

Pamela Martin

From: David Jawl [REDACTED] >
Sent: October 23, 2019 9:50 AM
To: Public Hearings; Legislative Services email
Subject: 1025-1031 Johnson Street - 1050 Yates Street

From: Gemi Hair [REDACTED] >
Sent: June 6, 2019 2:31 PM
To: David Jawl [REDACTED]
Subject: Good Neighbours...

Dear Miko

We have been at 1329 Cook Street for 51 years. We want to give our support for Jawl Residential and the development they have proposed. We have seen this neighbourhood change and are proud of the care and design that the Jawls have put into this project. Since the Mondrian and V1488 have been built, our neighborhood here has become safer and vandalism to our property is at a historic low.

In our opinion, we could not ask for a better local developer that takes pride in Victoria and their product.

Also The buildings In our opinion should be taller ,allowing for each building to be 17 floors Minimum. Cook and Johnson are Corridors to multiple parts of the city and should be given a better presence.

Yours Truly,
Fadi Murr, Michel Murr, Yvette Murr, Allan Murr, Paula Murr
Owners 1329-1321 Cook Street
Gemi Hair LTD
Since 1968

Sent from [Mail](#) for Windows 10

Heather McIntyre

From: Cuban Cigar [REDACTED]
Sent: October 8, 2019 2:23 PM
To: Victoria Mayor and Council

To whom it may concern,

Dear Sir/Madam,

My name is Aemon Bayat, owner of Cuban Cigar Shop at 938 Fort street. We have reviewed the application for Johnson/Cook/Yates project and we fully support it and hope that it gets approved. Thank you and have a good day.

Aemon Bayat

Cuban Cigar Shop



830 Pandora Avenue. Victoria. BC V8W 1P4

October 8, 2019

City of Victoria
Attn: Mayor & Council
#1 Centennial Square,
Victoria, BC V8W 1P6

To Whom It May Concern,

RE: Johnson/Cook/Yates Project

We own the property at 830 Pandora Avenue, Victoria, BC and run our insurance business out of that location. As such, we are certainly aware of the challenges we face in the City, not only as property owners, but as a retail business where clients encounter intimidating circumstances when coming to our office. This includes our staff arrive at 7:45am, they must enter by the rear entrance regularly as aggressive "people" are located at the main entrance. I digress.

We have reviewed the application and it appears to be a first-class project in so many ways.

As a municipal property tax payer and business operator, we are totally in favour of the Johnson Cook Yates Project and believe that redevelopment of this area will only improve the Harris Green area. We totally support the gentrification with affordable housing, business & retail opportunities, and municipal fire hall. This project will assist in increasing the City's property tax base, plus help populate the downtown core. Also, hopefully improve all areas of the City of Victoria, including the 800 & 900 blocks of Pandora Avenue.

Respectfully submitted.

BYR Holding Inc/HSM Insurance Inc.

A handwritten signature in blue ink, appearing to read 'B. Hendry'.

Brad D. Hendry, BBA, CAIB
President

Heather McIntyre

From: David Adams [REDACTED]
Sent: October 8, 2019 3:07 PM
To: Victoria Mayor and Council
Subject: Re: Johnson/Cook/Yates Project

Mayor and Council

I am writing in support of this Project.

Having reviewed the material it is hard not to agree with the Applicant when they say that this will bring "new life and energy" to Harris Green.

Aside from the mix of market and affordable housing, one also has to take into account the considerable value added as a result of the construction of the public safety facility and public spaces.

As a person who works downtown, I ask you to approve this Project.

David Adams

Heather McIntyre

From: Ken Henderson [REDACTED]
Sent: October 8, 2019 12:00 PM
To: Victoria Mayor and Council
Subject: Johnson/Cook/Yates proposal

Dear Mayor and Council. My name is Ken Henderson and I am President of Carolyn Developments Ltd. Our office is located at 2736 Quadra St in the city. I have reviewed the proposed development and find it a tasteful and intelligent use of the lands and fully support the entire concept. Please give it your enthusiastic endorsement. Sincerely
Kenneth J Henderson.
Sent from my iPhone

Heather McIntyre

From: Mark Bicknell [REDACTED]
Sent: October 8, 2019 9:09 AM
To: Victoria Mayor and Council
Subject: Johnson/Cook/Yates development

Mayor and Council,

Re: Johnson/Cook/Yates Redevelopment & Firehall

Having just reviewed the project details and the application put forth by the developer, I would like to say that I am strongly in favour of this being approved, and I fully support the design and density being applied for.

This kind of development is exactly what the City of Victoria needs and addresses one of the most urgent issues facing our region – affordable housing. Any change to the existing dealership and parking lots will be a huge benefit to the City long term, and will greatly improve that area of town.

Regards,

Mark Bicknell
810 - 845 Yates Street

Heather McIntyre

From: Rob McAdams [REDACTED] >
Sent: October 8, 2019 10:03 AM
To: Victoria Mayor and Council
Subject: Johnson,Cook,Yates Project

As a businessman and property owner in the city of Victoria for over fifty years, I wish to encourage council to support the current Johnson, Cook, Yates application. I have reviewed the application and I am familiar with the Harris Green neighborhood. I feel that the diverse mix of uses and the public plaza within the massing of the buildings is an excellent use of the 1.77 acres. The inclusion of 130 affordable rental units shows community consideration.

Yours Respectfully,
Robert McAdams
301-60 Bastion Square

October 9th, 2019

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

Mayor and Members of Council,

Subject: Redevelopment of Johnson/Cook/Yates – Current Mazda site

Currently, trying to find a new home in the Cook, Harris Green and Fairfield area is becoming an ever-growing challenge. I am in full support of the redevelopment proposed at the current Mazda dealership site as it greatly enhances the surrounding streetscape and delivers an increase in the number of homes, including affordable housing, which will significantly benefit those wishing to live in that neighbourhood. The buildings enhance the street by providing modern urban architecture highlighting the best of the neighbourhood that surrounds the site.

As a resident who lives close to the proposal at 960 Yates Street, I know that having a healthy number of homes in the area will help small local businesses that rely on local foot traffic and will allow residents to walk to and from their daily errands.

Please support this project to help enhance our vibrant city.

Sincerely,

Marc Foucher

A handwritten signature in black ink, appearing to be 'MF' followed by a long, sweeping horizontal stroke.

401-960 Yates Street
Victoria, BC
V8V 3M3

Heather McIntyre

From: Megan O'Shaughnessy [REDACTED]
Sent: October 9, 2019 12:05 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 1025 Johnson (Johnson/Cook/Yates) - Neighbour that Supports this Project

Mayor & Council -

My name is Megan O'Shaughnessy and I own a condominium unit at 204-1007 Johnson Street, the same block as the proposed development at 1025 Johnson (Johnson/Cook/Yates). **I heavily support this project.**

As a first time home buyer, millennial, and someone who heavily believes in the growth of downtown Victoria, I happily welcome this project. The opportunity to turn a surface parking lot that focuses on car sales into a project that includes below market housing by Pacifica/BC Housing, market housing, retail, office, public spaces and infrastructure (new firehall) will add to the vitality downtown and have a positive impact on us direct neighbours.

The developer has done a great job with public consultation and has sufficiently listened to, and changed the project, based on our concerns as neighbours.

Please approve this project!

Respectfully,

Megan O'Shaughnessy

[REDACTED]
[REDACTED]
[REDACTED]

October 9th 2019.

CITY OF VICTORIA

To Whom it may concern.

RE. JOHNSON/ YATES/COOK DEVELOPMENT PROPOSAL

The development being proposed should be embraced by The City of Victoria. We own property in the Harris Green at 926 Fort St., have read and followed the application as it has proceeded.

This important development is tastefully presented by competent developers who should be awarded the green light by all to proceed in a timely manner. The combining of essential City services will prove to be a great success.

Sincerely,

Peter A. Boyle

926 Fort St, Victoria, BC.

[REDACTED]



October 9, 2019

Dear Mayor and Council,

I am writing in my capacity as a small business owner and operator of Island Perio, located at 100-1120 Yates Street.

I have reviewed the application for the Johnson/Cook/Yates project and support the application.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Tuckey", is enclosed within a light gray rectangular box.

Dr. Tanya Tuckey

October 8th, 2019

Dear City of Victoria Mayor and Council:

My name is Kristin Thompson and I'm a resident/owner at 1030 Yates St. My building and strata lot directly back on to the proposed Johnson-Cook and Yates development.

I believe everyone involved in this project has done a great job answering questions for the local residents who will be impacted by this change. I appreciate how the Victoria Fire Chief outlined the benefits to the community that this new location will bring including faster response times, the inclusion of an Emergency Operations Centre capable of managing hazard response specific to the City of Victoria and how new technology will decrease current noise pollution that comes with emergency response vehicles.

I've personally met with David a few times regarding the site plans and feel he has addressed my concerns and questions regarding the height and density of the new buildings, the proposed Pacifica Housing rentals, what kind of retail amenities they envision for the area and that they are keeping access to public parking where the current Robbins Parking is located.

I'm in support of the expansion of Harris Green with this proposed development and feel it will be beneficial to the residents, community and Greater Victoria as a whole.

Thank you,

Kristin Thompson

Heather McIntyre

From: Caitlin McGuire [REDACTED]
Sent: October 15, 2019 8:04 PM
To: Victoria Mayor and Council
Subject: Johnson Cook Yates

Greetings,

I am writing to share my support for the Johnson Cook Yates project being discussed on October 24.

I am a lifelong Victoria resident currently living with my young family in the Gonzales area. I am also an emergency manager with the Ministry of Health.

While my family has been fortunate to not need financial support for housing, I am fully supportive of the city investing in and supporting low-income housing initiatives like the proposal for Johnson Cook Yates.

As an emergency manager, I am also pleased to see a new firehall as part of the proposal.

As a frequent pedestrian and cyclist, I look forward to the green space the proposal describes.

I encourage mayor and council to support this project, as I believe that it will be a wholly positive product for the city.

Thank you,

Caitlin McGuire
Lillian Road
Victoria BC

October 17, 2019

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

ATTENTION: Mayor Helps and Council

Dear Ms. Helps & Victoria City Council:

RE: Johnson | Cook | Yates Development

Please accept this letter as Belltech Electric's support of the Johnson | Cook | Yates development application being made by the Jawl Residences.

The owners and operators of Belltech have lived and worked in the City of Victoria for over 60 years, and have operated Belltech Electric for over 20 years.

We have reviewed the application and 100% support this development as we feel it will be a positive upgrade to the area with affordable housing, restaurants and an upgrade with a new Public Safety Building.

Thank you for the opportunity for us to express our support for this application.

Yours truly,
BELLTECH SYSTEMS LTD.



Van de Goey
Principal

Heather McIntyre

From: [REDACTED]
Sent: October 18, 2019 10:50 AM
To: Victoria Mayor and Council
Subject: Fire Hall Project

Hi, my name is Diane and I am employed with Service Canada at 1230 Government Street. Not only do I work downtown but I enjoy and prefer going to movies, restaurants and other forms of entertainment in the downtown core. I am adamant to support our downtown businesses and nurture our beautiful city.

I have recently reviewed the application for the new fire hall and affordable housing. I am fully supportive of a new post seismic Fire Hall 1 for our Victoria Firefighters. It is essential that our first responders have the facility that will ensure they will be able to respond to the downtown's growing needs.

With the four phases completed, there will be a beautiful and vibrant commercial and community for the Harris Green area providing public safety, residential housing, commercial, retail and restaurants.

I urge council to support this application and improvement that is proposed for the corner of Yates and Cook streets.

Thank you,

Diane Sollis

Program and Service Delivery Clerk, Foundation Services
Benefits Delivery Services Branch, Western Canada and Territories Region

Commis aux programmes et à la prestation des services, Services de base
Direction générale des services de versement des prestations, [Region de l'Ouest](#) du Canada et des Territoires

703 – 1090 Johnson Street, Victoria, BC V8V 0B3

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

July 2nd, 2019

Hello,

On Monday, June 24th, I went to city hall and paid my condo taxes. After I finished, I noticed a notification lying on the chambers reception desk referencing a *community charrette* that was planned for Monday, June 24th from 2 p.m. to 5 p.m. in the 900 block of Pandora.

This was the first that I heard of this community meeting. So, I checked the City of Victoria calendar to see if it showed up there. It wasn't there. I asked a person at city hall why this wasn't included in the calendar of events and he wasn't sure why that was, but if I was interested in learning about what was going on that I could review the videos of council meetings on the city website.

The charrette had already started, but I decided to walk over anyways to see what it was all about. A couple of tents were set up in the green area across from Our Place. City employees (I am assuming, maybe they were from somewhere else) were sitting at them and (mostly homeless) people were there talking about what 'they wanted'. The mayor, some councilors and the newly hired person for the newly created position of Head of Strategic Operations (I am still not sure what this position entails and I didn't actually see her interacting with anyone during the hour and a half that I was there) were there. I spoke to a gentleman for ~ 1.2 hour who had been speaking with the mayor (this conversation is a separate letter). The mayor stated something to the effect of, 'Why don't we just make this conversation open to everyone.' before walking away.

I understand that this event was planned with a focus on the 900 block of Pandora Street, but what happens in the 900 block of Pandora Street and whom it attracts, greatly affects people that live within 500 meters of this area. This includes me.

My questions are:

- Why was this event not on your website and directed towards people that live in the area? (I saw a notice on site about another meeting that had happened on May 27th, 2019, which I also hadn't heard about and was missing from the city hall website.)
- Do you realize that these side, targeted meetings are not actual consultation?
- Do you think that targeting a specific group of people (that will more than likely go along with whatever you have planned) is actual consultation?

I asked one of the councilors why the meetings hadn't been promoted more or at least included on the city hall website and was told that emails had gone out to ~ 150 people. Why only 150? Was it on Facebook? Not everyone is on social media (or all social media).

I will address the conversation that I had with the gentleman in a separate letter.

Thank you,
Shelly Urquhart

Pamela Martin

From: David Jawl <[REDACTED]>
Sent: October 21, 2019 2:54 PM
Cc: Miko Betanzo; Legislative Services email; Public Hearings
Subject: Correspondence - 1025 Johnson Street + 1050 Yates Street

From: Gemi Hair <[REDACTED]>
Sent: June 6, 2019 2:31 PM
To: David Jawl <[REDACTED]>
Subject: Good Neighbours...

Dear Miko

We have been at 1329 Cook Street for 51 years. We want to give our support for Jawl Residential and the development they have proposed. We have seen this neighbourhood change and are proud of the care and design that the Jawls have put into this project. Since the Mondrian and V1488 have been built, our neighborhood here has become safer and vandalism to our property is at a historic low.

In our opinion, we could not ask for a better local developer that takes pride in Victoria and their product.

Also The buildings In our opinion should be taller ,allowing for each building to be 17 floors Minimum. Cook and Johnson are Corridors to multiple parts of the city and should be given a better presence.

Yours Truly,
Fadi Murr, Michel Murr, Yvette Murr, Allan Murr, Paula Murr
Owners 1329-1321 Cook Street
Gemi Hair LTD
Since 1968

Sent from [Mail](#) for Windows 10

Pamela Martin

From: Gripich, Jamie <[REDACTED]>
Sent: October 21, 2019 12:27 PM
To: Legislative Services email
Subject: Correspondence Package No. 00660 1025 Johnson St.
Attachments: Letters of Support Johnson St 2018.pdf

Hello,

I am sending the following attachment to be part of the correspondence package No. 00660 1025 Johnson St. rezoning application.

We have asked that the writers of these letters update them and resubmit. We have asked that this takes place quickly. However, if they are not able to make those deadlines, we thought it proper to submit these as part of the record.

If you would rather have these delivered in hard copy, please let me know and I will ensure they are submitted to Legislative Services.

Many thanks,
Jamie Gripich



Jamie Gripich
Coordinator
Communications and Fund Development
Pacifica Housing – Communications and Fund Development
827 Fisgard St | Victoria, BC V8W 1R9
Unceded Coast Salish Territory
P: [REDACTED]
[REDACTED]

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October 8th, 2019

Dear City of Victoria Mayor and Council:

My name is Kristin Thompson and I'm a resident/owner at 1030 Yates St. My building and strata lot directly back on to the proposed Johnson-Cook and Yates development.

I believe everyone involved in this project has done a great job answering questions for the local residents who will be impacted by this change. I appreciate how the Victoria Fire Chief outlined the benefits to the community that this new location will bring including faster response times, the inclusion of an Emergency Operations Centre capable of managing hazard response specific to the City of Victoria and how new technology will decrease current noise pollution that comes with emergency response vehicles.

I've personally met with David a few times regarding the site plans and feel he has addressed my concerns and questions regarding the height and density of the new buildings, the proposed Pacifica Housing rentals, what kind of retail amenities they envision for the area and that they are keeping access to public parking where the current Robbins Parking is located.

I'm in support of the expansion of Harris Green with this proposed development and feel it will be beneficial to the residents, community and Greater Victoria as a whole.

Thank you,

Kristin Thompson

Pamela Martin

From: Victoria Mayor and Council
Sent: October 23, 2019 9:40 AM
To: Public Hearings
Subject: FW: 1025-1030 Johnson St Redevelopment

From: Jacob Todd <[REDACTED]>
Sent: October 23, 2019 9:18 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1025-1030 Johnson St Redevelopment

Mayor and Council,

I have had a chance to review this proposal, and as a nearby resident, I strongly support this application.

I believe that the density being applied for is consistent with other parts of Harris Green. I also believe that the first phase of development is quite innovative in its approach to satisfying several important matters the City needs to address.

Regards,

Jake Todd
1303-1020 View Street

Pamela Martin

From: Victoria Mayor and Council
Sent: October 23, 2019 8:58 AM
To: Public Hearings
Subject: FW: Fire hall project

From: Dianne Flood <[REDACTED]>
Sent: October 22, 2019 8:19 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fire hall project

Dear Mayor Helps and Council,

I am writing to you about to the proposed Fire Hall project on Johnson Street.

As a long term resident of downtown Victoria I support and encourage development downtown, but only if that development is in accordance with the Official Community Plan as the overarching and well thought out long term plan for Victoria's future, which was developed in consultation with and expresses the wishes and needs of the citizens of Victoria.

I don't oppose the fire hall being located in this neighbourhood, but do oppose this particular development due to its large size and high density being significantly outside the OCP and constituting a change that will dramatically and negatively impact the community due to its bulk and size of the project.

I ask you to please decline to approve this project and protect the area immediately adjacent to Cook Street as a transition zone to the downtown core.

Thank you for your consideration.

Dianne Flood

Pamela Martin

From: Victoria Mayor and Council
Sent: October 23, 2019 9:00 AM
To: Public Hearings
Subject: FW: Harris Green Development

From: GM <[REDACTED]>
Sent: October 22, 2019 11:19 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>
Subject: Harris Green Development

As a local business man and once resident of the Harris Green neighborhood, I am happy to support this project. Turning a car dealership and large parking lot into housing and a updated Fire Hall seems like a very smart way to develop this land.

Please feel free to contact me. [REDACTED].

Mr. Lindsey Wilson

Franchisee
[REDACTED]
[REDACTED]

MOXIE'S
GRILL & BAR

Pamela Martin

From: Victoria Mayor and Council
Sent: October 22, 2019 9:36 AM
To: Public Hearings
Subject: FW: Johnson / Cook / Yates proposal

From: [REDACTED]
Sent: October 20, 2019 2:11 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Johnson / Cook / Yates proposal

Dear Mayor and Council,

My name is Bruce Reid and I have lived in Victoria for over 40 years. I have been a merchant in downtown Victoria for 35 years as the founder and owner of The Vitamin Shop. I have seen tremendous change in our city over the decades from the Cadillac Fairview Eaton's Centre to the impressive construction of many downtown living accommodation developments. I also owned a home on Pentrelew Place for a decade and am very familiar with the Harris Green neighbourhood and the surrounding neighbourhoods and the many changes they have experienced in the past and the changes they are going through now.

I have reviewed the Johnson / Cook / Yates proposal and I feel its a winner on every count. From density to the overall plan including affordable housing and the fire hall its seems to be a perfect fit for this area of our city that is going through tremendous change.

I would encourage Victoria council to support this project.

Yours Truly

Bruce Reid

Pamela Martin

From: Victoria Mayor and Council
Sent: October 22, 2019 9:35 AM
To: Public Hearings
Subject: FW: Johnson|Cook|Yates Development

From: Mikaila Mauro <[REDACTED]>
Sent: October 21, 2019 11:39 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Johnson|Cook|Yates Development

Good morning,

My name is Mikaila Mauro and I am currently living in Fernwood, just off Pandora and Cook Street. I work in the downtown core and so spend a fair amount of time in and around the Johnson, Cook and Yates street area.

I have considered the proposal of the [Johnson|Cook|Yates development](#) and wish to extend my support for the overall plan. The area is clearly in need of affordable housing options as well as community space, both of which this development provides for. In addition, I believe that the current Fire Hall is in need of upgrading and moving it to this location will promote public safety.

I respectfully encourage council to support this application.

Thank you,

Mikaila

--

Mikaila Mauro

C: [REDACTED]
[REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: October 22, 2019 9:36 AM
To: Public Hearings
Subject: FW: Johnson/Cook/Yates Development, Public Hearing Oct.24/19

From: William Phillips [REDACTED]
Sent: October 20, 2019 2:08 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Johnson/Cook/Yates Development, Public Hearing Oct.24/19

Dear Mayor and Council Members,

My name is Bill Phillips, I am 67 years old and have been a resident of Victoria for most of my life. I own my personal residence located at 603-200 Douglas St. as well as 5 commercial buildings located in the Bay/Bridge and Vic West areas.

I am writing this letter to express my support of the proposed development project described as Johnson/Cook/Yates Development to be located in the Harris Green Neighborhood. As a nearby resident and businessman, I frequently shop and work in this neighborhood.

I believe that redevelopment of the existing auto dealership site should be considered with a positive outlook.

Redevelopment of the site offers numerous long term benefits to the community that include;

- much needed affordable homes within walking and biking distance to the city core.
- an excellent location for construction of a new Fire Hall. The existing building requires extensive renovation and upgrades that should be considered cost prohibitive.
- additional commercial space which will add charm and vibrancy to the community.
- additional green space and public access which will serve to provide further enjoyment to the public.

I am very much in favour of the proposed development and I urge you to approve the application of same.

Respectfully,

Bill Phillips

ISLAND TEMPERATURE CONTROLS

3321 Tennyson Ave. | Victoria, BC | V8Z 3P5

(T) [REDACTED]

HEATING • VENTILATION • AIR CONDITIONING • CONTROLS • ENERGY MANAGEMENT

WORKSAFE BC/BCCSA CERTIFIED AND ISO 9001:2008 REGISTERED

Pamela Martin

From: Victoria Mayor and Council
Sent: October 23, 2019 9:03 AM
To: Public Hearings
Subject: FW: Johnson/Yates/Cook Development

From: Robert Young <[REDACTED]>
Sent: October 23, 2019 8:48 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Johnson/Yates/Cook Development

Hello Mayor and Council,

I've lived in Victoria for the past 24 years. I came to UVic at 17 and decided to never leave. So, like many, Victoria was not my first home, but is now my forever home.

Lots has happened over the course of the past 24 years (obviously) with both myself and our city. I'm a homeowner (would not be without help from my parents, as sad as that is), a father (I have a 9 year old daughter), a worker (I work in the financial services industry), and a cofounder of a small business (a tech company focused on machine learning and AI--www.informifai.com), among other things.

Our city has expanded, modernized (thoughtfully), welcomed new and different types of commerce and industry, and has been proactive in trying to address some of the larger macro issues we face as a society. Of these larger macro issues, I'd suggest affordable housing is one of the largest challenges we face.

Now, I'm certainly not an expert on urban development, but reviewing the <http://www.johnsoncookyates.com/> plan a few things become apparent:

1. There are good faith efforts being made to involve the community, and to provide benefits to Victoria that extend beyond the norm. I have seen other rezoning efforts where there is simply an attempt to make money by changing the zoning, and selling more (much) more than the cost to build. This does not fit that category, and for that alone I support this initiative.
2. The attempt to make a portion (25% I believe) of the housing affordable rental homes, and delivering this in Phase 1 rather than future Phases (which could change in scope) is another strong benefit. There are certainly challenges with 'picking winners' as far as affordable housing goes (it would be nice if we all had somewhere decent to live), but this attempt to meaningfully address and acknowledge affordable housing as an issue is valuable.
3. Having an open public space at the beginning of the Harris Green neighborhood will certainly make this area, and our city, more welcoming for residents.
4. I'm not caught up enough on the current state and needs of Fire Halls in Victoria to comment intelligently, but incorporating public services into overall design thinking appears to be a step in the right direction.

Please consider this email to represent my support for this project. Please be in touch should the need arise.

Kind Regards,

Robert Young

Pamela Martin

From: Victoria Mayor and Council
Sent: October 22, 2019 9:35 AM
To: Public Hearings
Subject: FW: johnsoncookyates

From: Leah White <[REDACTED]>
Sent: October 21, 2019 8:56 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: johnsoncookyates

Hello!
My name is Leah White

I am an owner of a busy down town Hair Salon named Hive Hair.
We have been around now for 18 years and have seen this city change in so many ways.
One thing that relates in a big way to this project is the amount of people in this city and especially downtown that need to find a balance for work/home life. We could use the affordable housing for the industry people that are professionals but have a harder time finding and sustaining a living space within their budget.

Also having the fire hall updated and in a central location for servicing Victorians is essential.

I am in support of this project :)

Thank you

--
Leah White
Owner of Hive Hair House
[REDACTED]
[REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: October 22, 2019 3:52 PM
To: Public Hearings
Subject: FW: Letter of Support - Proposed Firehall Project

From: Shaun McKenzie <[REDACTED]>
Sent: October 9, 2019 4:14 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Letter of Support - Proposed Firehall Project

Good afternoon,

After reviewing the application, I'm writing this email in support of the proposed firehall project at Johnson/Cook/Yates streets. As a homeowner (Southgate Street) and business owner (Pandora Avenue) in the downtown core, I believe this is exactly the type of mixed-use development our city needs in order to both increase density and address the affordable housing crisis. Having our emergency services located in a safe and seismically-engineered facility should be of top importance as well.

Thank you,

Shaun McKenzie, CAIB
Account Executive



T: [REDACTED]
[REDACTED]

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Pamela Martin

From: Victoria Mayor and Council
Sent: October 22, 2019 9:36 AM
To: Public Hearings
Subject: FW: Mazda Development

-----Original Message-----

From: Jamie Morch [REDACTED] >
Sent: October 19, 2019 4:17 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Mazda Development

Dear Mayor and council. My name is Jamie Morch. I have recently reviewed the fire hall and housing rezoning application on the current Mazda lands and I'm in full support of this development! As a young professional, the affordable housing component is incredibly important for people who want to live downtown and are burdened by the high cost of downtown living. Downtown needs density!

I hope you all understand the importance of this project.

Thank you,

Jamie Morch

Pamela Martin

From: Victoria Mayor and Council
Sent: October 23, 2019 9:02 AM
To: Public Hearings
Subject: FW: New firehall/Mazda site

From: Michael O'Connor <[REDACTED]>
Sent: October 23, 2019 8:27 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: O'Connor, Callaghan <[REDACTED]>
Subject: New firehall/Mazda site

Dear Mayor and Council,

I am writing this email in support of the master plan community with a new Victoria number one firehall and affordable housing on Yates Street near Cook Street. I think the concept as proposed by Jawl Residential is outstanding and one that should gain the Mayor and Council's full support. This is exactly the kind of development that is required in downtown Victoria and having witnessed the number of developments by the Jawl family over the years I can certainly say that we are fortunate to have such a unique proposal backed by Jawl Residential and Dalmatian Developments. This proposal to provide 130 residences across 8 levels, a new firehall, an ambulance station and supporting emergency operation centre is just what Victoria needs.

I strongly urge Mayor and Council to support this proposal.

Sincerely yours,
Michael J. O'Connor, QC

Pamela Martin

From: Victoria Mayor and Council
Sent: October 22, 2019 9:35 AM
To: Public Hearings
Subject: FW: Yates/Cook/Johnson project

-----Original Message-----

From: John Hayes [REDACTED]
Sent: October 21, 2019 3:08 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Yates/Cook/Johnson project

Dear Mayor and Council members,

As the owner of Newport Place, 1144 Fort Street, I write to support the proposed imaginative development of the Yates/Cook/Johnson Streets properties by the highly respected Jawl residential company.

My enthusiasm for the proposal is further based on my decades-long promotion of high-density housing east of Douglas Street in support of our Downtown retail economy...a vital component of Victoria's tax base.
The addition of some much needed income-based affordable housing and a replacement Fire Hall are, in my judgment, opportunities not to be missed.

Sincerely,
John Hayes, R.I. [B.C.]

Pamela Martin

From: Victoria Mayor and Council
Sent: October 22, 2019 9:36 AM
To: Public Hearings
Subject: FW: Yates/Cook/Johnson proposal

-----Original Message-----

From: Jane Woodland <[REDACTED]>
Sent: October 20, 2019 4:55 PM
To: marne st claire <[REDACTED]>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re: Yates/Cook/Johnson proposal

Bill Phillips sent in something similar Ross says. As did Nancy Singleton. And others.

Thanks, Jane

> On Oct 20, 2019, at 1:44 PM, marne st claire <[REDACTED]> wrote:
>
> Dear Mayor Helps and Councillors,
>
> I am a Victoria homeowner (since 1977). I raised my family here; my sons are now homeowners in Victoria. I know we are among the most fortunate on Earth to live in this City.
> I see an urgent need for affordable housing. I applaud the YatesCookJohnson proposal for its emphasis on long term affordable units . I applaud the emphasis on rejuvenating an area in need of human warmth. The company is known for its generosity of spirit and attention to aesthetic quality.
> I would ask, Mayor Helps and Council, that you support the acceptance of this proposal.
>
> Yours truly
> Marne St Claire
> Sent from my iPhone

Pamela Martin

From: GM <[REDACTED]>
Sent: October 22, 2019 11:19 AM
To: Victoria Mayor and Council; Public Hearings
Subject: Harris Green Development

As a local business man and once resident of the Harris Green neighborhood, I am happy to support this project. Turning a car dealership and large parking lot into housing and a updated Fire Hall seems like a very smart way to develop this land.

Please feel free to contact me. [REDACTED].

Mr. Lindsey Wilson

Franchisee

[REDACTED]

[REDACTED]

MOXIE'S
GRILL BAR

Pamela Martin

From: Victoria Mayor and Council
Sent: October 23, 2019 8:59 AM
To: Public Hearings
Subject: FW: 1025-1031 Johnson Street and 1050 Yates Street: Official Community Plan Amendment and Rezoning Application No. 00660

From: Jim Mayer <[REDACTED]>
Sent: October 22, 2019 5:28 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Miko Betanzo <mbetanzo@victoria.ca>; Carl-Jan Rupp <[REDACTED]>
Subject: 1025-1031 Johnson Street and 1050 Yates Street: Official Community Plan Amendment and Rezoning Application No. 00660

Dear Mayor and Council,

I am writing in support of the new fire all and housing development proposed for the Johnson/Cook/Yates block.

Specifically:

1. Based on renderings and my familiarity with the area, the proposal will be a vast improvement over what is there now.
2. Having a seismically sound post-disaster emergency center makes a lot of sense in this part of the world, and the existing fire halls are all old and seismically vulnerable.
3. Victoria is in desperate need of more affordable housing.
4. The funding model for the new emergency center removes substantial risk from the city.

For all of these reasons, I strongly support the project.

In addition, I would like to comment on some of the issues brought up by special interest groups, such as the Victoria DRA. In particular:

1. The comments about "excess density" make no sense in that location. It's just outside of downtown and is a defunct auto dealership.
2. Midblock crosswalks are a good thing, not a problem. They make the city pedestrian friendly. They are good urban design.
3. The letter complains about establishing a fire hall in a dense area. First, the proposed location is only two blocks from the existing Fire Hall #1. Second, the frequency of fires has dropped remarkably in recent decades; there is no reason to expect a constant barrage of sirens. Third, any concerns should be balanced against the advantages of a centralized location.

In general, my strong impression after reading the DRA letter is that they're picking NIMBY reasons out of a pot, throwing them at council, and hoping one will stick. This kind of letter makes me question the legitimacy of that entire organization.

Sincerely,

Jim Mayer

G3-389 Tyee Rd
Victoria, BC V9A 0A9



July 31, 2018

Attn: Ian Sutherland, Land Use Chair

RE: 1025-1031 Johnson Street and 1050 Yates Street

Yesterday, we sent to you our initial comments on the project proposed at Johnson and Yates. Later in the day, we received a copy of the information from the Downtown Residents Association (DRA) that you circulated about the density and height issues of the proposal and other City Centre potential development sites. As we are fairly new residents in the Downtown Core/Harris Green Neighbourhood, we are still in a learning curve about the history, plans and regulations regarding development in Victoria's downtown.

We find the current Community Meeting Notices insufficient to provide the necessary detail to allow residents to make informed comments. This process puts the community at a disadvantage as they receive very limited information, especially when community members are unable to attend the meeting.

Our previous comments referred to our concern about the timing (summer) of these meetings.

After reviewing your comments and the Downtown Core Area Plan (DCAP), we want to provide some additional remarks about the proposed development.

Our major concern with this proposal and other recent development proposals in the area relates to the lack of public involvement in the early planning stages and the apparent disconnect between the proposals and the information included in the DCAP.

The DCAP refers to achieving development that complements existing development and enhances and improves the Downtown Core Area's livability and quality of life. This proposal is being presented in a piecemeal approach and does not appear to meet these objectives or acknowledge the value of receiving community views. Any development for a site of this size (approximately ½ city block) should be the subject of a more thorough design process with significant public involvement and endorsement before it should be considered as a formal application.

As per the current information process, the average City resident is not equipped to make informed comments or decisions about the potentially significant impact of the proposed density and height based on the level of detail or information provided with the Phase One proposal. Consequently, a more interactive process would provide a better understanding of these technical issues.

We share the concern of the DRA that the current proposal is well beyond a scale (height and density) that is appropriate in this area, envisioned by the DCAP, or suitable on a site that abuts a lower density residential area. We are strongly opposed to the proposal as it is currently presented in the Information Meeting Notification.

The City of Victoria is developing into a major centre for both commercial and residential activities. A more rigorous development and design process is warranted to ensure that the City maintains its quality of life and livability.

Thank you for considering our comments.

Yours truly,

Lynda Challis and Kari Huhtala
#902 – 1015 Pandora Avenue



Monday, Oct. 21, 2019

Dear Mayor and Council:

Please find this letter in support of the proposed affordable housing development on the 1.77 acre property bordered by Johnson, Cook and Yates Streets in downtown Victoria's Harris Green neighbourhood.

It is my understanding this four-phase development is designed to transition the property away from its historical auto service and parking lot uses to host some of the city's most important priorities including affordable rental housing and a new post-seismic Fire Hall No.1 for the City of Victoria.

It is also my understanding that in Phase One, 130 homes will be affordable rentals for individuals and families with very low to moderate incomes, consistent with BC Housing's Community Housing Fund. Dalmatian Developments has made these homes available for sale at a below-market price to Pacifica Housing, who will own and operate this affordable rental building in perpetuity.

Affordable housing is a priority that I witness every day as CEO of Our Place Society. Our Place has worked closely with Pacifica in housing some of our community's most vulnerable citizens, and as such I know they will be excellent stewards of this property.

Sincerely,

Don Evans
CEO, Our Place Society

October 21, 2019

Mayor Lisa Helps and Council
City of Victoria Municipal Hall
mayorandcouncil@victoria.ca
1 Centennial Square, Victoria BC,
V8W 1P6

Re. Jawl Residential, Johnson Cook Yates.

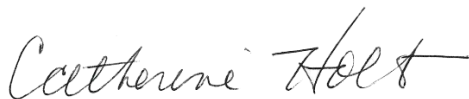
The Greater Victoria Chamber of Commerce supports the development proposal by Jawl Residential for the Johnson Cook Yates project. The multi-phase approach will add vital rental housing to the city, as well as provide space for emergency services and create new parking spaces to help replace stalls that have been lost in recent years.

With the second lowest unemployment rate in Canada, employers in all industries and sectors are struggling to attract and retain the workforce required to ensure the ongoing vibrancy of our region. Greater Victoria needs non-market workforce housing and this proposal will provide a significant number of rental units based on income for working families.

The mixed-use Johnson Cook Yates project is a creative solution to the shortage of homes in the City of Victoria and Jawl Properties has worked closely with the community and with city staff on this innovative proposal.

The Chamber urges council to support this project and the addition of workforce housing to downtown Victoria.

Sincerely,



Catherine Holt
CEO, Greater Victoria Chamber of Commerce



September 6, 2018

Pacifica Housing
827 Fisgard St.
Victoria BC V8W 1R9

RE: Letter of Support for Pacifica Housing – Johnson Street Fire Hall Housing

To Whom it May Concern,

I'm writing on behalf of the Burnside Gorge Community Association (BGCA) in support of Pacifica Housing's **Johnson Street Fire Hall Housing**.

BGCA's Homeless Family Outreach program is the only program in the region that is solely dedicated to family homelessness. Homeless Family Outreach provides direct service delivery to more than 300 families in housing crisis each year in the Greater Victoria area and provides information and referral services to another 400 families. Almost all of the families we work with are in crisis, be it housing, financial or relational such as domestic violence.

At the present moment there is a severe shortage of safe, affordable, and appropriate housing for families coming out of transitional housing (BGCA shelter units, Transition Houses, motels) and who are ready to move into permanent housing. The proposal put forward by Pacifica helps to fill some of those gaps. They are committed to creating safe and stable homes for our communities' most vulnerable families. Pacifica is a valued community partner to BGCA in supporting families facing multiple barriers and we look forward to partnering with them on this exciting project.

Sincerely,

Suzanne Cole
Executive Director



September 11th, 2018

Pacifica Housing
827 Fisgard St.
Victoria BC
V8W 1R9

#201 - 190 Alexander St
Vancouver, BC V6A 1B5

To Whom it May Concern

RE: Letter of Support for Pacific Housing Johnson Street Fire Hall Housing Project

I am pleased to provide this letter in support of Pacifica Housing Society's *Johnson Street Fire Hall Housing*. I understand the project will be in downtown Victoria, surrounded by local and social support services, on top of the new City of Victoria fire hall, which I believe will add to the sense of security in the building and neighbourhood.

Atira Women's Resource Society is a not-for-profit organization committed to the work of ending violence against women through providing direct service, as well as working to increase awareness of and education around the scope and impact on our communities of men's violence against women and children. Offering services in Vancouver, Richmond, Burnaby, Surrey and White Rock, Atira's programs encompass transitional, second-stage, emergency and long-term housing, as well as support programs such as legal advocacy, stopping the violence counselling, children who witness abuse programs, daycares, housing outreach for women who are homeless or at risk of homelessness, and social enterprises providing employment opportunities to women with barriers to employment.

Atira recently established a partnership with BC Housing, the City of Victoria and the Aboriginal Coalition to End Homelessness to provide supportive housing for Indigenous women in Victoria, and in particular women at risk of homelessness.

There is a severe shortage of safe, affordable and appropriate housing for women and children, including those coming out of short-term transitional housing. The proposal put forward by Pacifica helps to fill some of those housing gaps by increasing the supply of safe, affordable housing. Pacifica has a history of providing excellent non-market housing and are committed to making their units accessible to our communities' most vulnerable women and families. Atira fully supports this Pacifica proposal and looks forward to being able to make referrals to and see women and children housed in this new and exciting project.

If you have any questions or require additional information, please contact me at [REDACTED] or email me at [REDACTED]

Sincerely,
Atira Women's Resource Society


Janice Abbott
Chief Executive Officer

Rob Fleming, MLA
Victoria-Swan Lake

Constituency Office:
1020 Hillside Avenue
Victoria BC V8T 2A3

Phone: 
Fax: 



**Province of
British Columbia**
Legislative Assembly



Rob Fleming, MLA
(Victoria-Swan Lake)

August 22, 2018

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

To the Mayor and Council of Victoria,

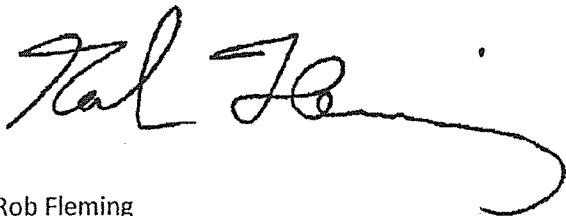
I am writing today to express my support for the Pacifica Housing Affordable Project Development Plan for 1025 Johnson Street. Affordable housing is needed in the City of Victoria and the combined homeless crisis and 0.4% vacancy rate needs creative solutions. Pacifica Housing wishes to be part of the solution and increase the amount of available affordable housing in Victoria.

Pacifica Housing has been a provider of supported, subsidized, market and near market housing in Victoria for over 30 years. They currently house more than 2000 people. Many constituents in the Victoria-Swan Lake riding depend on Pacifica Housing to help them reach their full potential without being held back by the current housing market.

The Johnson Street project will not only increase the housing available in Victoria, but will also be well situated in its location allowing residents to easily walk to various amenities. One hundred and thirty additional units of housing will give families and individuals with low to moderate incomes stability and have a firmer foundation to reach their full potential upon.

Pacifica Housing has shown their commitment to providing affordable housing through Vancouver Island and support services to vulnerable sectors of the community. Thank you for giving their project proposal serious consideration.

Sincerely,



Rob Fleming
MLA for Victoria-Swan Lake



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

October 22, 2019

Re: 1025-1031 Johnson St. and 1050 Yates St – New Fire Hall - Rezoning and OCP Amendment

Dear Mayor Helps and Council,

Council is in receipt of our letter of November 22, 2018 expressing serious concerns about this application and the apparent conflicts both Council and Staff have placed themselves in as adjudicators of a development application in which the City has contractual and financial interests.

This is a very aggressive proposal; it is requesting a density of FSR 6.8:1 which is 24% over the OCP maximum of 5.5:1 and at a half city block, will be the largest and densest development ever proposed, not just for Harris Green, but for the entire city.

It was not disclosed at the public meeting that these densities were already locked into the contract between the applicant and the City to construct a Fire Hall. That contract was negotiated and signed in private weeks prior to any public consultation. We note that the Fire Hall building would only occupy about 7.5% of the density proposed for the site. There has been no change to the application to reduce the density of the project despite community concerns.

This application was originally approved by the (then) Director of Planning to move forward through the public process without the required amendment to the Official Community Plan. The DRA's refusal to go along with this contravention of provincial law had to be elevated to the City Manager to correct this ethical lapse. As this happened well after the contract was executed, we have serious doubts whether the Council of the day was made aware that there were contraventions of the OCP prior to signing the Fire Hall contract. We also question whether Council of the day were led to believe the density guarantees enshrined in the Fire Hall contract were an existing entitlement or "as-of-right".

Justification for the proposed densities is entirely based on a claim for an existing entitlement from the 1/3 of the site zoned R-48. The DRA made a presentation to Council on August 8th, 2019 demonstrating how the R-48 zone was being gamed by applicants for densities far beyond

the original intent of the bylaw and the Harris Green Charrette that created the zone. The R-48 zone specifies no density, only a 10-storey height limit, so the only right the R-48 zone confers is to build a 10-storey building on the 1/3 of the site zoned R-48. Any claim of an entitlement in terms of a specific density from the R-48 zone is only theoretical and highly debatable. In this case, a theoretical model was developed and manipulated (and supported by staff) to maximize the benefit to the property owner and calculate extreme densities of 8.8:1 for the R-48 property using only building setbacks as a constraint to density. However, this model ignores setbacks required in DCAP. If all the requirements under DCAP are applied, it reduces the overall density for the proposal substantially. A “reality check” of 10-storey built examples on R-48 properties demonstrates that those buildings built to the bylaw barely make it to a 5:1 FSR.

Perhaps of greatest concern is regarding the unconventional transfer of a density entitlement from the R-48 parcel to the S-1 parcel. Regardless of the argument of the amount of density the applicant perceives they are entitled to, it is a fact that the density entitlement for the R-48 lands applies only to the property that carries that zoning and is not legally “transferable” to another property of a different zoning entitlement. Council may have the discretion to allow this density transfer to take place, but it will be unprecedented and we suggest that it would be highly inappropriate to do so.

The fact that trumps the whole “theoretical” exercise is that the applicant is abandoning the R-48 zone for a new zone to add institutional uses that are not permitted by R-48. There is no right to carry forward density entitlements from an abandoned zone.

The staff report to Council states: “The application is consistent with the *Downtown Core Area Plan (DCAP)* in terms of the general massing, form and character”. The staff report fails to mention that the Fire Hall building significantly exceeds the maximum floor plate sizes prescribed by DCAP. Floor plate limits appear to be exceeded by approximately 30% for Floors 6, 7, and 8 and by over 80% for floors 9, 10, and 11. The result is a building presenting a monolith to its several immediate neighbours to the north. Floor plate dimensions for the Fire Hall building are almost identical to those of View Towers. We note that the applicant did not present a shadow analysis for this building at the public meeting. The shadow analysis submitted as part of the application shows images cropped so that impacts on buildings directly opposite on Johnson Street are not shown at all.

The Harris Dodge site directly across Yates Street is essentially the same as this one but with even more of its land zoned R-48. This site was recently purchased for about \$29 million by Starlight Investments who own 24,000 rental units across Canada mostly in high-rise towers. Whatever your thoughts are of Starlight as operators, they are bona fide experts on residential tower planning and construction. Despite paying market rate for an identical property, Starlight has committed to compliance with OCP maximum densities and will not pursue similar densities to the Fire Hall site and will proceed at a density of 5.5:1.

Last May, through VCAN, all the Neighbourhood Associations in the city came together with an unprecedented and unanimous request of Council to respect the Official Community Plan and make specific upgrades to the amendment process. VCAN members have expressed well-founded concerns about the undermining of the OCP by Council accepting significant OCP amendments just like this one that will have citywide consequences well beyond the paltry 200-meter notification radius. This application grants a 24% increase in allowable density (a \$7.5 million property value bump) over the already generous OCP maximums for what is apparently

an exchange for a Fire Hall and some affordable housing. We would also point out that the applicant will be handsomely paid for the Fire Hall. And the affordable housing component being offered as justification is currently a requirement of all developments of this type that actually comply with the OCP. This does not appear a rationale for approval let alone a compelling one.

We maintain that the City is a conflicted partner in this development and Council needs to recognize it is afoul of its own commitment to transparency, public process and its ethical obligation to support and respect its own foundational planning documents. The previous Council signed the contract for the Fire Hall without any public engagement process or consent and has locked the City into terms that are highly questionable. The public was invited to participate as an afterthought but is told that the deal has been struck; it's this or nothing. But we propose this is a false choice and that this application is not the only way forward. We ask our Council to consider either declining or postponing this application until truly substantive efforts are made to align this project with the prescriptions of the OCP and DCAP and the "contract" these documents represent to its citizens.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

Pamela Martin

From: Patricia Townsley <[REDACTED]>
Sent: October 21, 2019 6:48 PM
To: Public Hearings
Subject: Proposal 1025 - 1031 Johnson and 1050 Yates

To Whom It May Concern

As a neighbour to this site I strongly oppose this proposal as it will interfere with the quiet enjoyment of my home. The idea that this neighbourhood will be expected to contend with 10 years of construction noise only to have it replaced by the sirens of the fire engines at the end of a decade seems unreasonable.

In addition, for that decade my property value will be negatively impacted as it is unlikely anyone will want to purchase a home with that type of commotion going on next door. In addition turning your home into a rental property for the duration will also be difficult, if not impossible, as again, no one in the area will be able to enjoy peace and quiet during the construction phase, nor after the construction noise is replaced by the emergency vehicles.

Pat Townsley
310 1015 Johnson
Victoria, BC
[REDACTED].

Pamela Martin

From: Eckenfelder, Margaret <[REDACTED]>
Sent: October 21, 2019 11:37 AM
To: Legislative Services email
Cc: [REDACTED]
Subject: Rezoning No. 00660 1025 Johnson Street
Attachments: Public Hearing October 24, 2019 - 130 units of affordable housing proposed for Johnson Street development LETTER OF SUPPORT

Good morning,

Please find attached a letter of support from Our Place Society. It has been sent to Mayor and Council and Mayor Helps. We just want to ensure that it is included in the material going to public hearing this Thursday.

All the best,

Margaret Eckenfelder



Margaret Eckenfelder
Executive Director
Pacifica Housing
827 Fisgard St | Victoria, BC V8W 1R9
Unceded Coast Salish Territory
P: [REDACTED]
[REDACTED]

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October 17, 2019

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

ATTENTION: Mayor Helps and Council

Dear Ms. Helps & Victoria City Council:

RE: Johnson | Cook | Yates Development

Please accept this letter as Belltech Electric's support of the Johnson | Cook | Yates development application being made by the Jawl Residences.

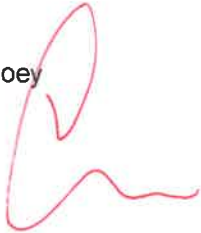
My family has lived and worked in the City of Victoria for over 80 years.

I have reviewed the application and 100% support this development as we feel it will be a positive upgrade to the area with affordable housing, restaurants and an upgrade with a new Public Safety Building.

Thank you for the opportunity for me to express my support for this application.

Yours truly,
BELLTECH SYSTEMS LTD.

Cam de Goeij



Eagle Ridge Holdings
1102 Fort Street
Victoria, BC
V8V 3K8

October 22, 2019

City of Victoria
Mayor and Council
mayorandcouncil@victoria.ca

Mayor and Council,

RE: Support for Jawl Residential Proposed Development at Johnson Cook and Yates

As a property owner in the area (the commercial building at 1102 Fort Street), we are enthused to hear of Jawl's proposed development at Johnson Cook and Yates. We are particularly excited by the 'market housing' portion, slated for the first stage of the development.

We feel such a project would bolster the residential market supply and support overall growth in downtown Victoria. We have full confidence that Jawl Residential will bring to this project their experience in constructing high quality construction of well considered buildings. Eagle Ride Holdings therefore fully supports this project.

Sincerely,



Dan Sawchuk
President
Eagle Ridge Holdings



October 17, 2019

Mayor Helps and Council
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps and Council,

I am writing on behalf of everyone at the Victoria Conservatory of Music (VCM) to express our support for the Johnson/Cook/Yates proposed master-planned community in the Harris Green neighborhood as proposed by Dalmatian Developments of Jawl Residential Developers. As you are aware, the VCM has been a centre for music education excellence, musical performance and music therapy for 55 years, and is known as the "artistic and musical jewel" of Victoria and most certainly, a cultural treasure within our own Harris Green neighborhood. As such, the VCM is greatly looking forward to welcoming the many newcomers who will be moving into their new homes at Johnson/Cook/Yates, as well as the new commercial/retail spaces and beautiful open plaza spaces that will attract more people to the area and bring further renewed vibrancy to Harris Green.

We are happy to hear that the proposed density is staying within height limits and setbacks outlined in City policy but we are especially thrilled to know that phase one of the project will offer the largest single affordable housing project in Victoria's recent history! Jawl Residential needs to be congratulated for their commitment in bringing 130 new affordable homes to market (seven of which will be family-sized three-bedroom homes) which will provide much needed housing for individuals and families with very low and moderate incomes. This affordable housing will enable young singles, couples, families and seniors on fixed incomes to live within walking distance of downtown and the VCM. And, to further illustrate how the efforts of Jawl Residential to provide affordable housing align with our mission and goals: the VCM offers financial support to individuals and families who might not otherwise be able to afford to study and experience music through our growing bursary funds.

Another very positive aspect of this proposed master-planned community is the inclusion of the new Fire Hall, BC Ambulance and Victoria's Emergency Operations Center. By co-locating these essential services within this development, much greater operating/organizational efficiencies will be realized in addition to reduced response times and increased service delivery which is critical to addressing the ongoing public safety and security concerns that exist in our community.

The faculty, staff, students and patrons of the Victoria Conservatory of Music are looking forward to the new life and energy this proposed community will bring to the Harris Green neighbourhood.

Sincerely,

Jane Butler-McGregor, CEO
Victoria Conservatory of Music

Blair Hagkull
127 Howe Street
Victoria, B.C.
V8V 4K5

October 19, 2019

VIA EMAIL - mayorandcouncil@victoria.ca / publichearings@victoria.ca

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

Dear Mayor Helps and City Councilors,

Please accept this letter as an indication of my strong support for the proposed Johnson Cook Yates new community development in the Harris Green neighborhood proposed by Jawl Residential.

This form of innovative mixed-use residential community is a welcome addition to our city. The opportunity to deliver unmatched community amenities in the first phase of a multi-phase new development will be a tremendous asset to Victoria. Integrating emergency services with high quality affordable housing follows global best practice and will serve as an important anchor in this high-profile location.

In recent years Victoria has set ambitious standards to become a city recognized on the world stage for its quality of life and dynamic business spirit, aspiring to provide outstanding services to residents and visitors alike. The proposed Johnson Cook Yates development is exactly what is called for by providing the complete package of housing, services and amenities.

Jawl Residential is to be commended for their thoughtful approach to planning this long-held property and for working with high quality partners such as Pacifica Housing and BC Housing to realize the potential of this site.

If the City of Victoria is to reach its full potential and ambition it is precisely by approving this type of development. It is by encouraging responsible and professional developers and builders to invest time and money in our city that our collective plans for the future can be realized.

Yours truly,



Blair Hagkull
Cell - [REDACTED]

October 22, 2019

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

**Re: Submission for Rezoning, Development Permit and Official Community Plan (OCP)
Amendment
1025-1031 Johnson Street and 1050 Yates Street**

Dear Mayor & Council,

Given the uniqueness and complexity of this project as well as the time that has passed since Council last saw the application at Committee of the Whole, we are writing this letter to update Council, clarify the details of the voluntary community amenities being offered, and confirm how this project addresses critical needs and policy objectives of the City of Victoria.

Committee of the Whole - Update

Following the February 14th Committee of the Whole meeting, our development team has worked diligently with City Staff to satisfy the conditions imposed in respect of this application, the result of which is a new site-specific zoning bylaw and a series of legal agreements as follows:

- The CA-90 Zone, Mid Cook District
- Phased Development Agreement
- Master Development Agreement
- Housing Agreement (130 affordable homes secured for 60 years)
- Housing Agreement (Rental availability)
- Statutory Right of Way (Average 2.5m setback)
- Statutory Right of Way (250m² park/plaza)

The new site-specific zoning bylaw responds to feedback from Council and the community by requiring that all buildings be constructed within height, setback and building separation requirements that are equal to or greater than those set out in the Downtown Core Area Plan (DCAP), and gives council certainty regarding the size and siting of future phases that will come back to Council by way of separate development permit applications.

The comprehensive legal agreements provide Council and the community assurances regarding the orderly phased development of the site and the timing of the delivery of the amenities that are being offered **over and above** what City policy requires of this application (being the 130 affordable homes, average 2.5m setback and 250 m² pocket park/plaza described in further detail below). Notably, the

Master Development Agreement requires that the 130 affordable homes will proceed in the first phase of development.

Bonus Density & Project Amenities

This application was submitted on September 17, 2018 and is subject to the *Density Bonus Policy* (2016), which requires an economic analysis to be completed by a third party consultant **retained by the City** to determine the increase in land value (the ‘land lift’) resulting from the rezoning.

The economic analysis for this application was undertaken in a manner consistent with the *Density Bonus Policy* (2016) and other applications that have been approved by Council, some within the last 120 days. Given the significance of this application and out of an abundance of caution, City Staff not only directed the land economist to conduct the analysis in accordance with policy, but also directed the land economist to consider the analysis with base densities that are more stringent than policy requires. As set out in the G.P. Rollo and Associates report that is appended to City Staff’s report to Council, under both policy and the more stringent base density conditions, the economic analysis determined that there was **no lift** in land value and the land economist **did not recommend that the City seek an amenity contribution under this rezoning**. This is primarily a result of the significant base density associated with the existing zoning and the significant reduction in land value where 130 units are being delivered as rental and **not** market condominiums.

Notwithstanding that the independent third party analysis commissioned by the City did **not** recommend the City seek an amenity contribution from this rezoning, through City Staff’s persistent encouragement and our development team’s desire to maximize the public benefit associated with this application, the following amenities are being **voluntarily** offered in consideration of the rezoning and OCP amendment and are secured by legal agreements:

- **130 Affordable Homes:** Approximately 25% of the total site-wide residential dwellings will be built in Phase One in the form of 130 affordable and below market homes. The affordability will be secured for a term of 60 years and the homes will be rental in perpetuity. The significant level of affordability being provided will not come at the cost of compromised suite sizes or livability. The studio, one-bedroom, two-bedroom and three-bedroom homes will range in size from 365 to 1,011 square feet and, if approved, will be the largest purpose-built affordable rental project of its kind in downtown Victoria.

The homes will be available to households within the following income ranges:

- 20% affordable for very low income households (\$15,000-\$26,400)
- 50% affordable for low to moderate income households (\$26,400-\$75,500)
- 30% affordable for moderate income households (\$42,500-\$107,000)

Our group has a strong track record of building quality homes in Greater Victoria that meet the needs of each owner or tenant and are designed to build a sense of community amongst residents and neighbours. This approach to community building and the construction of well-designed and quality homes has been applied to this project as well. The ability to provide these 130 units with such significant affordability is the culmination of more than two years of work with Pacifica Housing and BC Housing running parallel to the rezoning process. This affordable housing project has been

approved by BC Housing's Board of Commissioners, subject to rezoning and development permit approval of this application. No requests for tax holidays or contributions from the Housing Reserve Fund are being made by the applicant as part of this application.

- **Enhanced Pedestrian Realm:** An oversized average 2.5m street level setback around the perimeter of the lands will create a more spacious and animated sidewalk and public realm. This setback will be secured by a statutory right of way.
- **Community Gathering Spaces:** In response to community feedback around the need for open/green space, a welcoming 250m² south facing pocket park/plaza will be constructed fronting Yates Street and will be secured by statutory right of way. Importantly, a community design charrette will be held to seek input and feedback on landscaping and design elements of the plaza at the time it is designed.

Additional Public Benefits

In addition to the above referenced planning amenities, this application offers substantial additional public benefit through the delivery of the following:

- **New Fire Hall No. 1 & Enhanced Public Safety:** In Phase One, located at 1025 Johnson Street, a new state-of-the-art post-seismic public safety building (including a fire hall, ambulance bays and emergency operations center). The delivery of this new facility will significantly improve public safety and emergency response in the City of Victoria. While not considered an amenity for the purposes of the planning analysis, there is a significant public benefit associated with the delivery of this facility in Phase One of the development.
- **Family Sized Homes:** Phase One will include 7 three-bedroom homes to accommodate families with two or more children.
- **Accessibility:** In Phase One, 7 homes will be designed and constructed to be accessible for persons with accessibility needs.
- **Diversity of Housing:** The 130 affordable rental homes in Phase One represent 25% of all housing planned for this application. In total, more than 500 new homes are anticipated to be built upon completion of the development. The remaining phases will accommodate studio, one-bedroom, two-bedroom, three-bedroom, townhouse, residential lock-off and live/work homes. No displacement of existing residents will result from the creation of these new homes.
- **Parking:** The parking proposed for the entire development represents a significant increase from the parking requirements of the existing zoning (the R48 zone applicable to 43% of the land has **no requirement for parking**). Parking for this development will be provided in accordance with the recently adopted City of Victoria's Schedule C Parking Bylaw. In Phase One, electric charging stations for cars and scooters will be provided within the 2 levels of underground parking that will be available for occupants of the building and members of the public.

- **Sustainability:** The project is well situated and serviced by City of Victoria infrastructure. This walkable community will have easy access to sustainable transportation options with major transit routes and bike lanes in immediate proximity. The location of higher density transit-supportive development along Yates Street is consistent with DCAP objectives. Additionally, all phases will comply with the City of Victoria's Building and Step Code requirements.
- **Livability:** Not only has the site specific zone been written to address many of the built form liveability factors (building height, tower separation and setbacks), but future residents will be able to access a variety of local services, amenities, parks and schools within a 5-10 minute walk including, but not limited to: Mason Street Playground/Franklin Green, Central Middle School/Field, Central Park, Royal Athletic Park, Courthouse Playground, Harris Green Park, Pioneer Square, Harris Green Village, Yates Medical Building, Market on Yates, Save-On Foods and a multitude of restaurants, cafes and other service businesses. In Phase One, residential tenants will have access to indoor and outdoor community gathering areas, a dog run and a children's play area.

Advancing the objectives of the Official Community Plan

Victoria's Official Community Plan (2012) is described within the document as 'A New Plan for A New Century' which:

...strives to fulfill this mandate through policies that support Victoria continuing to develop as a city that is a great place and the heart of the region, composed of vibrant urban villages, with well-integrated land use and transportation and sustainable community infrastructure; a greener, more resilient and healthy city, that takes a comprehensive approach to housing.

The proposed amendment to the OCP for this application has been pursued out of an abundance of caution to reconcile the inconsistency between the OCP and the existing R48 Zone which applies to 43% of the subject property. The R48 zone does not stipulate a maximum FSR, so the maximum density is determined in reference to height and setback requirements in the zone, resulting in a maximum FSR of 9.8:1. The application of DCAP to the R48 zone has also been considered by City Staff and results in an FSR of 6.96:1. While the existing R48 zoned lands could be proposed for development with densities greater than those contemplated in the OCP (by way of a development permit application without variances), transitioning these lands to a new site-specific zone that distributes density in accordance with DCAP guidelines better reflects the intentions of the OCP and will result in a more livable community.

The OCP directs consideration of site-specific amendments that are consistent with the urban place designations and which further the broad objectives and policies in the OCP as appropriate to site context. This application has been thoughtfully planned and designed to advance not only the OCP land use objectives but also some of the most critical needs within the City and policy goals outlined within the OCP, including, but not limited to the need for a new firehall, affordable housing and increased housing options. Below are some of the many values, visions and goals that are being advanced by way of this application:

- *Accommodating and fostering a greater range of housing options throughout the Downtown Core Area, including non-market housing.*
- *Consider upgrading or replacing Fire Hall No. 1 with a new facility that meets the present and*

future requirements of the Victoria Fire Department for service delivery.

- *Encourage the logical assembly of development sites that enable the best realization of permitted development potential for the area.*
- *Improving vitality and livability within the Downtown Core Area through initiative and strategies to create an attractive and functional public realm, well-designed and diverse built forms, a range of amenities to serve the daily needs of residents, businesses and visitors and an improved local economy*

Conclusion

Our group is incredibly proud to be advancing this unique and amenity rich application that delivers such substantial public benefits. By supporting this application, Council will help to address the City's need for increased public safety, real affordable housing, increased housing options and secured public spaces while initiating the transition of underutilized lands within the Harris Green neighbourhood. We would welcome the opportunity to deliver immediate and significant positive public benefit for the community in which we live and work.

Sincerely,



David Jawl
Director
Jawl Residential Ltd.



October 17, 2019

By email: mayorandcouncil@victoria.ca

Dear Mayor and Council:

Re: Pacific Mazda Development Proposal

Our firm is in full support of the proposed mixed-use project slated for the Pacific Mazda site. We are a firm of CPAs practicing in the Atrium building a couple of blocks west of the site. We are a seven-partner firm and employ approximately 30 people. Having an abundance of housing within walking distance to work is a significant contributor to the success of our business. Our CPA students in particular will appreciate the "affordable housing" aspect of this project.

On a personal note, I add that I live in the downtown core and walk to and from work almost daily. Walking contributes to my well being and in a small way reduces exhaust emissions. High density downtown residential development is a must in our collective battle against climate change.

As a downtown business (and myself as a downtown resident) we wholeheartedly support the "Pollen-Jawl" proposal for the existing Mazda site and encourage council to support the project.

Sincerely,

SCHIBLI STEDMAN KING LLP



Walter J. Schibli, CPA, CA