

Katie Lauriston

From: Katie Lauriston
Sent: Monday, October 15, 2018 8:13 AM
To: Katie Lauriston
Subject: FW: 1010 Fort Street Rezoning Proposal

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

From: Verna Stone [REDACTED]
 Sent: Thursday, October 11, 2018 7:57 AM
 To: Rob Bateman <rbateman@victoria.ca>
 Cc: Ben Isitt (Councillor) <BIsitt@victoria.ca>
 Subject: 1010 Fort Street Rezoning Proposal

Good morning Rob. There is still no sign of that redevelopment sign at 1010 Fort Street. Does NVision still have an active rezoning proposal with the City of Victoria planning department? Have they withdrawn their rezoning application? Are they hoping the City council to be elected on October 20th will approve their original submission? The current City council rejected their proposal (on your department's recommendations).

I would like to give you some feedback about what I think of the project so far. The 10 affordable units for this project (originally promised by Abstract when they were developing the 1201 Fort Street property) are not enough. If this building is to be 9 stories high, then that number should be doubled (at least). Also, the units should remain affordable for the lifespan of the building. And by affordable I mean for low income workers, seniors, students. Increasing housing supply with a focus on luxury housing, is exacerbating an already serious housing affordability problem. Also, the development should include several car shares and numerous electric bikes. I have no issue with the onsite parking being reduced. We, as a society have to stop catering to the almighty car. This building is situated on an active transportation route and a bike route. If we are serious about climate issues, then not everyone can own a car. Please let me know the status of this rezoning proposal. If it is still on the books, then what action will your department take to insure the developer gets that sign up where it can be seen by the public?

Thank you for listening to my concerns.

Verna Stone

Monica Dhawan

From: Melanie and Morgan Finley <[REDACTED]>
Sent: Friday, April 26, 2019 10:52 AM
To: Victoria Mayor and Council
Subject: Proposed development in 1000 block of Fort St

I am writing in opposition to the proposed 10 story development in the 1000 block of Fort Street.

I am opposed for the following reasons:

- There are no other buildings this tall anywhere near this location. Other buildings on Fort may reach 6 stories but all that do have set backs. Most builds are less than 6 stories.
- The lot is very small making a 10 story building even more difficult to blend in to the surrounding community.
- That level of density will require a constant stream of traffic to access parking endangering cyclists and pedestrians.

In my opinion there is no rational for allowing developers to build to this density and height in this area. The corridor of Fort street is attractive for visitors and residents because it isn't overbuilt. Communities and cities need these kinds of areas where careful city planning preserves character.

We have already transitioned away from the "rental crisis" that council has used to justify these types of developments in the past few years. Vacancy rates are back at historical levels. We are now in danger of entering a period where the loss of the City's character is becoming its own crisis. Please consider how to preserve the character of the City and how to transition from downtown density to surrounding residential neighbourhoods.

Thank you, Morgan Finley

I do not give permission for my email to be used to solicit my vote or support for future elections.

July 16, 2019

Ian Sutherland
Landuse@victoriara.ca

Dear Mr. Sutherland and the Downtown Residents Association and
mayorandcouncil@victoria.ca

**Re: Abstract Developments proposal to develop the property
located at 1010 Fort Street.**

My Wife and I own property within 100 meters of the proposed development and are unable to attend today's Community Meeting at Christ Church Cathedral but would like to provide this letter for your consideration.

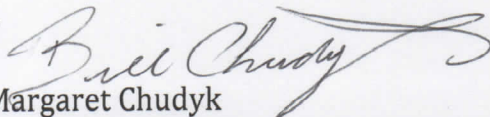
We have read the letter from Mr. Ian Sutherland to Mayor Helps and Council at the City of Victoria dated April 26, 2018 expressing concern over an earlier application from Abstract Developments regarding the same property (letter appended). It would appear that the current application has not been modified to address any of the concerns expressed in the April 26 letter. Indeed, this new application has added another 3 Storeys to compensate themselves for including what? a few sight line modifications. The underlying problems identified in bullet form below still remains:

- The Building is too high and wide for the area if this trend were acceptable the end result would be the beginnings of a solid wall along the North side of Fort Street effectively changing the old world charm of the "Antique Area".
- New Developments need to be respectful of existing properties such as the Jukebox. This development is far too close to the Jukebox to approve a 12 storey structure. Any more than 4 storeys would not garner our support.
- Parking the argument that all people that would occupy this new building would work downtown is a little thin. Continued support for creation of new condos with inadequate parking has reached its limit....please, stop. 55 units with 7 parking stalls is totally ridiculous.

We cannot support and the City of Victoria and the Downtown Residents Association should not support this application either.

Sincerely

Bill and Margaret Chudyk



Heather McIntyre

From: Hunter Bellows <[REDACTED]>
Sent: July 16, 2019 11:28 AM
To: Victoria Mayor and Council; landuse@victoria.ca
Subject: Proposed Development at 1010 Fort Street

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Planning

Dear Mr. Sutherland, Mayor Helps, and all other Council Members,

I am writing, as a resident on 1000 block of Fort Street as well as a design professional. Both as a resident and professional in the design industry, I would like to express my extreme adversity to permitting a 12 story building on the site of 1010 Fort Street.

I note the renderings of the previous structure at 9 stories were not encompassing the buildings actual scale, nor size relative to actual surroundings. Moreover, the structure renderings imply the intention of another build over the zoning permissions (note the lack of livable unit space (walls, balconies etc) present on the east and west sides of the structure.

I presume that the developer is requesting an exemption of 12 stories with the hopes of negotiating to 9 stories, a common practice, of which I am sure you are aware in the development industry). I bring this up as 9 stories, let alone 12, is not only creating an unreasonable precedent on this stretch of downtown Victoria, a block known for its small charming shops and also as a transition urban area into the smaller scale residential communities.

The purchase price of that land, combined with current square foot rental make this a very financially viable option for the developer at 4 stories. While I, as a resident of this street, appreciate and applaud new buildings going up, they need to be done in a manner suited to that street. There are certainly nearby streets where an 8 to 12 store building would be well suited. This is not one of them. **Requesting a height exemption on a building of 300% margin is preposterous** and approving it would be even more so.

Victoria is a beautiful place to live, one of the most sought after places in the world, according to Conde Nast, and I would agree and am proud to call it home. The decisions we make in designing the aesthetic, the function, the usability and urban plan of our streets will last generations. Let us do what is right for the city and for its patron's not what will make a developer a few extra bucks at the cost of our fine city.

Hunter Bellows
1061 Fort Street
[REDACTED]

Heather McIntyre

From: Joanne Sinai [REDACTED]
Sent: July 15, 2019 8:03 PM
To: Victoria Mayor and Council
Cc: landuse@victoriadra.ca
Subject: 1010 Fort Street, proposal for development

Dear Mayor Helps and Victoria Council:

I am a physician who lives in Saanich but I have an office downtown, at 1011 Fort Street. This is right across the road from the proposed development.

I have a number of concerns about the proposed development.

I would like to suggest it or any development on the site be limited to only 4 stories, and that it be required to provide a parking stall for each unit.

Fort Street is unique between Quadra and Cook. Unlike the streets to the North of it (View, Yates, Johnson) and the streets to the South of it (Meares, Rockland and Burdett), it has a mixture of residential, restaurants, cafes and professional businesses. On the block between Vancouver and Cook street, there is only one building greater than 4 stories, the Mosaic, and it is only six stories. It has a much bigger footprint than the proposed building.

In my opinion, 12 stories is much too high for this part of Fort Street. Not only is the lot size small, it will tower over every other building and have little set back from the street. This just does not fit into our unique neighborhood.

I am aware of the new Jukebox building right behind the proposed development site, on View Street. Even it is not 12 stories, but 9. In addition, there are already buildings that are as tall on that part of View Street, so it does not stick out like a sore thumb! Black and White, by Abstract Development at Cook and Fort, is 6 stories and in my opinion is too tall for the site.

I am not against increasing the density, but I think that we need to be careful about this in beautiful downtown Victoria. We are an outdoor city, and have many tourists. Too many tall buildings will block the view of the mountains and water, and in fact block the sunlight from reaching the sidewalk. I have visited Manhattan a number of times, and the lack of light and claustrophobia induced by all the tall buildings always makes me happy to come home.

In addition to my concern about the height, I am concerned about the large number of units (55) and the small number of parking spots (7). Parking is already tight downtown. My clients rely on street parking in order to see me in my office, as do the clients of my professional colleagues on the block. Adding so many residential units with so little parking will also put stress on an overloaded downtown. This is both in term of hourly street parking as well as longer term parking. I rely on street parking or paid parking lots myself. Last time I checked, there was over a two year or more wait to get a monthly parking permit in a downtown parkade. Many of us will not be able to continue to run our businesses if parking gets even tighter in the neighbourhood. The local shops and restaurants will also lose customers if there is limited parking.

The Juke Box development has 229 units, and only 130 parking stalls. Thus, on the same block there are already 99 new units with no parking, assuming the other units are assigned one stall each.

Black and White has 75 new units, but I do not know how many parking stalls. Given it's footprint, I doubt there are 75

Thus, there are already 2 new developments within one block that are putting a stress on the parking.

The proposed building also abuts the Fort Street Bike lane. The extra traffic due to pedestrians and cars or taxis dropping people off at the building puts those bikers at increased risk.

A highrise just does not belong on this part of Fort Street.

I urge you to limit any new development at 1010 Fort Street to be a maximum of 4 stories (akin to the majority of the block) and have a parking stall for each unit.

I thank you for your attention. Please contact me if you have any questions.

Regards,

Joanne Sinai. MD, MEd, FRCPC
1011 Fort Street, Victoria

Heather McIntyre

From: tracy han [REDACTED]
Sent: July 16, 2019 1:40 PM
To: landuse@victoriadra.ca; Victoria Mayor and Council
Subject: 1010 Fort rezoning comments

Follow Up Flag: Follow up
Flag Status: Completed

Hi Ian,
My name is Tracy, and I'm the owner of one of unit of 1029 view st, which facing south/fort st.
I disagree with the plan to change the 4 story to 12 story, since it will fully block our building and make the neighbourhood too much density.
Thanks

Kind Regards,

Tracy Han

Project Manager

Address: 12-1560 Church Ave, Victoria, BC, V8P 2H1

Tel: 1 [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

Heather McIntyre

From: Vicki Davidoff [REDACTED]
Sent: July 16, 2019 11:12 AM
To: Victoria Mayor and Council
Cc: landuse@victoriadra.ca
Subject: 1010 Fort Street - proposal for development

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Planning

Dear Mayor Helps and Victoria Council,

I have lived in Victoria since 2003, and have witnessed tremendous growth and development, and see Victoria transforming into a vibrant and exciting city.

However, this new development proposal of 12 stories is troubling – Fort Street is quaint, accessible and has a good mixture of residential, restaurants, cafes and professional businesses.

Parking is becoming a huge problem in downtown Victoria. With the proposed development, parking will become scarcer, which will in turn affect the local businesses.

Tall buildings block light from the surrounding buildings.

I hope you will give consideration to limiting the stories in this development to an appropriate size, and if approved having sufficient parking stalls should be essential.

Thank-you,
Vicki Davidoff
408-225 Belleville Street,
Victoria, B.C.
V8V 4T9
[REDACTED]

Heather McIntyre

From: Elisabeth Hallam [REDACTED]
Sent: July 16, 2019 12:10 PM
To: Victoria Mayor and Council
Cc: landuse@victoriadra.ca

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor Helps and Victoria Council:

I am a psychologist who lives in Saanich but I have an office downtown, at [1011 Fort Street](#). This is right across the road from the proposed development.

I have a number of concerns about the proposed development.

I would like to suggest it or any development on the site be limited to only 4 stories, and that it be required to provide a parking stall for each unit.

Fort Street is unique between Quadra and Cook. Unlike the streets to the North of it (View, Yates, Johnson) and the streets to the South of it (Meares, Rockland and Burdett), it has a mixture of residential, restaurants, cafes and professional businesses. On the block between Vancouver and Cook street, there is only one building greater than 4 stories, the Mosaic, and it is only six stories. It has a much bigger footprint than the proposed building.

In my opinion, 12 stories is much too high for this part of Fort Street. Not only is the lot size small, it will tower over every other building and have little set back from the street. This just does not fit into our unique neighborhood.

The proposed building also abuts the Fort Street Bike lane. The extra traffic due to pedestrians and cars or taxis dropping people off at the building puts those bikers at increased risk.

A highrise just does not belong on this part of Fort Street.

I urge you to limit any new development at [1010 Fort Street](#) to be a maximum of 4 stories (akin to the majority of the block) and have a parking stall for each unit.

I thank you for your attention. Please contact me if you have any questions.

Regards,

Elisabeth Hallam, PH.D.
Registered psychologist
[1011 Fort Street, Victoria](#)

Heather McIntyre

From: Trevor Williams <[REDACTED]>
Sent: July 17, 2019 7:25 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Abstract Developments change to zoning from CAC-42 to site specific

Regarding the proposed property at 1010 Fort St.

I would submit that changing the number of storeys from 4 to 12 will cause the building to look absurd. It will back on to the now completed Juke Box on View Street, which is 9 storeys in height.

Thus, the proposed building will “peep” 3 storeys above the architectural monstrosity that Juke Box already is. The whole mishmash on this land will be ludicrous.

I would strongly urge council to allow a variance up to no more than 9 storeys.

I would also hope that the eventual construction of this building will not be timed to take place at the same time that Council will be digging up Vancouver Street to insert a bicycle lane, since the resulting construction obstacles will create absolute chaos for several months.

Thank you.

Trevor L.Williams

Heather McIntyre

From: bev Caird [REDACTED]
Sent: August 6, 2019 2:39 PM
To: Victoria Mayor and Council
Cc: Landuse@victoriadra.ca
Subject: Proposed Development 1010 Fort St.

Walk to the site at 1010 Fort. Notice a sign referring to the propose development as being originally 9 stories. Not the 12 that is noted in the Community notice. I have no problem with 9 or 10 stories as that would fit well with Tara Place and Jukebox. I object to 12 stories. I also question the number of parking stalls, 7. Where do you expect people to park their cars. There is very little parking on Fort St. as it is. I think there is enough condo building happening at this time without having to jam an oversize building in such a limited space. By the way thank you for cleaning up the area of the beautiful tree on the corner of Pandora and Vancouver. Please don't allow it to be destroyed by vagrancy. Bev Caird

Heather McIntyre

From: Jason Chen [REDACTED] >
Sent: August 19, 2019 2:34 PM
To: landuse@victoriadra.ca; Victoria Mayor and Council
Subject: Regarding 1010 Fort st development
Attachments: jukebox1.jpg; jukebox2.jpg

Hi Ian,

My name is Ethan and i own two units at Jukebox :1029 View Street. I would like to provide some of my thoughts regarding 1010 Fort st development:

1. It will block most of the units behind the proposed building since it is 12 storey building.
2. Even though it is a rental building, the shortage of parking stalls will be a big issue. I was renting my units at Jukebox, i would say most of the tenants were asking for a parking stall. And, in our mailbox room, some existing tenants are still looking for parking space. Please see pictures below for proof.
3. If 1010 Fort Street will be successfully rezoned I'm afraid that the neighbour's lot will be rezoned as well. The whole Jukebox building will be blocked without any sunshine and views.

Thanks so much for you time.

Ethan

SPOT

LY LONG-TERM

king spot in this bu
gust 1st

temporary but a long-term

you are interested.

Liz (parking)
250-885-5698
Liz (parking)
250-885-5698
Liz (parking)
250-885-5698

Parking Spot Needed, Month
to Month or longer

Please call Dennis at 250-884-
3079 or Courtney at
(250)595-5639

Thank you!

250-885-5698

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250-885-5698

Dear Jukebox Residents,

We are **looking for a parking spot** in this building. If anybody has a parking spot that do not need at the moment and are willing to offer it up please contact Trevor **519-719-1759** or **thow8@hotmail.com** to discuss further.

Thank you,

Trevor

Heather McIntyre

From: Doug Scott [REDACTED]
Sent: July 15, 2019 5:10 PM
To: Victoria Mayor and Council
Subject: 1010 Fort Street

Dear Mayor and Council,

I am a commercial tenant at 1011 Fort Street, and received notice by mail of this proposed development.

I think 12 storeys on this part of Fort Street is far too high. We're in danger of completely losing the unique pedestrian oriented character of this area. Even in the parts of this street where 6 stories has been allowed (for example the building containing the London Chef at 953 Fort), it has created a dark canyon in all seasons except summer. 4 stories in my opinion should be the limit on this part of Fort.

A 12 storey tower with no setback on Fort Street would be a disaster. This is Antique Row! In my opinion, even the 6 storey "Black and White" building on the corner of Fort and Cook is out of scale with this streetscape.

We already have a new (still under construction) 9-10 storey building on View between Vancouver and Cook (the Jukebox). Are we to have 12 storeys right behind it, almost right up against it? I feel sorry for the new owners and tenants in Jukebox!

The soils in this area are notoriously poor - excessive pile driving was required for Jukebox, which was a big problem for the adjacent neighbours. Has the developer produced a soils report indicating the amount of pile driving and excavation required to construct a tower in this area?

I see that only 7 parking stalls are being proposed. Consider the pressure that this lack of parking being provided will put on the street parking in this neighbourhood.

I agree that more rental housing is needed in Victoria, but a 12 storey tower right up against the property line on this beautifully scaled street is not the place for it.

Thanks for your attention,

Doug Scott Architect AIBC LEED AP

SCOTT Architecture
403-1011 Fort Street
Victoria BC Canada
V8V 3K5