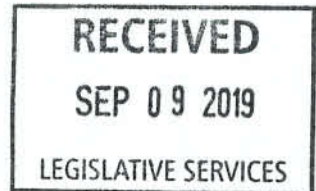


Mayor Lisa Helps and Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6
September 9, 2019



Re: Rezoning Application for 910 Government and 525 Broughton Street

Dear Mayor and Council,

I am enclosing 17 letters from owners and residents of Harbour Court, Strata number 730, at 525 Broughton Street urging you to approve the application for replacement of the land use contract that the Committee of the Whole will be considering on September 12. These letters plus two emails represent more than 75 per cent of the owner residents.

We feel strongly that failure to approve the application could lead to dire consequences for owners. There could be a negative impact on our ability to obtain mortgages and insurance and there could be a decrease in the value of our properties.

We understand that this application is to be considered in camera. We ask that it be considered in a public meeting and that owners be notified of the meeting date and time in a timely fashion.

We urge you to vote to approve the application for replacement of the land use contract.

Respectfully yours,

A handwritten signature in blue ink that reads "Virginia C. Miller".

Virginia Miller
Secretary
Strata 730
304-525 Broughton Street
Victoria BC V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

Dear Mayor & Council:

I am an owner and resident of an apartment at Harbour Court, Strata 730 at 525 Broughton Street. I understand that an application for replacement of the *Land Use Contract* for this property will be coming before Committee of the Whole on September 12.

It is very important that the zoning application be approved, and that replacement zoning match the form and character of the existing built space. If this does not occur and the building becomes non-conforming, there could be potential impacts on obtaining mortgages and property insurance, and the value of our property could be negatively impacted.

I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,



I am very concerned
about this!

Unit ³⁰⁴525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,

A handwritten signature in blue ink that reads "Ruth G. Leung". The signature is written in a cursive, flowing style.

Unit ~~502~~ 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

Dear Mayor & Council:

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,

A handwritten signature in blue ink, appearing to read 'J. H. H. H.', is written over the 'Yours truly,' text.

Unit ~~501~~ 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

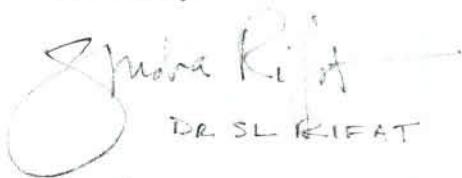
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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,



DR. SL RIFAT

Unit 403 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets


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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,


DR SL RIFAT,

Unit 602, 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,

A handwritten signature in blue ink that reads "David R. Pat".

Unit ⁴⁰³, 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,



Unit 602, 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

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City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

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It is very important that the zoning application be approved, and that replacement zoning match the form and character of the existing built space. If this does not occur and the building becomes non-conforming, there could be potential impacts on obtaining mortgages and property insurance, and the value of our property could be negatively impacted.

I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,

A handwritten signature in cursive script, reading "Joyce Clearidge".

404
Unit 404, 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,

 (Barbara Polkey)

Unit ~~306~~ 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,

A handwritten signature in blue ink, appearing to read "W. J. Schuler".

Unit ⁶⁰³, 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

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Yours truly,



Unit ~~301~~ 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

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Yours truly,



Unit 302, 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,

DARRYL SPREEN

Unit 203, 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,



MARC Tellier

Unit 401 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Jug' or similar, with a small blue mark to the right.

Unit 505, 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,

A handwritten signature in blue ink, appearing to read "Gaie Jaeger".

Unit ~~505~~, 525 Broughton Street
Victoria, B.C.
V8W 3E2

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

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Yours truly,



Unit ³⁰⁴, 525 Broughton Street
Victoria, B.C.
V8W 3E2

Heather McIntyre

From: Linda Nascher [REDACTED]
Sent: September 6, 2019 1:35 AM
To: Victoria Mayor and Council
Subject: Rezoning Application for 910 Government & 525 Broughton Streets

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

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I believe it is only fair and reasonable that the replacement zone conforms with the building as it exists, and that the application be approved.

Yours truly,

Linda and Felix Nascher Unit 402 , 525 Broughton Street Victoria, B.C.V8W 3E2

Heather McIntyre

From: Frank Ruskey [REDACTED]
Sent: September 9, 2019 9:25 AM
To: Victoria Mayor and Council
Cc: sruskey
Subject: Rezoning strata 730 building

Dear Council Members,

I am a resident of strata 730 (525 Broughton Street) which consists of 20 units, the big majority of which are, like myself and my wife, occupied by elderly residents who are looking to spend the remainder of their retirement years in these units. We are quite happy with the way things are and are interested in maintaining the status quo of the building.

We are not really sure about the implications of the loss of the land use contract and the subsequent need to rezone the building, and also feel that there is some confusion among the other condo owners about the implications. We support the idea of a public hearing so that all affected parties can state their views and ask questions.

Sincerely,
Frank and Susan Ruskey
Unit 405, 525 Broughton Street



STRONGITHARM CONSULTING LTD.

September 09, 2019

To: Mayor Helps and Council

RE: 910 Government Street/525 Broughton Street - Summary of Rezoning Application - for COW meeting: Sept 12th/19

1. On behalf of Strata Plan 612 (commercial strata) and Strata Plan 730 (representing 20 separate residential strata lots) we would like to thank you for considering this application to replace the existing Land-Use Contract with the applicable zoning bylaw for the existing development bounded by Government/Broughton/Wharf and Courtney Streets.
2. The mixed commercial/residential building was originally developed using a Land-Use Contract (LUC) as the land-use regulatory tool. Council has recently adopted a policy requesting landowners make an application to replace LUC zoning, adhering to the Province's edict to discharge all LUC'S by 2024.
3. The purpose of the application is to replace the LUC with site-specific zoning to maintain the land-use entitlements the owners now enjoy under the Contract. At the time the building was approved for development, LUC were "in vogue", but the building could have just as well been developed using conventional zoning. And, had that been the case, this application would not be needed. Creating a site-specific zone is the only fair way to maintain the rights the owners received under the LUC.
4. The building is located in the Old Town District. It is a well constructed brick clad building with a low profile. It does not fully match the Old Town District (OTD-1), but is very close. It effectively meets all OTD-1 zone requirements except for a 6% difference in FSR, a 3.1 m difference in the height and a nuance related to retail space as a percentage of total commercial space.
5. Although it was built prior to the introduction of the current OTD-1 zone, the building adheres to the spirit and intent of the zoning and land-use policies. It is noted that there are many other developments that have been subsequently built within the City's Old Town District that far exceed the building height and density of 910 Government Street/525 Broughton Street and have the appropriate conforming zoning.



6. With the two Strata Plans and 21 strata owners, it is exceptionally important that the building be zoned so that it is made conforming and not non-conforming. Non-conforming or “legal” non-confirming does NOT carry the same land-use rights and does create challenges to the strata owners that would otherwise not be the case had zoning been used to regulate the building’s development.
7. On behalf of the strata owners we would respectfully request that the “conforming” zoning bylaw be prepared and that the application. We believe it is a fair and reasonable request. We note that there are no neighbourhood impacts associated with the application.
8. Thank you for your consideration.

Truly,

A handwritten signature in black ink, appearing to read "Deane Strongitharm", with a horizontal line extending from the end of the signature.

Deane Strongitharm, MCIP, RPP
Strongitharm Consulting, Ltd.

September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

Dear Mayor & Council:

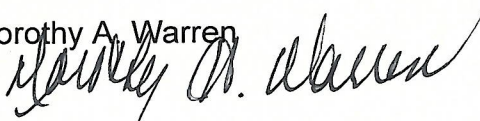
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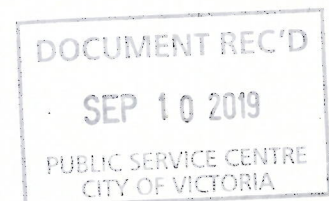
Sincerely yours,

Dorothy A. Warren



Unit 604, 525 Broughton Street
Victoria, B.C.
V8W 3E2

Richard Stewart Silver



September 10, 2019

Mayor Lisa Helps & Members of Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Rezoning Application for 910 Government & 525 Broughton Streets

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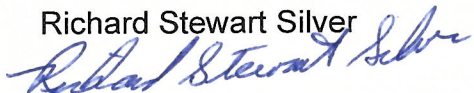
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Sincerely yours,

Richard Stewart Silver



Unit 601, 525 Broughton Street
Victoria, B.C.
V8W 3E2

Dorothy A. Warren

