

Madison Heiser

From: Victoria Mayor and Council
Sent: Wednesday, June 10, 2020 9:35 AM
To: Public Hearings
Subject: Fw: 1301 Hillside Ave

From: ANDREW LAW [REDACTED]
Sent: June 5, 2020 11:39 AM
To: Victoria Mayor and Council [REDACTED]
Cc: Kyle Ryan [REDACTED]
Subject: 1301 Hillside Ave

Good day Mayor and Council,

I am writing to commend councils' decision to advance this project to public hearing. I hope the public can see the value of this project in our neighbourhood. The developer has worked hard with the neighborhood to help with traffic demands, use of alternate transit to cut down on greenhouse emissions and a focus on cycling. The parking variance should be supported given the site constraints as well. I understand underground parking is not allowed and having affordable housing will lessen the parking demand as well. The six-story application is appropriate in this location along two major transit routes and book ended by two commercial centers; Quadra Village and Hillside Mall. I give my support to this project advancing past the public hearing. I look forward to this building in our neighbourhood.

Thank you,

Andrew Law
1539 Pearl St
Victoria BC
v8r2y8

Madison Heiser

From: david gray [REDACTED]
Sent: Saturday, June 6, 2020 12:13 PM
To: Public Hearings
Subject: Propose rezoning of 1301 Hillside Ave

Hi

I am a resident who lives near this proposed development and although I have no issue with the building proposed to be built here I do have a lot of concerns on the amount of parking spaces that are included.

At a previous forum we were informed that there would be less than 19 parking spots since some would be taken up by loading areas etc.

Although this site is close to town it is not in town and as such is likely to attract people who have a car even if it is used infrequently. If there is not a greater number of parking spaces people will be parking long term on the side streets and in the Hillside Park parking area. This corner is a busy intersection that has no street parking and in fact the only street parking is across Hillside at the park and across another street (further up Cook) on Basil, Vista Heights, the Rise, Montrose and Blackwood ave. All of these streets have limited parking and it is taken up by the residents of these streets. The proposed site backs onto a rock wall and the Cridge so there is no side street parking behind, beside or immediately across Cook street

If the idea is that without parking you will force people to not have cars, that fallacy is disproved by the lack of parking on the adjoining streets since cars for residents use this. It indicates that people still use their cars despite the proximity to town.

Please increase the amount of parking that the developer must provide to avoid exacerbation of parking problems on our side streets.

Thank you

David Gray

Madison Heiser

From: bd young [REDACTED]
Sent: Sunday, June 7, 2020 7:33 AM
To: Public Hearings
Subject: June 11th Hearing Rezoning 1301 Hillside

Dear Council,

RE: Re-Zoning of 1301 Hillside

I am opposed to the re-zoning for this application. The Bylaw is in place to be followed. It is a law passed by council and should not be aside except in exceptional circumstances. Otherwise, why have the Bylaw in the first place.

This developer is asking for changes that simply do not suit this neighborhood. Reducing the parking stalls required by the Bylaw is absurd. Developers don't like parking stalls due to increased cost and lack of return. That is not your problem. This developer, like others, is well known for always seeking changes so he can maximize profits. But again, Bylaws are in place for a reason. And asking for reduction of 29 required stalls is absurd. Vehicles are a necessity in this society - whether for pleasure or work use. There is no street parking near this development and to suggest people can bike or take transit is simply unrealistic. Not having the minimum number of stalls will put a strain on that neighborhood.

This developer is asking for site coverage and site space changes that are 50% changes. More likely than not this developer is playing a game and asking for changes hoping to settle for something in between. But these are massive changes to the coverage and space requirements set out in the Bylaw. Open space is important to maintaining the esthetic in a neighborhood. Cramming buildings on lots, and people into buildings, is not something Victoria should need or want. Given the past months and the pandemic, nurturing open spaces is should be the goal of Council.

This particular developer has a reputation for flaunting bylaws in other municipalities (Oak Bay) and for promising yet not delivering (affordable housing in exchange for lax application of Bylaws). Council should be very wary of this developer's intentions and not be quick to agree to any changes.

All developers should be required to adhere to the Bylaws. It is not the responsibility of the City or the citizens to ensure this, or any, developer, can make money on a building. If this developer can't build profitably and according to the Bylaws on that site, don't build. Sell the site. I would urge council to ensure the Bylaws enacted be enforced and these variances be denied.

Thank you.

Brian Young
Victoria BC

Madison Heiser

From: Sheila Henley [REDACTED]
Sent: Sunday, June 7, 2020 6:35 PM
To: Public Hearings
Subject: Rezoning application for 1301 Hillside Avenue

Follow Up Flag: Follow up
Flag Status: Completed

I would like to register my horror of the proposed rezoning application.
It would be a huge blight having such a large building .

- 1) It is outrageous that the proposed building should be six stories in height.. This would create a monster on the highest point of the area, completely out of scale with other buildings. The wonderful grounds of the Cridge would be completely hidden behind such a huge block of concrete.
- 2) It is equally appalling that the proposed site coverage should be changed from 40% – 75.5% , There would be absolutely no room for landscaping.
- 3) The junction of Hillside and Cook is always incredibly congested as vehicles are able to turn right,or left as well as drive straight ahead. I use this road constantly, and am constantly amazed how long I have to wait in order to head in my intended direction.
- 3) The suggestion that parking for residents be reduced from 48 – 19 is ridiculous . This is a **residential** area and it would be expected that the majority of the residents would have vehicles.
- 4) I find it totally unacceptable that the proposed stalls for visitor vehicles would be reduced from 5 to 4. I emphasize that his whole area is already very short of parking space which creates serious problems for all of us who visit family and friends in the neighbourhood.

I am very strongly opposed to this zoning application..

Sincerely
Sheila Henley
1303 Tolmie Avenue,
Victoria, BC V8X 2H7.

Madison Heiser

From: Adrian Mohareb [REDACTED]
Sent: Monday, June 8, 2020 10:41 PM
To: Public Hearings
Subject: Letter of support for proposal at 1301 Hillside Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

(Please strike my address and contact information from the record)

Dear Mayor and Council,

I would like to submit this letter in support of the project proposed at 1301 Hillside Ave.

This site, at the corner of a busy intersection well serviced by transit, has been derelict since I arrived in Victoria 7 years ago. It is one that I pass as frequently as any that is not on my regular commute. The City appears to have a good opportunity to increase the number of houses available at this site, including the opportunity for affordable housing in a partnership between BC Housing and the developer. I understand there has been some pushback against the request for a reduction of the number of parking stalls. Given the City has declared a climate emergency, this reduction in parking should be heralded, not derided. The site utilization, the reduction in parking, and the size of the building aligns with much that is heralded as good urban planning. Its proximity to some services is also beneficial, being 500 m from one food store (Damascus) and 650 m from another (Fairway) by foot.

There is one bug in the design, however. There are 65 planned bicycle parking spots. The bug is not in the number of spots; it is in the difficulty of all but the most confident cyclists to arrive at the building from any direction. As a fairly confident cyclist, but one with a four year old, I would not feel comfortable arriving at or leaving this building. I encourage you as Council to consider this also an opportunity to create all ages and abilities cycling infrastructure, ideally during the lull in traffic created by the pandemic, to enhance the safety of the routes near this building before it is completed. To do so would demonstrate the City's commitment to its climate emergency declaration, and would enhance low-carbon transportation choice for residents and visitors, and for the rest of the city.

Thank you very much,

Adrian Mohareb
[REDACTED]

Carol Jones [REDACTED]
1430 Lang St.
Victoria, BC
V8T 2S7

June 8, 2020

RE: Public Hearing 1301 Hillside

Dear Mayor Helps and Council,

As a resident of Oakland area in Victoria, I have concerns about the proposed housing on the corner of Hillside Ave and Cook St., 1301 Hillside Ave.

-Changing the zone to a multiple dwelling, 6 stories to allow for 50 condos, with the work dwelling on the bottom two levels to allow for retail, coffee shops and other businesses, and only have 19 parking spots available is ludicrous. On Hillside Avenue no parking is permitted on either side of the avenue. On the Cook St. Side, parking isn't permitted between 7am-6 pm. The Cridge Center behind the proposed lot has a limited amount of parking and it already is an issue for people to come for counselling, senior services or when parents come to pick up their children from the daycare, and this will have an impact on them.

-According to ICBC's latest report, out of the 8 worst intersections for accidents in Victoria, 3 of the 8 are on Hillside Avenue between Quadra St. And Shelbourne Ave. With the added congestion of condos and businesses, will this add to more accidents? There are also bus stops in front on Hillside Ave., as well as on the Cook St. Side. How will this impact them?

-Hillside is one of the main routes for ambulances, fire and police to get to Jubilee Hospital. There is already a problem with traffic congestion on Hillside. Two lanes of traffic cannot be reduced for parking or bicycle lanes along this route.

-To enter or exit this housing, the proposal is from the Cook St side. Cook St is already congested, and entering while travelling south would be impossible; exiting a vehicle would not be able to make a left turn on to Hillside.

I strongly recommend that Council take the above into consideration before granting this proposal as submitted.

Yours truly,
Carol Jones

Madison Heiser

From: [REDACTED]
Sent: Monday, June 8, 2020 10:35 PM
To: Public Hearings
Cc: [REDACTED]
Subject: 1301 Hillside Development

Follow Up Flag: Follow up
Flag Status: Flagged

I live in the neighbourhood. I would like to register my dismay that this rezoning/development is still being considered.

The building at that height will tower over all the other established buildings.

The foot print covers too much of the lot.

The reduced number of parking spots for residents and so few for guests, will put a lot more pressure on the neighbouring streets.

That intersection is already dangerous and with bus stop and angled turns at that intersection already, it can only get worse with driveway access so close to the intersection.

Elizabeth Christensen
2845 The Rise

Madison Heiser

From: Jared Warren [REDACTED]
Sent: Monday, June 8, 2020 12:05 PM
To: Public Hearings
Subject: I Support 1301 Hillside

I am writing in support of the proposed development at 1301 Hillside. It is a great place to create more residential housing. It is very close to major bus and bike routes, so the parking variance is reasonable. Please approve this development.

Jared Warren
Vic West

Madison Heiser

From: Michael St. Claire [REDACTED]
Sent: Monday, June 8, 2020 11:13 AM
To: Public Hearings
Subject: proposed Hillside/Cook St. development

Hello City of Victoria!

My name is Michael St. Claire, I am 38 years old, a high-school teacher in the local school district, and I have lived here in Victoria all my life. I understand the city well and I am wholeheartedly invested in its development. I have been a house owner for 7 years and I live at 1066 Summit avenue with my wife and three young children.

Today I am writing to show my support for the Abstract Developments proposed development on the corner of Hillside and Cook St. which is located just several blocks from where I live with my family.

Here are my reasons as to why I support the development:

1. There is a strong need for affordable and attainable home ownership opportunities and I really like the development's partnership with BC Housing.
2. Six stories is appropriate in this location
3. I support the environmental strategies proposed such as on site car sharing with funded memberships, transit passes for each unit and a well designed bike parking facility with ample storage.
4. I'm also Looking forward to a community amenity of a coffee shop or some other local business adding to the "walkability" of my neighbourhood.

Thank you for hearing my voice on this matter. I appreciate the positive affect your important work has on the city.

All the best,

Michael St. Claire

**Sandra Borthwick
1253 Basil Avenue
Victoria, B.C.
V8T 2G1**

**Public Zoning Regulation Bylaw, Amendment Bylaw (No. 1215) No. 20-
Hearing 018;
Item:**
Development Permit for 1301 Hillside Avenue

I support the proposed bylaw and development permit, subject to the condition set out below.

I recognize the need for more housing in Victoria, and that this need cannot be achieved if local residents refuse to support housing developments “in their own backyard”.

The proposed development will likely attract a younger demographic to the Cook/Hillside area, will bring additional customers to local businesses and will add vibrancy and diversity to our neighbourhood.

However, there is already a significant number of residents in the apartment buildings on the northeast and northwest corners of the intersection at Cook and Hillside who park their vehicles on Basil Avenue. The proposed development does not include sufficient on-site parking. Accordingly, if the development proceeds, the parking situation for residents of Basil Avenue will become intolerable. For this reason, my support is conditional on obtaining a designation from the City for resident-only parking on Basil Avenue.

Sincerely,

A handwritten signature in blue ink that reads "Sandra Borthwick". The signature is fluid and cursive, with the first name "Sandra" being more prominent than the last name "Borthwick".

Sandra Borthwick

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

June 8, 2020

Stefanie van der Gracht
1055 Pentrelew Place
Victoria, BC V8V 4J6

Dear Council,

My family and I currently reside at 1055 Pentrelew Place and are in favour of Abstract Development's proposed building at 1301 Hillside. We currently live adjacent to the Bellewood Park development and are thrilled to see it taking shape!

My husband and I both attended the University of Victoria and when we graduated, we chose to pursue our graduate degrees in Calgary, where housing was more plentiful, more affordable, and salaries higher. We had choices in Calgary – we lived in a small 1-bedroom condo while we were in university. We saved and were able to purchase a townhome on the periphery of the NW of Calgary. We used public transportation to get around and save money. We chose to live in areas that had walkable amenities. When we had our children, we had the equity to purchase a single-family home in an area that had the schools we wanted our children to attend. Being able to start with a small affordable condo allowed us to build equity for a larger townhome, and eventually a single-family home.

We recently made the decision in 2017 to move back to Victoria and despite doing well in Calgary and having a sizeable down payment with good jobs to qualify for mortgages, it took 2 full years to find a family home that we could afford to purchase in an area we wanted to be in. Finding a good quality home in an area we could afford with the lifestyle we wanted was much more difficult than it should have been.

Victoria needs more housing options. Single-family homes are out of reach for most. The rental market is tight, and rent is high. Good quality homes that do not require significant renovations are rare. We urge Council to approve new developments such as this one at 1301 Hillside. It gives people options and helps young people get into the market.

When we learned Abstract was partnering with BC Housing to provide 20% of the units at 10% below market price, we were very pleased. This provides even more opportunities for new buyers to get into the market and start building equity.

We also support that Abstract has agreed to provide transit passes and a car share vehicle to help residents without cars. We believe this helps encourage transit ridership, bike lane use, and even helps to offset any parking concerns.

We hope to see Council approve this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stefanie van der Gracht'.

Stefanie van der Gracht

Madison Heiser

From: Alison Meredith [REDACTED]
Sent: Tuesday, June 9, 2020 8:57 AM
To: Public Hearings
Subject: Support for 1301 Hillside Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

I would like to lend my support for the proposed development at 1301 Hillside Ave.

As a new resident of North Park, I am excited to see this underutilized site redeveloped providing much needed new housing and liven up this pocket in the community.

It has been acknowledged that the City of Victoria is in a housing crisis and I applaud proactive initiatives to mitigate it. Projects such as this with a BC Housing partnership will create home ownership opportunities for moderate income earners and encourage growth and sustainability for those who wish to make their homes in Victoria.

We need to encourage investment in new projects such as 1301 Hillside in our community if we are to ever to address the housing challenges we are facing in our city.

I believe that this project will be a welcome addition to the community I am in full support of this proposed development and encourage Mayor and Council to approve this project at the upcoming public hearing.

Thank you,

Alison Meredith

** I wish to request that my personal contact details remain confidential.

June 9 2020

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

Bryan Gilbert
1422 Lang Street
Victoria, BC V8T 2S7

Dear Mayor and Council,

RE: 1301 Hillside Proposed Development DVP0007 and rezoning No. 00636

This letter is about the proposed 6 storey, 49 unit condo proposed for the corner of Cook and Hillside Avenues, Victoria BC. This is one of busiest corners in Victoria. The proposal calls for density higher than allowed and has far too little parking for the planned use. It will negatively impact my neighbourhood.

My wife and I have lived in this neighbourhood for 37 years. First we lived on Vista Heights for 17 years and now we live on Lang Street for 20 years. We walk, bike and drive this area and know the Cook / Hillside intersection well. We oppose the scale of this development and fear it will have a negative long term impact on our neighbourhood.

I shall present my arguments in two sections. First I will list the errors in the material the city is presenting us, the citizens. These errors must be addressed before proceeding.

1. DVP00074 is not consistent with the project plans. The DVP says there will be 4 visitor parking stalls *yet the drawings only show 3.*
2. The proponent justified reducing the city bylaw parking requirements of 49 to just 19 using modelling based on 14 affordable units (28%) yet the current project only has 9 (18%). That change *increases the expected parking demand by at least 2 if not 3 parking stalls.*
3. The proponent's visitor parking calculations are clearly biased to the low end. The parking study chose a 0.05 factor, without any justification. Plus, they chose to round down and ignore $\frac{1}{2}$ a vehicle. That $\frac{1}{2}$ vehicle doesn't just disappear. *Correcting both adds at least 1 if not 2 vehicles to the expected visitor parking demand.*

4. *There is no space for the patrons for the three live work units.* These are commercial places and permitted uses include coffee shops, personal services, bakeries, etc. How can the city not require some space for patrons of these businesses? *Should there not be at least 1 to 3 spaces for patrons?*
5. According to the ADP minutes of April 24th, 2019 the OCP allows for a FSR of 2:1 yet the project (at that time) had an FSR of 2.38:1. They also note that “affordable housing is not excluded from FSR calculation”. A FSR of 2.38:1 *requires a change of designation of this site to Large Urban Village from the current Urban Place.* The project is either not in compliance with the OCP or the OCP needs an amendment. Failure to do so sets a precedent for future developments in this neighbourhood that will allow this higher density that does not agree with the OCP!
6. *The project plans do not indicate where the car share vehicle will be parked.* According to the minutes of the Council of the Whole December 12, 2019 the proponent must provide “on-site provision of a vehicle parking space for the car share vehicle”. Where is this provision?
7. There is no designated drop off or loading zone. How will large trucks, like garbage and recycling, visit this site? Will they back out onto the very busy Cook street? During deliveries and moving in times are these trucks expected to block the other parking stalls and the building entrance?

To summarize the parking deficiencies add up to **6 to 9 missing stalls.**

Now that I have listed the errors in the process, that must be addressed, I will outline my concerns.

1. I do not like how this has unfolded. It feels like we've been misled and tricked. At one time this project was to be all rental. Some of my friends, when asked what they think of this project, still think this project is going to be all rental. But for some reason this changed to a 49 unit condo with 80% site coverage and 19 parking stalls with 28% affordable. “Grrr” the public said because we need rentals. But the switch to condo is now the way. We say “Ok 28% is over a ¼ affordable units. That helps a little.” As time goes on this 28% ratio is used for meetings with the community, ADP approval, parking needs modeling, council decisions. But at some point, somehow, the ratio of affordable is dropped to 18%. No one says why. Why? Plus, no one goes back and revisits the past decisions. Why? Why does staff and council proceed to use the now faulty values for continued decision making. It is disturbing how our community constantly needs to give give give to developers and we don't get anything back. Answer this question: “What real benefits does this project give to the community?” The

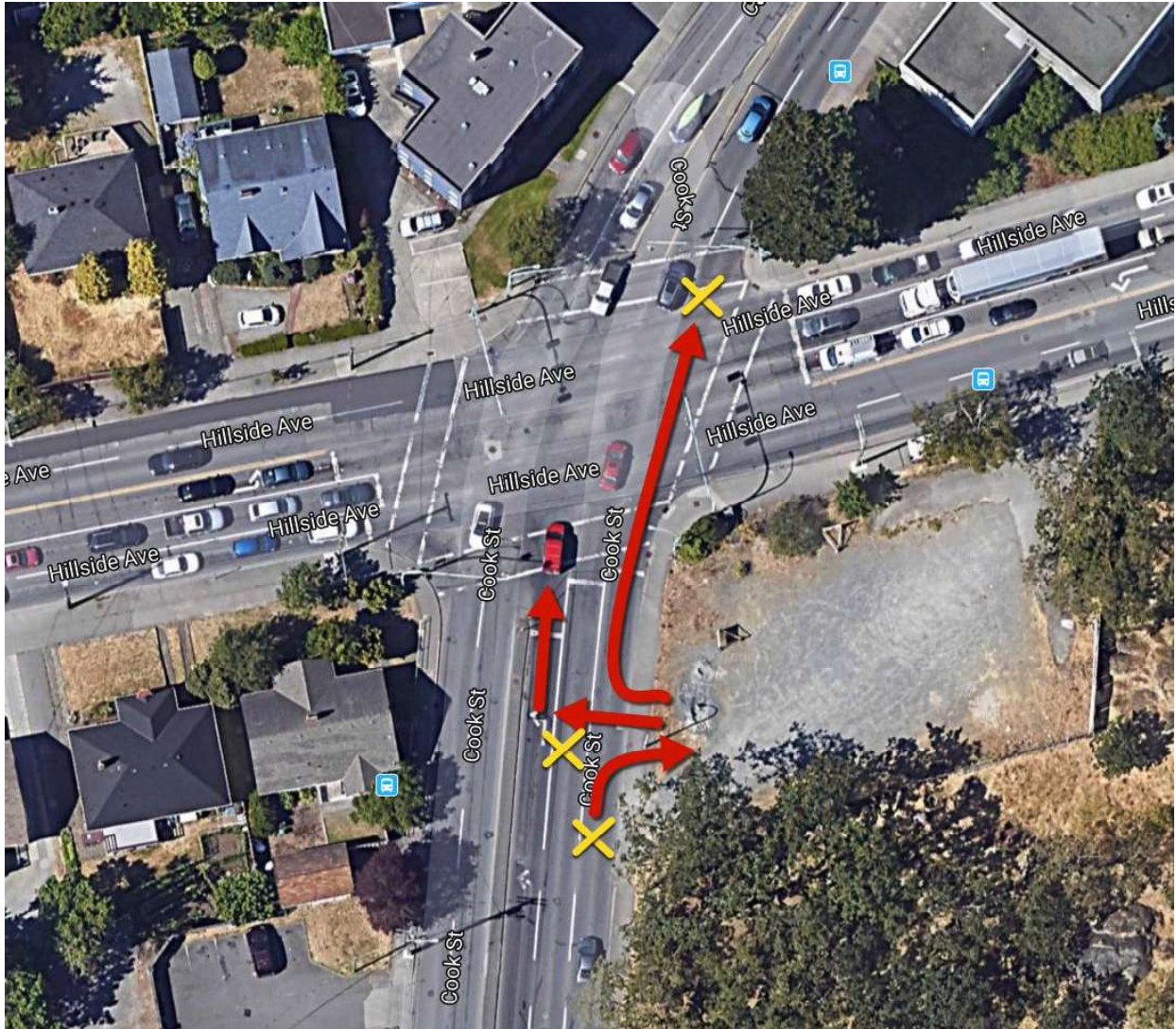
2. I am very concerned that 1301 Hillside residents will park on nearby residential streets. According to our city bylaws this project needs 47 to 49 parking stalls and 5 visitor stalls yet the project has only 19 and 3 respectively. The justifications used to drop 28 parking stalls are highly idealistic and optimistic. Expecting the majority of future owners will only need the bus or bike is a hope. But Hope is not a Plan. What is the backup plan if the ideals do not materialize? What happens to the neighbourhood when the other three corners of Cook and Hillside are also developed with these high FSR ratios? These future developers are going to point at this project and seek similar relaxation of parking rules. The traditional residences will pay the price and they receive no benefit from this project. Reports around the Cridge suggests that during peak day care times there is insufficient parking for parents to pickup their children and that the residents of the townhouses are using the street parking. This new project will put pressure on the Cridge center's patrons. **The neighbours on the most impacted street Basil Street wrote to council with their objections and their concerns appear to have been ignored.**



3. This project is too dense! Where will those people go? There are no adjacent parks or amenities. The ballpark across the street is for baseball. The Cridge center is for the day care. The small park down the hills is small and down the hill. Hillside is a busy

corridor. The residents, the kids that may live there, have nowhere to go. What are the city planners thinking? **Where is the livability report for this project?**

4. **The Cook and Hillside intersection is one of the busiest of the city.** It is a major corridor for Fire, Ambulance and Police. We hear sirens in this neighbourhood all the time. This corner is not suitable for high density, be it this proposal or any proposal at this intersection. We need to calm and make this intersection safer, not more dangerous.



5. Can you not see an increase in ICBC claims and hospitalizations? Residents of this project will want to cut across two lanes of busy traffic to get into the left turn lane. What? Or consider drivers heading north on Cook expecting the car ahead to turn right onto Hillside but it instead turns into the condo. Or consider residents who wish to head north on Cook and the need to merge on the north side. This is a challenging situation normally but with the increase in density it'll be worse. Some areas of Hillside Ave between Quadra and Shelbourne have the three highest accident rates already. **Where is this project's traffic safety and improvement amenities?**

6. I do not like how the visitor parking calculations are biased in favor of the proponent.

4.3 VISITOR PARKING DEMAND

Visitor parking demand rates have been demonstrated in the range of 0.05 to 0.07 vehicles per unit for multi-family sites in Victoria and Metro Vancouver¹⁸. Specifically, the 2012 Metro Vancouver Apartment Parking Study reported that observed parking demand rates were well below 0.1 vehicles per unit and that visitor parking was generally over supplied. Research completed as part of the City of Victoria's Schedule C update reported that average visitor parking demand among 16 multi-family residential sites in proximity to downtown Victoria was 0.07 vehicles per unit¹⁹. Given the location of the subject site, a rate of 0.05 vehicles per unit is supported, which results in a peak visitor parking demand of 2 vehicles.

Where is the justification to use the lower 0.05 rate and claim that only two stalls are needed?

- a. Note that $49 * 0.07$ is 3.43 (4) stalls.
 - b. Note that $49 * 0.05$ is 2.45 not 2.0. Where does this extra 0.45 vehicle go?
 - c. Out of interest $49 * 0.06 = 2.94$ which is 3 visitor spaces.
7. **I do not like how the OCP is being ignored.** From the letter to council from nVision Properties, dated July 8, 2019

- l) The total FSR at 2.38 is under the DCAP large urban village of 2.50.
- m) The difference between the total FSR (2.38) and the zoned FSR (2.0) will be designated as affordable ownership housing.

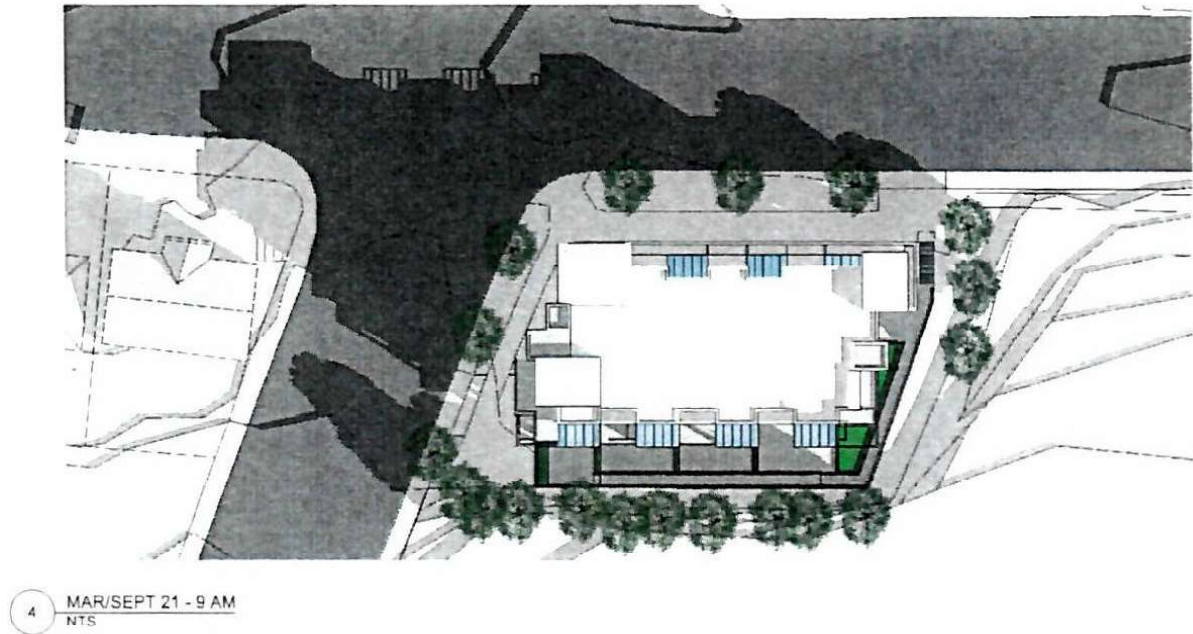
And from the minutes of the ADP committee April 24, 2019

- in what Large Urban Village is the site located?
 - o Jim Handy noted that the Official Community Plan (OCP) identifies the site within the Urban Place Designation, which contemplates densities up to 2:1 Floor Space Ratio (FSR). Affordable housing is not excluded from the FSR calculation, and so the application would require an OCP amendment to allow the proposed FSR. In terms of density, the application is a better fit within the Large Urban Village designation; therefore, the question is whether the Urban Place Designation is amended or whether the site would be assigned the Large Urban Village designation.

Strange the committee took no further action yet the facts remain. The project is either not in compliance with the OCP or the OCP needs an amendment. **Failure to do so sets a precedent for future developments in this neighbourhood.**

8. I do not like the fact this is 6 storeys. Sure you may have plans to allow 6 storeys down the road but this corner is not the place for it. The dark shadow this building will cast is

not what I want here.



While I sympathize with the developer they are not the party we need to be concerned about. We must concern ourselves with the people that live in this neighbourhood now and will come here in the future. They need the residential streets in front of their homes to stay calm. And the residents of the region need safety. This is already a dangerous corner and the density of this proposal only makes this less safe. And we need to think of the future residents of this building. If they have a live/work arrangement their businesses will be limited and the residents will struggle to find parking for their vehicles, even if it is a car share, during the times they need one.

I am interested to hear how you wish to address the errors in the process.

Respectfully your fellow citizen
Bryan Gilbert

Madison Heiser

From: Ben Lucas [REDACTED]
Sent: Tuesday, June 9, 2020 11:37 AM
To: Public Hearings
Subject: 1301 Hillside Ave rezoning support

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

My name is Ben Lucas and I am writing to express my support for the rezoning proposal at 1301 Hillside Avenue. I am currently a student working through the last few months of my degree and will be entering the workforce within the next few months. I see myself living and working in Victoria long term, which brings me to supporting this application. As a person who is currently renting and looking to buy in the near future, I am experiencing firsthand how difficult it is to get into the housing market and overall, how expensive it is to live in Victoria. This is why I really appreciate Abstract Developments approach on this project. Incorporating the 'below market housing' and an emphasis on smaller more compact homes gives me hope that there will be housing in the market that will suite my needs as a first-time home buyer.

Additionally, I find that the location also aligns with the affordability aspect. As someone who will be working downtown, Cook and Hillside is well connected by transit, biking and evening walking distance to Hillside Mall, Quadra Village and Downtown. This is a location where I could eliminate my car expenses, making the possibility of purchasing even more feasible.

I see this building as a great opportunity for me and other Victorians in my position. I strongly encourage council to approve this project, and others like it.

Thank you.

Regards,
Ben Lucas

Madison Heiser

From: Gavin Todd [REDACTED]
Sent: Tuesday, June 9, 2020 9:12 AM
To: Public Hearings
Subject: Support - 1301 Hillside Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

I am in full support of the proposed development application at 1301 Hillside Avenue and I encourage Mayor and Council to approve this project at the public hearing on June 11th 2020.

The City of Victoria is faced with a housing crisis, a housing affordability crisis, a climate crisis. This is the perfect opportunity to add much needed housing supply to meet the future needs of our community, affordable home ownership opportunities, and assist in addressing a society that has remained vehicle dependent for generations.

To those **homeowners** that have expressed concerns for this project as it will 'severely impact the residential street parking on Basil Avenue'. Perhaps you should step outside from the comforts of the **home you own**, and listen to those individuals in the community that are faced with housing uncertainty. Those individuals, such as myself, who would choose **home ownership over car ownership**.

I walk, I commute, I bike ride. So to the residents of Basil Avenue, please be comforted that your precious street parking will not be impacted by me if I am fortunate enough to own and live in the future project at 1301 Hillside. You can sleep at night knowing your vehicle will have a space to park on the street.

Mayor and Council - you have declared a climate emergency, you have declared we are in a housing crisis.

You now have a proposal before you for your consideration that encourages a reduction in car ownership and includes provisions to encourage active transportation. The site is located on a transit route, provides bicycle amenities and includes a vehicle care share program. In addition the applicant has partnered with BC Housing to provide affordable home ownership opportunities.

The proposed development at 1301 Hillside Avenue deserves the support of Mayor and Council and I hope to see this application approved.

Thank you,

Gavin Todd
1026 Mason Street,
Victoria

Madison Heiser

From: jlightwater [REDACTED]
Sent: Tuesday, June 9, 2020 3:54 PM
To: Public Hearings
Subject: I support the proposed development at 1301 Hillside

Thank you,
Judy Lightwater

Sent from my Samsung Galaxy smartphone.

Madison Heiser

From: Kyle Empringham [REDACTED]
Sent: Tuesday, June 9, 2020 11:52 AM
To: Public Hearings
Subject: 1301 Hillside

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I'm writing to you today in support of the proposed development at 1301 Hillside Avenue.

In my opinion as someone who works in environment and sustainability, this project meets many requirements that will help Victoria address its climate emergency. I applaud the effort to reduce the number of parking stalls available, and hope that council and others understand how important it is to ensure we don't create demand for personal use vehicles in our city by nature of parking availability.

I also am in favour of this project as it exceeds city requirements on bike infrastructure, it's accessibility via transit and the ability to support car share programs. I appreciate the energy efficiency efforts being made in this development as well.

The efforts the developer has made to make home ownership more affordable are commendable and look to all stakeholders involved to continue to push for more inclusive and affordable housing options in our city.

All the best,

-Kyle Empringham
Burnside Road E, Victoria

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Kyle Empringham
Masters in Resource Management, Simon Fraser University
Co-Founder, The Starfish Canada
[REDACTED]

I respectfully acknowledge that I reside on the territory of the Lekwungen-speaking peoples, now known as the Esquimalt and Songhees First Nations.

Mayor and Counsel,

I have lived in Victoria, BC for close to 20 years, and only two years ago was I finally able to purchase my own home. I am a teacher, and rental prices, along with housing prices have risen dramatically making it difficult for someone in my profession to purchase a home. I was lucky enough to be able to purchase a home with the help of family, but not everyone is as lucky. The proposed development at 1301 Hillside seems like it will provide a unique opportunity for those wanting to break free of the rental cycle, and purchase their own home. My understanding is that several units in the proposed development will be sold below market value, in consultation with BC Housing. This is an excellent first step towards future developments making strides like this, and I am in full support, if not for the fact that it will ideally encourage other developments to offer these hybrid models. At the proposed 6 stories, the building looks as though it will fit within the aesthetic and density of the surrounding area. I am hopeful counsel will approve this development.

Sincerely,

Kevin Monkman

Madison Heiser

From: Simpson, Nathaniel @ Victoria [REDACTED]
Sent: Tuesday, June 9, 2020 11:11 AM
To: Public Hearings
Subject: Support for 1301 Hillside
Attachments: Support for 1301 Cook Nsimpson.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello esteemed Mayor and Councillors,

Please find attached my letter of support for Abstract's project at 1301 Hillside Avenue.

I am certainly looking forward to this old gas station site to create housing for our citizens.

Any questions you have for me personally please don't hesitate to reach out via email or my cell at [REDACTED]

Thank you,

Nathaniel

Nathaniel Simpson | Sales and Leasing Associate
CBRE Limited | Real Estate Brokerage
Advisory and Transaction Services
1026 Fort Street | Victoria, BC V8V 3K4
[REDACTED]

Real Estate 24/7.

Connect with me on [LinkedIn](#)



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

June 6th, 2020

Nathaniel Simpson
2575 Empire Street
Victoria, BC V8T 3M5

Dear Mayor and Council,

My family and I reside in the Oaklands area and I am writing in support of Abstract Development's proposal for a new housing project at 1301 Hillside in the City of Victoria.

I grew up in Victoria and, as a parent and a member of the business community, I support Abstract's vision for this brownfield infill site. In particular, I appreciate how the project will include affordable home ownership options and how it will offer realistic green transportation alternatives including bus passes for the new homeowners, an on site car share vehicle and cargo bike parking.

Overall, I think that this project will greatly improve this long-vacant gas station site at the corner of Hillside and Cook and it will fit in nicely with the existing apartment buildings on the other side of the street.

Thank you for considering my input, I hope that you approve this project.

Regards,

A handwritten signature in black ink, appearing to read 'N. Simpson', written in a cursive style.

Nathaniel Simpson



June 9, 2020

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

Attention: Mayor and Council

Re: 1301 Hillside Avenue, Victoria

Dear Mayor and Council,

We are writing to indicate BC Housing's support for the affordable homeownership component of the subject project, 1301 Hillside Avenue, in the City of Victoria, in which 9-units will be targeted under the HousingHub's Affordable Homeownership Program for middle-income households.

BC Housing has been in discussions with Abstract Development regarding the project. BC Housing's HousingHub mandate aligns with the affordable homeownership component of the project as part of our planned business model. We are seeking opportunities to develop affordable homeownership units for middle-income earners, such as the 9 units being offered at 1301 Hillside Avenue, as we are acutely aware of the lack of affordable homeownership opportunities in the City of Victoria for middle-income households.

Please note BC Housing's final participation is contingent on the final negotiated business deal for the inclusion of the affordable homeownership in this development being approved by our Executive Committee. This letter confirms that BC Housing is interested in participating in the proposed nine affordable homeownership units within the project at 1301 Hillside Avenue in Victoria, as per the Development Permit and Rezoning Application.

We appreciate Abstract Development's consideration in identifying the Property to include nine units of affordable housing for the benefit of middle-income households with the proposed development.

Yours Truly,

Raymond Kwong
Provincial Director, HousingHub
Development and Asset Strategies

Cc: John Brendan McEown, Senior Development Manager, BC Housing

Rosemary Marsh
#B - 2705 Cook Street, Victoria

Re: 1301 Hillside Avenue: Rezoning Application No. 00636 and Development Permit with Variances Application No. 00074

I am strongly opposed to both the rezoning and to the development proposed for this location. The site is a narrow lot that comprises the SE corner of a high volume traffic intersection with all the attendant noise pollution and safety issues that come with that for residents, pedestrians and cyclists. It is also a frequently used emergency vehicle route.

The neighbourhoods involved, Quadra/Hillside and Oaklands (depending which side of the intersection you're on) already struggle with insufficient parking/loading zones in the area. This project with its negligible parking stall allotment will only aggravate existing parking issues.

The proposed development is, I believe, on the wrong scale for this location. The six storey height with either the original or proposed increased site coverage would create a monolith towering over everything around it. It would exacerbate the noise pollution reverberation and significantly block daylight exposure for residents living to the west, northwest, north and northeast of the intersection including to (what I call) the 'Heritage' tree* (NE corner).

The close proximity of this site to the endangered Garry Oak grove and meadow to the east and south is another factor against approving this development. The construction process on this site currently overhung by mature oaks can't help but damage this at-risk natural area. The completion of this development would permanently block visual access to this rare greenspace for all those living in its shadow in the aforementioned directions.

I also question the validity of a condo development as desirable, let alone 'affordable' given the evolving situation re condo insurance rates (see link: <https://vancouversun.com/business/exclusive-new-data-shows-extent-of-condo-insurance-crisis>)

Thank you for considering this submission in making your decision.

Yours sincerely,
Rosemary Marsh

*If it doesn't have protected status, it should.

Madison Heiser

From: Rob Rao [REDACTED]
Sent: Tuesday, June 9, 2020 12:57 AM
To: Public Hearings
Subject: RE: Rezoning Application for 1301 Hillside Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor, Council and City Staff;

I understand that you will be considering a Rezoning Application for the development of a new six-storey, multi-unit residential building with ground floor live-work units at 1301 Hillside Ave. I also understand that you may have gotten comments and feedback from some other members of the public regarding concerns about parking in and around the proposed building site.

I am writing today in support of the rezoning and application as it stands. As I hope all of you know, an urban environment which is build for and around motor vehicles is ultimately not sustainable, not very livable, and creates more problems than it solves.

This residential building, while not perfect, is a step in the right direction in weaving a better tapestry across the urban landscape of Victoria. The major intersection that is Cook and Hillside is served by frequent bus transit in all directions, and the location itself is fairly central, walkable and bike friendly.

Please break with the 'minimum parking requirements' paradigm. Please start with this development. Let this be a model to residents and developers alike that people can live in Victoria without needing multiple parking stalls, or indeed any at all, with their apartment units.

Thank you.

Most sincerely,

Rob Rao
608 Craigflower Rd.

Madison Heiser

From: sara lax [REDACTED]
Sent: Tuesday, June 9, 2020 9:53 AM
To: Public Hearings
Subject: RE: 1301 Hillside Development Proposal - Letter of Support
Attachments: SL Letter for City of Victoria.pdf

Hello Mayor Helps and City of Victoria Council,

I live in Victoria and will soon work from a new office near 1301 Hillside. Today, I am writing in support of Abstract Development's proposal for a new housing project on this site. Please see my letter of support attached.

If you have any questions, please don't hesitate to call me at [REDACTED]

Kind regards,

Sara Lax (*she/her*)
Event Coordinator - Bike to Work Week
Bike to Work Society
[REDACTED]
514-620 View Street
[REDACTED]

I work and ride on the unceded territories of the Lekwungen and WSÁNEĆ Nations.

[REDACTED]

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

June 9th, 2020

Sara Lax
2617 Fernwood Road
Victoria, B.C.
V8T 3A1

Hello Mayor Helps and City of Victoria Council,

I live in Victoria and will soon work from a new office near 1301 Hillside. Today, I am writing in support of Abstract Development's proposal for a new housing project on this site.

Victoria is an amazing place and has already started to embrace a bold vision for improving cycling infrastructure. However, we can do so much more and we have a lot to learn from other cities around the world that can help provide a blueprint for weaving brownfield infill sites like this back into the fabric of the city.

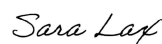
Having toured a successful brownfield development site in Hamburg, Germany, four years ago, I remember witnessing the benefits bicycle-primary housing developments had on the community-feel of the neighbourhood. By prioritizing gathering spaces and bicycles rather than car parking areas, the whole area and housing development felt more welcoming, walkable, and social for tenants. I have no doubt this Hillside Avenue/Quadra Village development will offer similar benefits to its tenants and the neighbourhood. As Quadra Village already has many essential amenities within a 2-minute walking distance, living without a car in this new development building would be easy and convenient.

This proposed development includes an innovative approach to providing affordable home ownership opportunities for moderate income earners and has been designed to be especially cycling friendly by including an at grade bike room with direct access to the sidewalk, cargo bike parking, bike lockers, a bike wash station, and more. Two things I would change or upgrade in this development proposal is space for more cargo bike parking and more e-bike charging stations.

In summary, I support this project. If I lived here, I can picture myself using the sidewalk level bike room almost every day and, overall, I think this project will greatly improve an underutilized former gas station site.

Please support this project as I think it will help provide more housing options and will help improve commuter choice and get more people biking more places more often.

Sincerely



Sara Lax

Madison Heiser

From: Seth Wright [REDACTED]
Sent: Tuesday, June 9, 2020 9:24 AM
To: Public Hearings
Subject: Rezoning and Development Permit at 1301 Hillside Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I'd like to offer my strong support for the proposed rezoning and development permit at 1301 Hillside. The project is innovative, pushes the envelope on meeting progressive policies and supports the dire need for affordable housing on key transit corridors. As a resident of the City of Victoria, I have found that too much of the new development is happening in the downtown, where the housing will be unaffordable for all but high paid professionals, and too little is happening in the urban villages and on key corridors. Not only does this development provide a counterbalance to that trend, but this project includes a stunning variety of progressive policy choices that enhance the use of sustainable transportation modes (cycling, transit, walking, car sharing).

This development is the kind of development we need more of in the City: affordable, rental, mid-rise, on key corridors, and attractive. The reduction of parking will provide the City with a great opportunity to evaluate how effective policies to support active travel and transit can be in shifting travel choices. If the parking variance is a concern, I would recommend that parking usage and parking violations are monitored in the neighbourhood in the year following this project to identify whether this reduction does pose a challenge, but I doubt that it will when the options for frequent transit, great bike lane infrastructure, proximity to shopping, and access to car share are so great.

Please strongly support this project and encourage more projects along these lines.

Thanks kindly,
Seth Wright
903 Fullerton Avenue
Victoria



Cities for Everyone supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

www.citiesforeveryone.org

Victoria Mayor and City Council [REDACTED]

Victoria City Hall

Victoria, BC, V8W 1P6

9 June 2020

Re: **1301 Hillside Project**

Dear Mayor and Council,

I am writing to support the proposed 1301 Hillside Housing Development.

This project is a 49 unit building that includes 9 units priced below market value through [BC Housing's Affordable Home Ownership Program](#). The building is located within walking distance of the Quadra Street village and is along a major transit route. The it includes several features designed to encourage healthy and sustainable transportation:

- Secure bike storage room.
- E-bike parking and charging.
- Additional bike parking beyond requirements.
- Transit pass for every unit.
- On site electric mode vehicle and \$100 driving credit.
- 2 electric cargo bikes on site for resident use.

This project can help provide badly-needed moderate-priced housing. Because it is located in a walkable and transit-oriented neighborhood, it increases housing and transportation affordability, and helps achieve our community's sustainability goals. This project should be approved due to the many benefits it provides to our community.

Sincerely,

Todd Litman

Madison Heiser

From: Yvonne Hsieh [REDACTED]
Sent: Tuesday, June 9, 2020 4:25 PM
To: Public Hearings
Subject: letter of support for the 1301 Hillside Housing Project

I am writing in support of the proposed housing project at 1301 Hillside. The addition of 49 housing units, with 9 units priced below market value, is welcome news for any mid-income household looking to own a piece of property in Victoria. The site is ideally located near Quadra St. Village, and along major transit routes. This is exactly the type of housing we need for residents who prefer biking, walking, and using transit, rather than driving a car. So much better for one's health, and for the environment! I sincerely hope that this project will be approved.

Yvonne Hsieh
401 - 1014 Rockland Avenue
Victoria, B. C. V8V 3H5

Madison Heiser

From: Arin Wright [REDACTED]
Sent: Wednesday, June 10, 2020 9:29 AM
To: Public Hearings
Subject: 1301 Hillside Avenue - Support

Dear Mayor and Council,

As a resident of the Oaklands Neighbourhood I am writing this letter in support of the proposed development at 1301 Hillside Avenue. It is increasingly challenging for young people to find affordable housing in the City of Victoria and I believe this project will provide a unique opportunity for home ownership in our city.

I believe this project will be a welcome addition to the neighbourhood and provide much needed housing to serve the needs of City of Victoria residents. I am in strong support for the proposed development.

I sincerely hope that you approve this project at the upcoming public hearing.

Arin Wright

Please keep my personal information confidential.

Pamela Martin

From: Public Hearings
Subject: FW: Request to Address Council - 1304 Hillside

From: Bryan Gilbert [REDACTED] >
Sent: June 8, 2020 8:59 AM
To: Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: Re: 1301 Hillside

Update to my earlier email, I have found another way to get the minutes via the agenda of the Dec 12 2019 Council of the Whole meeting.

Parking study

I also read the Parking Study dated June 12 2019. <https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=48588>

This study itself has two critical flaws.

- (1) It does not account for the live work units and the patrons of these units. Where is this accounted for?
- (2) There is no study of the neighbourhood. There are reported problems already around the Cridge centre. Residents of Basil are already taking overflow and object to this project. The ball park across the street needs their parking or else how will the kids get to this park?

Reduced affordable units

The study's conclusions are also flawed because the project changed. The study was based on 28% affordable units and the project now has just 18%. The project had 14 affordable units and now has only 9 units. Parking demand for "affordable units" is often considered to be less than non-affordable units. The parking study says the total parking demand will be 40 vehicles. But the change of 28% to 18% results in an increase of 3 vehicle spaces needed. ($14 * 0.54 - 9 * 0.54 = 2.7$)

The total parking demand is now 43 not 40. The drawings presented to CoW show 20 owner parking spaces and 2 visitor spaces. There is a shortfall of 23 spaces.

Where is the study that does the followup assessment based on the change in affordable units and the resulting higher parking demand?

Visitor parking

4.3 VISITOR PARKING DEMAND

Visitor parking demand rates have been demonstrated in the range of 0.05 to 0.07 vehicles per unit for multi-family sites in Victoria and Metro Vancouver¹⁸. Specifically, the 2012 Metro Vancouver Apartment Parking Study reported that observed parking demand rates were well below 0.1 vehicles per unit and that visitor parking was generally over supplied. Research completed as part of the City of Victoria's Schedule C update reported that average visitor parking demand among 16 multi-family residential sites in proximity to downtown Victoria was 0.07 vehicles per unit¹⁹. Given the location of the subject site, a rate of 0.05 vehicles per unit is supported, which results in a peak visitor parking demand of 2 vehicles.

Where is the justification to use the lower 0.05 rate? (note that $49 * 0.07 = 3.43$)
 $49 * 0.05 = 2.45$ not 2.0. Where does this extra 0.45 vehicle go?

Out of interest $49 * 0.06 = 2.94$ which is 3 visitor spaces.

Plus, where do the patrons and visitors of the work live businesses park?

Temporary access

The parking study makes no mention of temporary access. I see in the minutes of the Attachment F_Advisory Design Panel minutes from the April 24, 2019 meeting_1301 Hillside Avenue.pdf that for delivery vehicles "there are visitor spaces, and enough room in the apron for a vehicle to lay by temporarily". This suggests that deliveries and moving trucks will park in the entrance to the parking area.



I would appreciate any answers you can provide to my questions.

Where is the study that does the followup assessment based on the change in affordable units and the resulting higher parking demand?

Where did the study account for live work patrons?

Where is the neighbourhood impact study on parking?

Where is the temporary delivery and moving parking?

How is garbage to be collected?

Regards

Bryan Gilbert

1422 Lang Street 20 yrs

formerly 1245 Vista Hts 17 yrs

[REDACTED]

On Mon, Jun 8, 2020 at 7:06 AM Bryan Gilbert <bryan.gilbert@gmail.com> wrote:

Hi

I'm amazed to discover, yesterday, that the city is allowing the type of development proposed for 1301 Hillside. This project came to the Advisory Design Panel, I believe, on April 24, 2019. The link on the web site to the minutes of this meeting is not functioning.

Urgent, please send me ALL the information the ADP has on this application. In particular, I want to see how this project was ever justified.

80% site coverage! Tiny micro-units! Where do the future residents live and shop and relax? Who asked these questions and what were the answers? If these questions are not asked then please explain why not.

Who forgot that Cook and Hillside is one of the most busy intersections in the city? Who determined that a residence of this size with ground floor commercial units (live/work) is even feasible with a trivial amount of on-site parking? Where will the residents park? On our neighbourhood side streets? Where will the residents unload their stuff during moves? on the street? Where will visitors park? Where will patrons of the live work park? Who asked these questions? What were the answers? If no one asked these questions then what part of the approval process was skipped?


I wish to prepare a presentation to the open council this Thursday.

I searched your minutes here

<https://www.victoria.ca/EN/main/city/other-boards-committees/advisory-design-panel/advisory-design-panel-archived-minutes.html>

But there are broken links like this one

<https://victoria.crayon.ca/assets/City~Hall/Committees/Other~Committees/Advisory~Design~Panel/Minutes/2019/ADP%20MINUTES%20-%20April%2024,%202019.pdf>

Regards
Bryan Gilbert
1422 Lang Street


June 10, 2020

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

Submitted by email: publichearings@victoria.ca

Dear Mayor and Council

Subject: Letter of support for 1301 Hillside Development

I am writing to you today to voice my support for the proposed development of 1301 Hillside Avenue. I know that this development will create value for the people of Victoria through its efficient land use and its innovative units.

1301 Hillside is a fantastic site for a development of this type. Its proximity to downtown and to BC transit routes makes it a desirable location to live and work in. It is an understatement to say that the land there is currently being underused! Considering that this site used to be a gas station, I feel that Abstract has maximized the site's value by incorporating live-work units. These live and work units stand to bring increased foot traffic to the area and, in conjunction with the convenience of the location, completely justify a lower number of vehicles per unit.

As a UVic student, and a young person who is looking for opportunities to buy housing in Victoria, I am always pleased to see projects like this, that offer well-made and designed housing options for a fair price. The addition of 49 new units, including 9 below market value units, to this site will benefit Victoria by increasing the supply of residential units, of which there are currently not nearly enough in Victoria. Projects like this allow people like myself, who have either grown up in Victoria or come to love it, to enter the market and take the first steps to becoming homeowners, and we are grateful for them.

I thank council for their consideration of my thoughts and ask that they support this project in full.

Sincerely,

Rowan Damant

215 Beechwood Avenue
Victoria, BC V8S 3W6

Madison Heiser

From: Dave Henderson [REDACTED]
Sent: Tuesday, June 9, 2020 10:20 PM
To: Public Hearings
Subject: Support for 1301 Hillside Application

Dear Mayor and Council,

I am writing to support the development being proposed for 1301 Hillside. There are many reasons I would like to see the project move forward, all of which I have detailed. First off, this corner has been sitting empty for over a decade. It is a poor use of valuable space in close proximity to the city and the current proposal offers a good amount of housing in a very walkable area.

I also think it is about time Developers start to take the focus away from parking. I am 72, and at a point where I rarely use my vehicle. I either walk or ride my bike everywhere, in part for the health benefits, in part for the simplicity of it. I like this area, and find it convenient to Quadra Village as well as Hillside Mall and Downtown. It is on a transit route, which is something I also often use in lieu of my vehicle. Parkades must be expensive to build and I would anticipate that not having one would in turn reduce the cost of units, making it more affordable than some of the larger buildings in the downtown area.

I myself have been looking for a condo for several months, and find there is so many old buildings in Victoria that pose major financial risk for someone on a fixed income. I would absolutely like to buy in this building or a building like this, and would happily give up parking to get into something new.

I can't imagine the argument against this development moving ahead. It is an attractive design in a location that deserves some life.

Thank you for your consideration,

Dave Henderson
208-240 Simcoe
Victoria, BC