopment Proposal at 819-827 Fort Street

I am writing as a neighbor at 838 Fort Street **in support of the application for additional rental housing at 819-827 Fort Street**. I believe this rental project is a significant positive addition to the neighborhood that I work in.

I am also an employer in the technology sector, and represent a not-for-profit organization that works with many local start-up companies. We are constantly hearing from companies that we work with about how hard it is for their employees to find quality housing in neighborhoods they want to live in. This means close to their jobs, close to shops and amenities, and close to public transit and bicycle networks to reduce their reliance on a car. The lack of appropriate housing choice creates challenges for our industry when we are trying to attract top talent to Victoria.

This project has a diverse range of unit types, from studios to family-friendly 3-bedroom apartments. Downtown Victoria needs more urban, quality, purpose-built market rental housing and I hope that Council continues to recognize this need by supporting this project.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Richard Egli', written over a light yellow rectangular background.

Richard Egli
Managing Director
Alacrity Foundation
838 Fort Street



SHARON KEEN
ANTHROPOLOGY
CONSULTANT /
CULTURAL ECOLOGY
#105-975 FAIRFIELD ROAD
VICTORIA, B.C.
V8V 3A3
PH [REDACTED]

Thursday, Sept 5, 2019

PUBLIC HEARING REZONING AMENDMENT BYLAW NO 19-050
819-823 and 825-827 FORT STREET:

CITY COUNCIL —

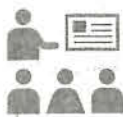
- SAY NO TO THIS THIRD READING OF A BYLAW THAT HAD
1ST & 2ND READINGS ON AUGUST 8TH.
- A TED-STOREY HEIGHT ON FORT STREET, IN ANTIQUE
ROW IS AGAINST THE OCP, & COMMUNITY LAND USE
COMMITTEE WISHES, "FACADISM" RULES ON FORT STREET TOD.
- * PLUS THE ADJACENT PARC PROJECT ON FORT / QUADRA &
BROUGHTON STREETS, THAT ALSO IS TED FLOORS, WILL
TOTALLY DESTROY HERITAGE OF CATHEDRAL HILL &
VICINITY: 829-899 FORT STREET & 846-856 BROUGHTON ST.
- THE AMENITIES OF SUPPOSED AFFORDABLE RENTALS
ARE BOGUS, AKA THE CON BY CONCERT'S "TAPESTRY."
THIS IS A CON BY PARC — HOW MANY MORE WILL
THE CITY PLANNERS & COUNCIL FACILITATE?
- * SEE ATTACHED: "IT'S CARTE BLANCHE FOR REZONING"
- SHAME ON JOCELYN JENKYN, CITY MANAGER,
ALEC JOHNSTON, SENIOR PLANNER, AND ANDREA
HUDSON, SUSTAINABLE PLANNING RE JULY 31 REPORTS
TO "COMMITTEE OF THE WHOLE" AUGUST 8TH TOD, FOR
829-899 FORT STREET & 846-856 BROUGHTON ST.
- * COUNCIL NEEDS TO SAY NO ALSO AT THEIR PUBLIC
HEARINGS. BETTER YET, REJECT THE RECOMMENDATIONS
: ALTERNATE MOTIONS REZONE NO 00613 AND ALTERNATE
DEVELOPMENT NO. 000516.

Sharon Keen

P.S. TWO YEARS WITH THE "DEVELOPMENT DESIGN PANEL"
SINCE 2017 RESULTED IN THIS: HERITAGE PANEL INSTEAD
IS NEEDED. MEET WITH THEM FOR 2 YEARS!!

It's your neighbourhood

The Public Hearing is on Thursday, September 5, 2019 at 6:30 p.m.
Provide your input.



Get Involved:

If you are interested in any of the proposed changes being considered, you are invited to share your views with City Council at the public hearing or email publichearings@victoria.ca

Where:

Council Chambers
City Hall
1 Centennial Square,
Victoria, BC

What is being proposed?

A. Rezoning Application for the Property Known as 819-823 and 825/827 Fort Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1186) No. 19-050:

To rezone the land known as 819-823 and 825/827 Fort Street from the CA-HG Zone, Harris Green District and the CA-2 Zone, Fort Street Special Commercial District, to the RMD-2 Zone, Residential Mixed Use Fort Street District to permit a mixed use building with ground floor commercial uses and residential above.

New Zone: RMD-2 Zone, Residential Mixed-Use Fort Street Commercial District

Legal description: PID: 002-425-718, Lot A of Lots 276 and 277, Victoria City, Plan 26769
PID: 009-395-652, Parcel D (DD 263514I) of Lots 277 and 278, Victoria City;

Existing Zones: CA-HG Zone, Harris Green District; and
CA-2 Zone, Fort Street Special Commercial District

Heritage Designation Application:

The Council of the City of Victoria will also consider approving the heritage designation of portions of the building located at 819-823 Fort Street, in Development Permit Area 7B (HC): Corridor Heritage.

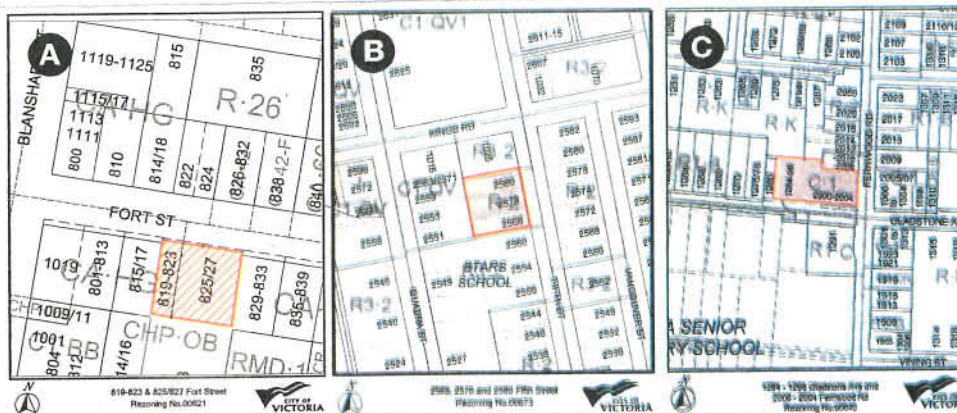
Under the provisions of the Local Government Act, the City of Victoria intends to designate the exterior of the building located at 819-823 Fort Street, legally described as Parcel D (DD 263514I) of Lots 277 and 278, Victoria City, as protected heritage property, under Heritage Designation (819-823 Fort Street) Bylaw No. 19-072.

Heritage Alteration Permit with Variances Application:

The Council of the City of Victoria will also consider issuing a Heritage Alteration Permit with variances for the land known as 819-823 and 825/827 Fort Street, in Development Permit Area 7B (HC): Corridor Heritage for the purposes of the exterior alterations to the heritage designated buildings, the exterior design and finishes of the new construction and the associated landscaping.

The Heritage Alteration Permit will vary the following requirements of the Zoning Regulation Bylaw:

- reduce the minimum number of short term bicycle parking stalls from 12 to 0
- reduce the minimum number of vehicle parking stalls from 76 to 57 stalls.



How do I learn more?

The online publication of the Council Agenda, including relevant documents and information, will be available on the City of Victoria website at www.victoria.ca/EN/main/city/mayor-council-committees/council-committee-meetings.html on Friday, August 30, 2019 by 6 p.m.

By 1 p.m. on Tuesday, September 3, 2019, a paper copy of the agenda, including relevant documents and information may also be inspected at the Ambassadors Desk or Legislative Services at City Hall from 8 a.m. to 4:30 p.m., from Monday to Friday until the date of the public hearing, excluding public holiday.

Please note that all correspondence submitted will form part of the public record and will be published in the meeting agenda. In order for your written submission to be published on the agenda for the hearing it must be submitted to publichearings@victoria.ca by 2 p.m. on the day of the hearing. The City considers the author's address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address are not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

CITY OF VICTORIA | 1 CENTENNIAL SQUARE, VICTORIA, BC V8W 1P6 | victoria.ca

TIMES COLONIST. SEPT 1, 2019 A7

→ COUNCIL SAY "NO" ←



AGENDA - VICTORIA CITY COUNCIL

→ Thursday, September 05, 2019 at 6:30 P.M. ←

Council Chambers, City Hall, 1 Centennial Square

F. PUBLIC AND STATUTORY HEARINGS

F.1 819-823, 825, and 827 Fort Street: Rezoning Application No. 00621, Heritage Alteration Permit with Variances Application No. 0009, and Heritage Designation Application No. 000176

Council is considering an application that proposes to increase the density and construct a ten-storey, mixed-use building with ground-floor commercial uses and rental residential apartments above. The proposal would retain the façade of the Heritage Designated building located at 825 Fort Street and designate the façade of 819-823 Fort Street.

F.1.a Public Hearing & Consideration of Approval

-
- **Motion to give 3rd reading to:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1186) No. 19-050 ←
 - Heritage Designation (819-823 Fort Street) Bylaw No. 19-072
 - **Motion to adopt:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1186) No. 19-050
 - Heritage Designation (819-823 Fort Street) Bylaw No. 19-072
 - Housing Agreement (825 Fort Street) Bylaw (2019) No. 19-051
 - **Motion to approve heritage alteration permit with variances**



**CITY OF
VICTORIA**
REVISED AGENDA - VICTORIA CITY COUNCIL

→ **Thursday, August 08, 2019 at 6:30 P.M.** ←
Council Chambers, City Hall, 1 Centennial Square

K. BYLAWS ←

K.1 Bylaws for 819-823, 825, and 827 Fort Street: Rezoning Application No. 00621, Heritage Alteration Permit with Variances Application No. 0009, and Heritage Designation Application No. 000176

A report recommending:

-
- **1st and 2nd readings of:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1186) No. 19-050
 - Heritage Designation (819-823 Fort Street) Bylaw No. 19-072
 - **1st, 2nd, and 3rd readings of:**
 - Housing Agreement (825 Fort Street) Bylaw (2019) No. 19-051
 - **Consideration of revised heritage alteration permit with variances motion**

The application is ready to proceed to Public Hearing and proposes to increase the density and construct a ten-storey, mixed-use building with ground-floor commercial uses and rental residential apartments above. The proposal would retain the façade of the Heritage Designated building located at 825 Fort Street and designate the façade of 819-823 Fort Street.



The PARC Residential Living development is proposed for the 800 block of Fort Street, and would offer senior living, rental space, retail space and childcare. (City of Victoria)

Mixed-use development planned for Antique Row

Proposed 10-storey complex would run along Fort Street

FEB 1, 2019. A5

Nicole Crescenzi
News Staff • VICTORIA NEWS

A mixed-use development complex that will take up half a block of Fort Street is getting further along in its plans.

PARC Retirement Living supplied revised plans to the City of Victoria on Jan. 16, with the largest changes seen in its overall design, after staff instructed the developer to better match the neighbourhood.

The proposed 10-storey, two

building complex would run on the southern side of Fort Street, from 829-899 Fort St., as well as 846 Broughton St.

It will house 266 rental units for seniors, as well as 191 supportive housing units for seniors, including meal service, transportation, wellness consultation, housekeeping, senior-specific fitness, entertainment, security and first aid response. [COSTS]

It would also have 61 rental suits that are not age specific, and 14 affordable housing units, which will rent at 40 per cent of the fee for comparable units for 12 years.

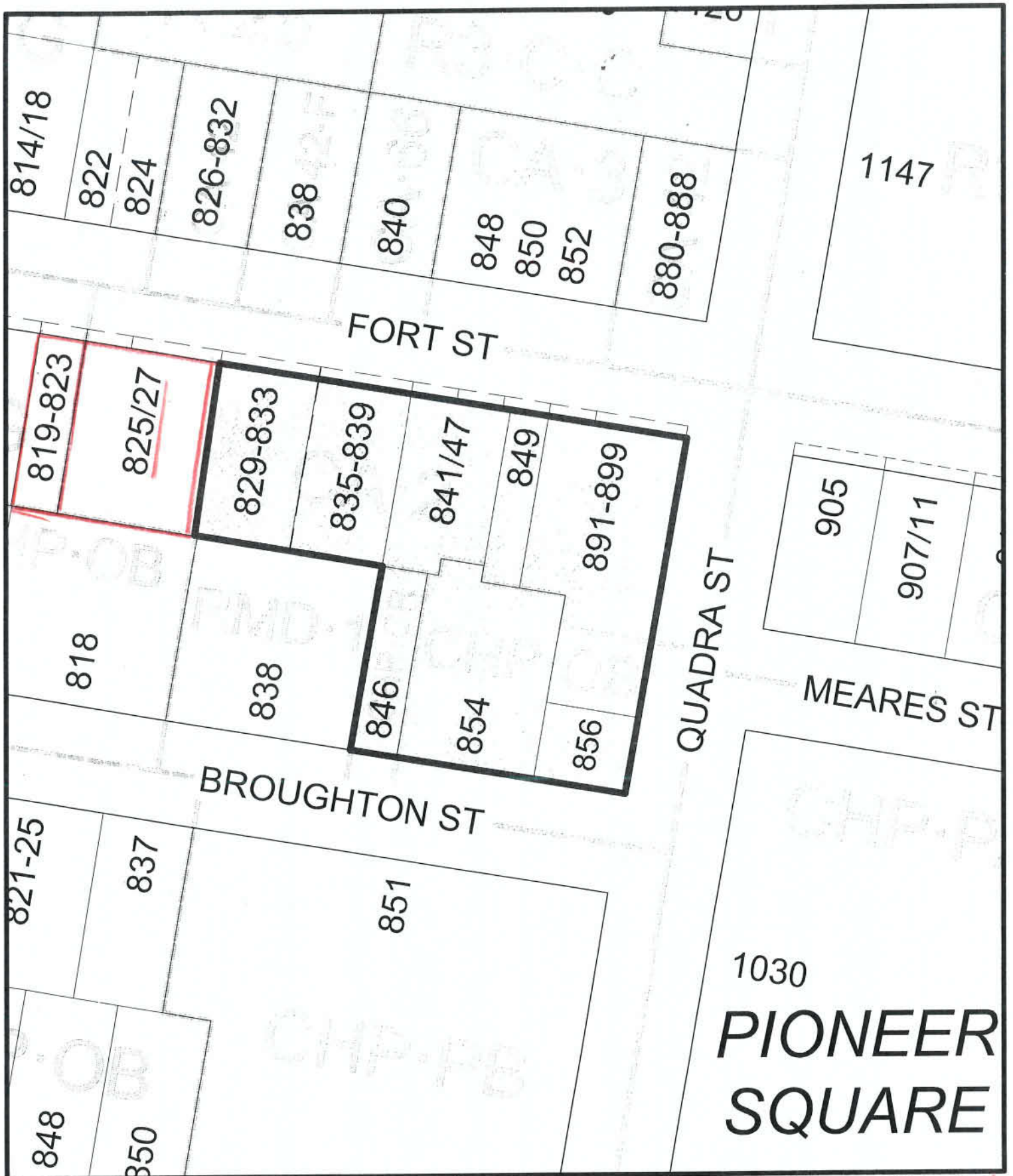
On the bottom floor there will also be 1,000 sq. metres of commercial retail space, a childcare space for 36 children,

medical offices, multi purpose rooms, a senior fitness centre, and a Victoria Conservatory of Music Centre for Music Wellness.

Residents would have access to an internal courtyard and two levels of underground parking.

The complex will take place of several vacant units, and local businesses including Van Isle Coin and Stamp, Britannia Antiques and Estates, Zeitgeist Vintage Store, and Sookjai Thai.

The developers are seeking public input on the property, and are hosting an open house on Thursday, Feb. 21 from 6:45-7:45 p.m. in the Royal Theatre at 805 Broughton St. vnc.editorial@blackpress.ca



(1) - 819-823, 825 & 827 Fort St. Rezoning No. 00621

(2) - 829-899 Fort St. & 846-856 Broughton St.

Rezoning No.00613



(39/1129)

Heritage group warns of Old Town 'facadism'

JAN 12, 2019

BILL CLEVERLEY
Times Colonist

A4

Victoria council should not allow the city's "historic personality" to be threatened by "facadism" and buildings that are too tall in Old Town, says a group of prominent citizens and heritage advocates.

"Of late there have been many signs that the heritage program in Old Town is slipping out of balance," says an open letter to Victoria councillors signed by more than 50 Greater Victorians, including heritage planners, architects, former politicians, neighbourhood advocates and academics.

The city has to resist a move toward "facadism" — the practice of just preserving the facade of a heritage building as a nod to heritage — and not allow development proposals that want to exceed the 15-metre height limit in Old Town or look for additional density, said former Victoria councillor Pam Madoff.

Old Town includes the area of downtown from Chatham Street south to Humboldt Street, and from Douglas Street to Wharf and Store Streets and the waterfront.

Proposals such as the eight-storey condominium on the

Northern Junk site near the Johnson Street Bridge and the Customs House development now underway have heightened concerns over what constitutes heritage preservation, Madoff said.

"It's that combination of the height and density but also leaning toward the saving of the facades and not saving the buildings themselves," she said.

Madoff said the letter, which is to be presented to Victoria councillors on Thursday, "is not a post-election thing," but has been percolating for some time.

"It's certainly been on my mind for a long time — and others'," Madoff said.

The letter says that faced with "unsubstantiated claims" by developers of unaffordable costs to rehabilitate heritage buildings, council might be tempted to permit height and density bonuses that go beyond existing regulations.

Allowing additional height and density is "a very potent method to boost a project's bottom line," the letter says.

"But when granting exceptions to the rules becomes the norm, when every exemption becomes a de facto new baseline for future

proposals, there is a real danger of undermining the very strategic goals that the system of policies and regulations was established to achieve."

The letter asks council to consider three recommendations "to forestall the irreversible erosion of the character of Old Town":

- Respect the 15-metre height limit in Old Town, as mandated by the Official Community Plan and Downtown Core Area Plan.

- Require a third-party review of a development pro forma to back any claims of financial need when considering requests for the relaxation of regulations or rezoning applications.

- Support the maximum retention of historic structures and fabric, in preference to "facadism" and similar "token measures" of conservation.

The letter says that at the heart of Victoria's heritage program is the notion of balance.

"The city's flexible, site-specific approach to project approval is designed to create conditions that encourage investment in Old Town. On the other hand, heritage policies and guidelines seek to contain and limit the impact of new construction," it says.
bcleverley@timescolonist.com

... AND FORT STREET SEPT 5, 2019

... AND YATES STREET: CONCERT PROPERTY
& "ENGLISH SWEET SHOP"...

... AND HUMBOLDT VALLEY: SEE

"ROOTS TO WINGS WALKING TOURS."

VICTORIA *Business*
Examiner Aug 2018, p2
YMCA-YWCA Property
Sold For \$22M

The downtown YMCA-YWCA property has been sold to Vancouver-based **Concert Real Estate Corp.** for almost \$22-million.

As part of the deal, the Y can remain at the space at 851 Broughton Street for up to seven years. In the meantime, they are looking to build a smaller facility in downtown Victoria with a development partner.

The current 62,000-square-foot space is not feasible to renovate given that much of the space is unused and in need of an expensive seismic upgrade. Currently, the Y only uses 30,000-square-feet of the building.

The new owner has experience converting the former **Queen Victoria Hotel** into rental units, developing condominiums in town and is now building a senior's building with a 15-storey tower at the former **Crystal Court Motel** site on Belleville Street.

The Y made an agreement with the City

SEE NEWS UPDATE | PAGE 3

NEWS UPDATE

CONTINUED FROM PAGE 2 (5)

of Victoria to place \$1.89-million with the city as security for the organization's commitment to provide fitness, health and recreation services to downtown. Once the Y has relocated in the downtown core and continues its service, the city will return the money to the organization. This deal replaces one that was put on the land in 1965 when the city donated some of the land for the project.

The current plan is designed to allow the YMCA-YWCA to continue at their present location and then open in a new space without interruptions to members. The organization is looking to build a space from 35,000 to 45,000 square-feet and is currently looking for a development partner.

GOOD-BYE CATHEDRAL
HILL !!

* WHAT INPUT WAS
THERE RE' THIS
SALE, AND OTHER
PUBLIC USES ??
A TRAVESTY BY
CONCERT YET TO
COME ?

~ VARIANCES FOR
CHARD'S "ESCHER"
ON BROUGHTON &
PARC ON FORT/
QUADRA/BROUGHTON
IGNORE HERITAGE
COMPLETELY &
EXPEDITE ITS LOSS

It's carte blanche for rezoning

Applications to the city to change designations of certain properties are soaring—and almost all succeed

KERRY GOLD

OPINION

VANCOUVER

The number of applications to rezone properties in Vancouver has doubled in the past decade and almost all of them have been approved, says a lawyer who specializes in land-use law.

So rare are rejections of rezonings that long-time housing experts could only recall two in the city's recent history. Including the 2017 attempt to rezone 105 Keefer St. in Chinatown to a mid-rise condo and the attempt on June 25 this year to rezone a single lot at 4575 Granville St. to a 21-unit rental townhouse development. Both cases attracted significant media attention because of the push-back against them, as well as the rejections themselves, particularly 105 Keefer. In that case, Chinatown activists and residents mounted an effort to fight market condos in the heart of a historic neighbourhood where many seniors are struggling.

These are well-known cases because it's so routine for applications to go through that when the rare one does get rejected, the development community is understandably indignant. Why reject one when so many are approved? As well, a lot of preliminary discussion with the city is conducted long before the public hearing stage and developers usually get a sense of whether the project is viewed favourably.

In the case of 4575 Granville St., city planning staff had recommended that the project be approved. But city council voted 7-4 against it. The Vancouver Hospice Society had gathered thousands of signatures in a petition opposing the development on the grounds that its size and scale were wrong and it would cause disruptions.

Those in favour of the project said that its rejection sent a troubling message to other developers that they could waste a lot of time and money if they attempted to rezone. But lawyer Nathalie Baker says that when developers purchase property that is already scheduled for another use, they shouldn't assume that rezoning is a given. Vancouver has made rezoning, or "spot zoning," the new normal, when it should be the exception; it has created a culture of entitlement, she says.

"It's almost like there's an assumption to it, an entitlement to it—but there's not," Ms. Baker says. "It's up to council to decide whether or not something should be rezoned. And it's within their right to say 'no' to the rezoning. When you buy the property and you know what is permitted, you buy it assuming the risk that you might not get to build a 15-story tower, or whatever it might be."

And rezoning applications are on the rise, she says. In 2007, there were eight residential rezoning applications and by 2015, there were 45 in the works.

Because rezonings require public input, the number of public hearings also doubled in that time span. The city is proposing changes to the public hearing procedure that have



Vancouver housing activist Kevin Huang, above, supported the successful effort to stop the rezoning of 105 Keefer St. in Chinatown. He says he is concerned about the proposed changes to the public hearing process.



A proposed rezoning of 4575 Granville St. in Vancouver was rejected earlier in June. It's one of only a handful of rejections that housing experts can remember. PHOTOS BY KERRY GOLD/THE GLOBE AND MAIL

raised some eyebrows.

"It's not just the number of rezoning applications that have increased dramatically, it's the scale of the proposals," Ms. Baker says. "The buildings are sometimes really big and seem out of scale with the neighbourhood."

University of British Columbia professor Patrick Condon says the reason the projects are often massive is because of the hefty tax the city receives from rezonings. Unlike other municipalities that have adopted citywide plans, Vancouver is changing existing

zones on a piecemeal basis. When a change is requested, the community amenity contribution tax kicks in, which is negotiated on a case-by-case basis. In this way, the city gets libraries, community centres, parks and other valuable amenities.

However, in many other North American cities, because of fears that spot zoning invites corruption, it has been made illegal, Prof. Condon says. Not only does the practice negate the zoning that has been established, he says, but it also allows those with

a lot of money to decide how a neighbourhood is going to change and gives developers with deeper pockets an advantage.

Other B.C. municipalities governed by the Local Government Act are required to produce an Official Community Plan and update it every five years. Because Vancouver has its own charter, it isn't required to create such a plan. Prof. Condon and others have been calling for one for several years, in part to stop the practice of piecemeal spot zoning.

"Normal cities have a zoning map that tells you what you can and can't do, with little need for council authorized variances," Prof. Condon wrote in an e-mail. "But Vancouver is not normal. The city has no plan and has not updated its zoning map in over 40 years. Almost everything that gets done is done by variance or 'spot zoning,' which is when the council intervenes to approve a change in zoning for one parcel. Why? Because if a parcel is spot zoned the city can negotiate for concessions mostly in the form of [community amenity contribution] taxes."

As well, says Elizabeth Murphy, a private-sector project manager, spot zoning for bigger developments has a knock-on effect that doesn't help affordability because it inflates nearby land values.

"If you set a precedent for scale as a spot rezoning, you are affecting the development expectations and land values all around it."

At 105 Keefer, developer Beedie Group revised its plans five times, only to ultimately be rejected by the city's development permit board—an extremely rare move. Prior to that decision, city council had rejected a proposed 12-storey tower that included 25 units of housing for low-income seniors. The developer submitted a revised plan, complying with zoning that allowed for nine stories.

And even though it fit with the zoning, it didn't pass design requirements. Planning director Gil Kelley said at the time that the developer needed to listen more closely and engage with the community.

Kevin Huang, whose group the Hua Foundation supported the effort, says the rejection of the 105 Keefer proposal was partly due to both the intensity of the push-back and the demographic of the people who fought it, such as Chinese elders and young professionals who'd never attended a public hearing before.

"This was such a big thing within Chinatown and the segments within the broader Vancouver community, the question became for the city that if we agree to do this, what would be the political cost?" Mr. Huang says.

Andy Yan, director of Simon Fraser University's city program, says Chinatown citizens hadn't organized themselves so powerfully since they fought a freeway proposal that would have destroyed their neighbourhood in the 1970s. It was considered a huge victory for the neighbourhood, he says. The most recent rezoning rejection he could find was back in 2006, but in that case, the project ultimately went ahead.

"The redevelopment application [on Keefer] on the surface seemed to be a slam dunk for the developers, but with a sizable and diverse community coalition against the project it became a 10-round existential boxing match about what kind of housing is being built, and who it's being built for in one of the most historic and socially fragile neighbourhoods in the city," he said.

Like Mr. Huang, Mr. Yan is also concerned about proposed changes to the public hearing process, particularly since people who don't speak English are already at a disadvantage because they use interpreters.

The proposed amendments include cutting public speaker time to three minutes from five minutes, only allowing one speaker from any organization, giving the meeting chair additional powers, expanding a code of conduct to apply to public speakers at council meetings, limiting the public from questioning city staff, as well as a pilot program that would not allow councillors to ask speakers any questions. Councillors would also have to give four weeks' notice of motions they want to make, rather than the current one week. And staff reports on major policies could be submitted up to noon the day prior to a council meeting, which would make it difficult for many people to prepare a response. A city council decision on the changes has been postponed to the fall.

"This is about democratic practice in the city and changes like these are exceptionally serious," Mr. Yan says.

Ms. Baker says the problem is not the hearing process, which has always worked, but rather the fact that the planning process is being overwhelmed with applications.

"This was not a problem 10 years ago," she says. "There's been an exponential growth in the number of rezoning applications that are being submitted and going to council... It's already very difficult for people to comment and what this [proposed amendment] does is limit public comment and potentially prevents people from criticizing proposals that they don't want in their neighbourhood."