



Committee of the Whole Report For the Meeting of March 19, 2020

To: Committee of the Whole **Date:** March 5, 2020
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: **Update on Rezoning Application No. 00634 and Development Permit with Variance Application No. 000527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street**

RECOMMENDATION

Rezoning Application No. 00634

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements:
 - a. Statutory Right-of-Way securing 1.38 metres of the site adjacent to Pendergast Street, to the satisfaction of the Director of Engineering and Public Works.
 - b. Housing Agreement ensuring that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - c. Section 219 Covenant securing an amenity contribution in the amount of \$136,163.47 toward the Local Amenities Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - d. Section 219 Covenant to secure the construction of the following public realm improvements, to the satisfaction of the Director of Engineering and Public Works:
 - i. raingardens along Pendergast Street;
 - ii. enhanced boulevard planting and low seating walls; and
 - iii. permeable and impermeable concrete sidewalk pavers.
 - e. Section 219 Covenant to secure the maintenance of the proposed rain gardens and boulevard planting for a period of one year to the satisfaction of the Director of Parks, Recreation and Facilities.
 - f. **Section 219 Covenant securing an amenity contribution in the amount of \$161,356.80 toward the Victoria Housing Reserve Fund, to the satisfaction**

of the Director of Sustainable Planning and Community Development.

2. **Update report to Council on the potential acquisition of the commercial strata unit located at 380 Cook Street at 25% below market value.**

Development Permit with Variance No. 000527

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00634, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00527 for 324/328 Cook Street and 1044, 1048, 1052/1054 Pendergast Street, in accordance with:

1. Receipt of final plans, generally in accordance with the plans date stamped **October 9, 2019**, with refinement of the artwork panels, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. **increase the building height from 13.5m to 16.2m (to the projecting portions of the roof).**
3. The Development Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to present Council with new information regarding a Rezoning Application and Development Permit with Variance Application for the properties located at 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street. At the Council meeting of December 13, 2018, Council passed a motion directing staff to work with the applicant to revise several aspects of the proposal and that the revised proposal be brought back to Committee of the Whole.

Given that the applicant has revised the proposal to address the conditions outlined in the Council motion, staff are recommending for Council’s consideration that the Rezoning and Development Permit with Variance proceed for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the CR-3M Zone, Commercial Residential Apartment Modified District, and the R-K Zone, Medium Density Attached Dwelling District, to a new site-specific zone in order to increase the density and construct a four-storey, mixed-use building with commercial uses and residential uses at an overall density of 2.19:1 floor space ratio. The new zone would allow for reduced setbacks and increased density, height, and number of storeys in comparison to the CR-3M Zone.

The previous reports for this application, which were presented at Committee of the Whole on December 6, 2018 along with the COTW and Council minutes dated December 13, 2018 are attached for additional information and reference.

On December 13, 2018, Council referred the application back to staff with the following motion:

That this matter be referred to staff with direction to work on:

Direct staff to work with BC Housing and/or the applicant to incorporate affordability into the project, including the option of securing 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

Update report to Council on the proposed day-care facility located at 380 Cook Street and execution of any necessary legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development.

Revisions Resulting from Council Motion

Affordable Housing

The proposed building design, tenure and unit mix has not changed with this revised proposal. The applicant proposes the creation of approximately 48 new residential units, with a mix of one-, two- and three-bedroom units, which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units. The current unit mix is as follows:

- 11 three bedroom units
- 26 two bedroom / two bedroom plus den units
- 11 one bedroom / one bedroom plus den units.

The applicant explored the option of working with BC Housing to secure on-site affordable rental housing and discussed the potential for affordable home ownership units managed by the Capital Regional District. Ultimately the applicant has decided not to incorporate affordable housing into the proposed building because the project does not fit any current BC Housing Program and integrating affordable housing would require a full redesign of the building (see attached letters from the applicant and BC Housing).

Instead, the applicant is proposing a cash-in-lieu contribution of \$161,356.80 towards the Victoria Housing Reserve Fund. This amount is based on the value of the subsidy the applicant was proposing for a new daycare facility within the adjacent building, located at 380 Cook Street.

Pendergast Street Frontage

As per Council's direction, the applicant has revised the proposed plans to remove the street parking stalls along Pendergast Street and replace the stalls with additional green space and street furnishings. This change is reflected in the updated plans.

Tenant Vulnerability

The attached Tenant Assistance Plan exceeds policy requirements by offering additional financial compensation to tenants. Following a staff recommendation, the applicant contracted an

experienced third-party tenant relocation coordinator. Reside Community Relations has consulted tenants to identify their relocation and assistance needs. Staff have received written documentation and correspondence between the relocation coordinator and tenants, which confirms that tenants have been consulted throughout this process. Additionally, staff have been in direct communication with some tenants to ensure that their specific concerns have been addressed.

Daycare Facility at 380 Cook Street

As indicated in the applicant's letter, a daycare facility at 380 Cook Street is no longer included with this proposal as it was not supported by the building's strata council. As an alternative to a daycare facility, the applicant is offering to sell the unit to the City at 25% below market value to accommodate an expansion of the Cook Street Village Activity Centre.

Cook Street Village Activity Centre Expansion

The Cook Street Village Activity Centre (CSVAC) is also located at 380 Cook Street, in the adjacent ground floor commercial strata unit. The City's Strategic Real Estate Department was contacted in the spring of 2019 by the Executive Director of CSVAC, who expressed an interest in increasing community services through an expansion of program space into the vacant adjacent commercial strata lot. CSVAC is one of the busiest community facilities and staff have indicated that existing programs are running near capacity, with growing demand for a range of services from older adults in this area of the City. Expanding the CSVAC would help meet this growing need and advance the goals and objectives of the *Official Community Plan*, which encourage opportunities to support and enhance community services that foster social interaction and support multi-generational neighbourhoods. Should Council provide direction, staff will further investigate the opportunity to purchase the unit for an expanded CSVAC and report back to Council.

Regulatory Considerations

The proposed development is generally consistent with the *Fairfield Neighbourhood Plan* (2019) policies for the Cook Street Village Area, which envisions buildings up to 13.5m or four storeys in height with densities up to 2.5:1 floor space ratio. The main roofline of the proposed building is consistent with the Plan with a height of 13.48m; however, a portion of the roof does project up to 16.2m to accommodate some additional living space, rooftop access and rooftop mechanical equipment (e.g. elevator overrun). The projecting portion of the building is stepped back further from the adjacent building to the north and would have no impact on the pedestrian experience of the building. Staff recommend a height variance for the projecting portion of the building and that the new zone include a maximum building height of 13.5m, consistent with the *Fairfield Neighbourhood Plan*. This approach would ensure that any future alternative development proposals seeking a similar height would also need to apply to Council for a variance.

CONCLUSIONS

Given the revisions undertaken by the applicant to address the Council motion from December 13, 2018 and staff feedback, it is recommended for Council's consideration that the applications move forward to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00634 and Development Permit with Variance Application No. 000527 for the properties located at 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

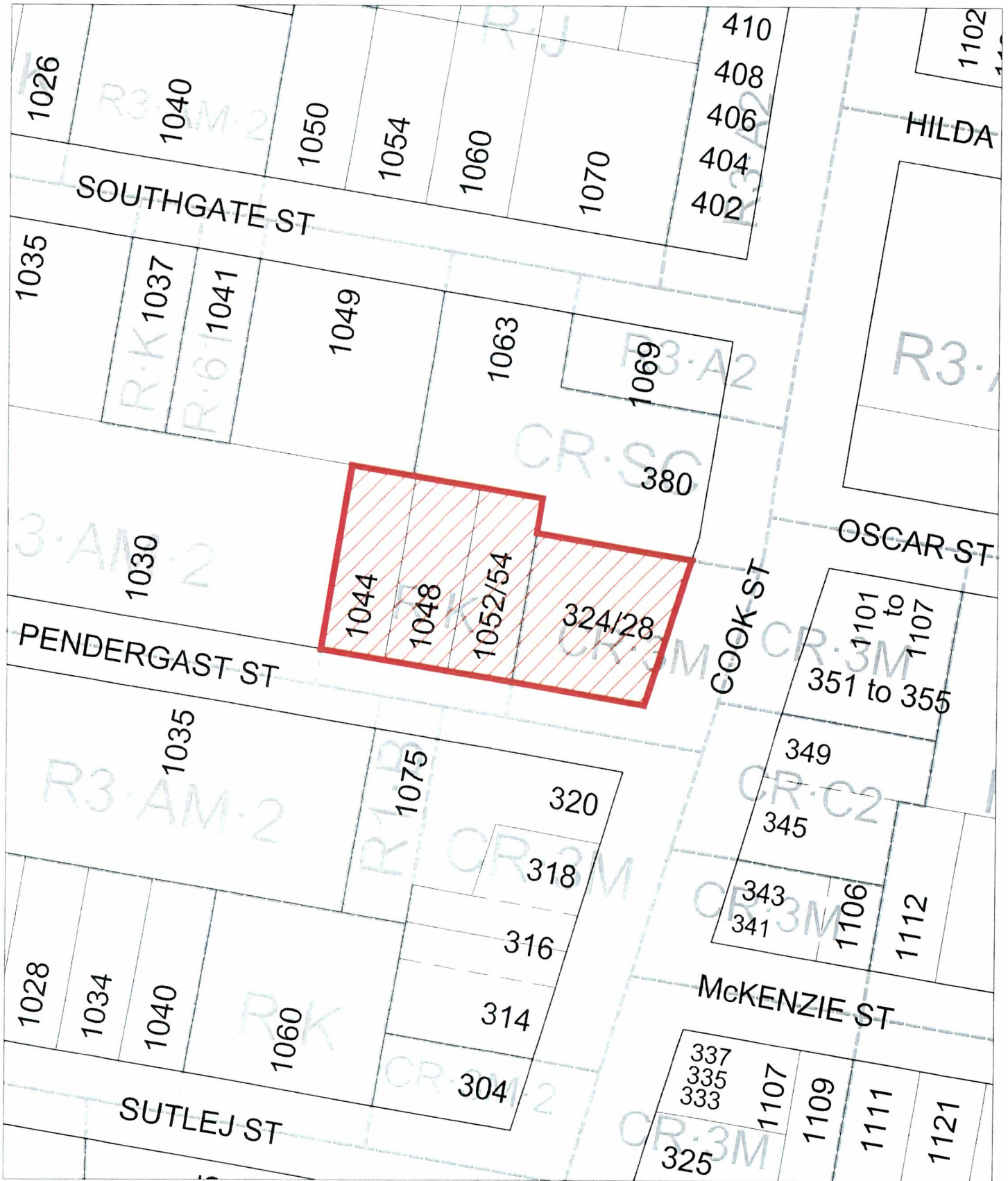


Report accepted and recommended by the City Manager:

Date: _____

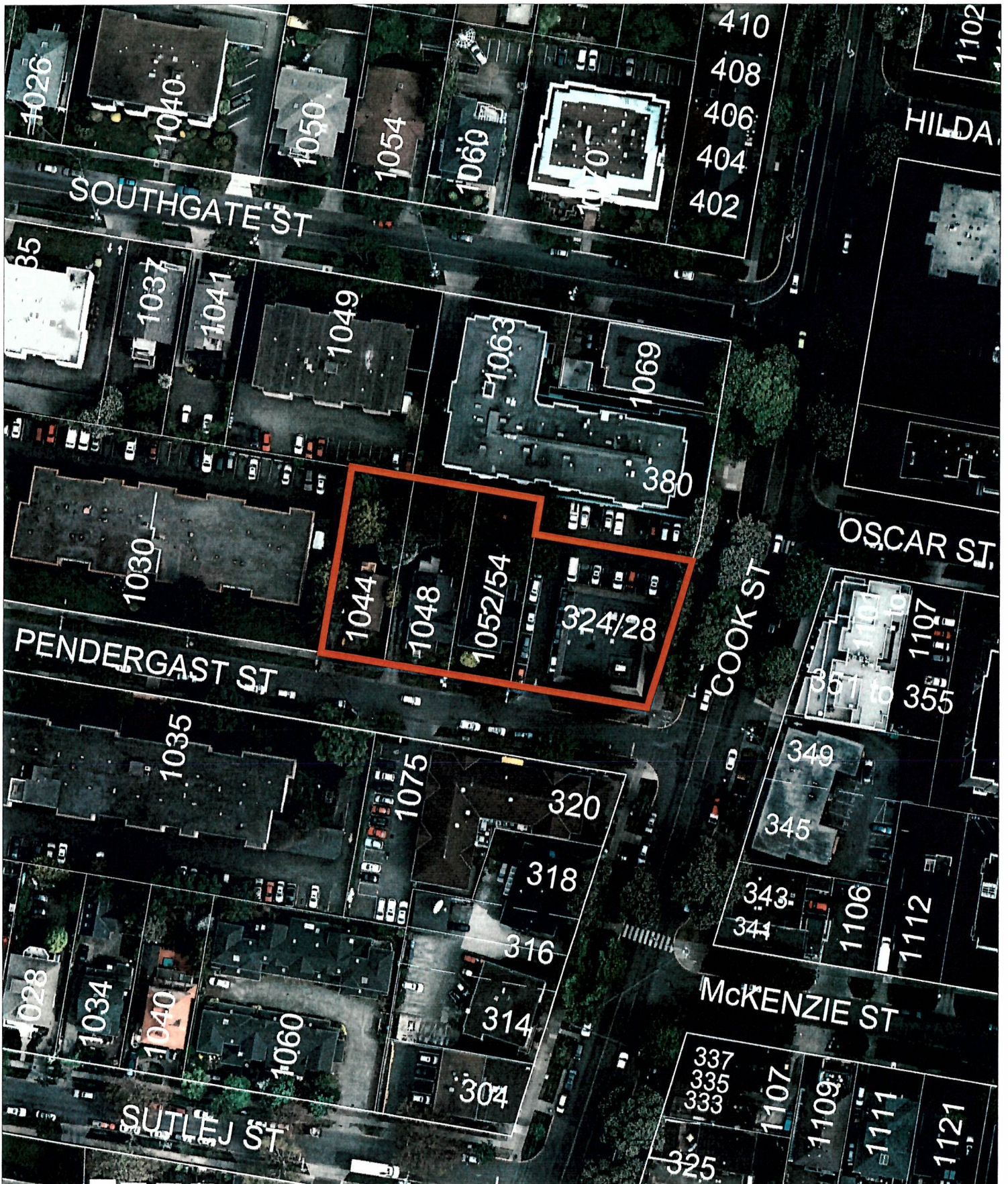
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 9, 2019
- Attachment D: Applicant's letter to Mayor and Council dated February 12, 2020
- Attachment E: Letter from BC Housing dated July 22, 2019
- Attachment F: Updated Tenant Assistance Plan
- Attachment G: Previous Committee of the Whole reports and attachments
- Attachment H: Committee of the Whole meeting minutes dated December 6, 2018
- Attachment I: Council meeting minutes dated December 13, 2018
- Attachment J: Correspondence received since December 13, 2018.



324-328 Cook Street,
 1044, 1048, 1052-1054 Pendergast Street
 Rezoning No.00634



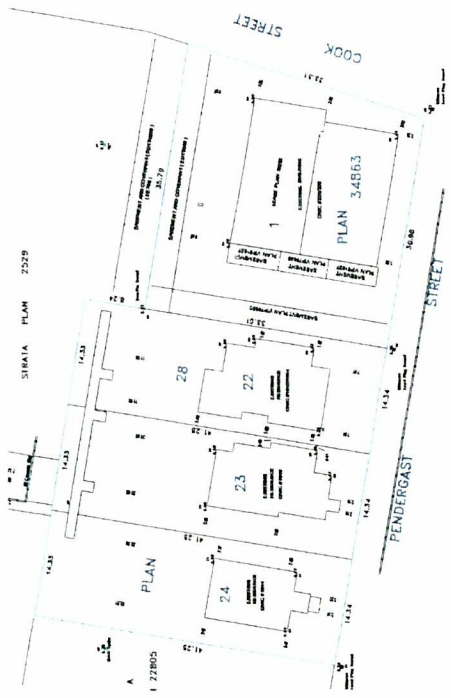


324-328 Cook Street,
1044, 1048, 1052-1054 Pendergast Street
Rezoning No.00634



RECEIVED
City of Victoria
OCT 09 2019

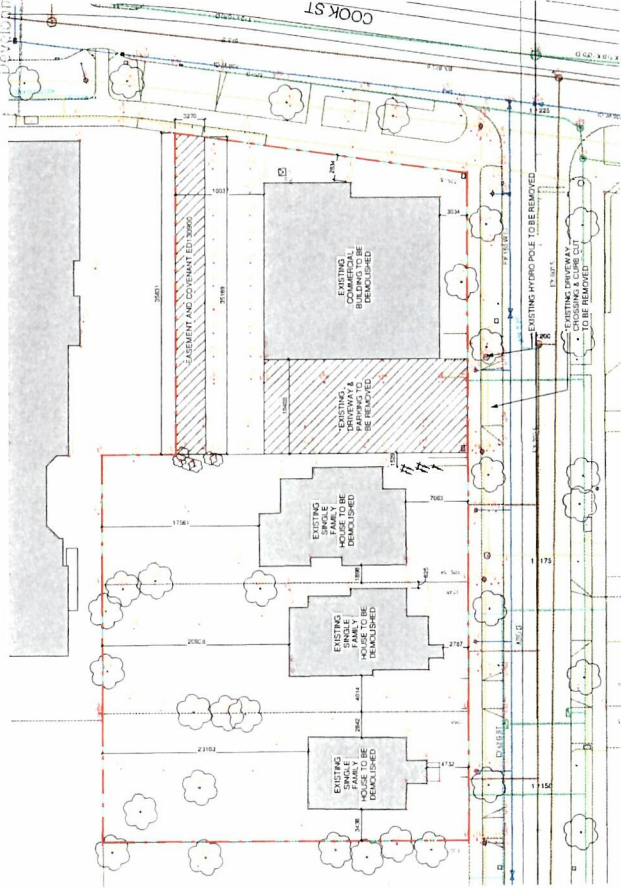
Planning & Development Department
Development Services Unit



J.E. Anderson and Associates
SURVEYORS INCORPORATED
VICTORIA

SITE PLAN
ALL LOTS ARE TO BE DEMOLISHED
AND REBUILT AS FOLLOWS:
LOT 1, PLAN 34863 AND LOTS
22, 23 AND 24, PLAN 28, ALL OF
FARMFIELD FARM ESTATE, VICTORIA CITY
MUNICIPALITY
DATE: 14/08/2019
DRAWN BY: J.E. ANDERSON
CHECKED BY: J.E. ANDERSON

NOTE: ELEVATIONS ARE TO GEODETIC DATUM
VERTICAL CURVES TO BE SET TO THE
HIGHEST POSSIBLE POINT AND TO THE
MINIMUM ALLOWABLE CLEARANCE
TO THE ADJACENT ROADWAY
FROM THE CENTERLINE TO THE
FROM CENTERLINE TO THE
FROM CENTERLINE TO THE



NOTE: REFER TO LANDSCAPE PLAN FOR TREE
SPECIFICATIONS INCLUDING LOCATION OF
TREES TO BE REMOVED

2 Existing Site Plan
1:250

1 Survey Plan
1:300

AVERAGE GRADE CALCULATIONS

GRADE POINTS:

A:	5.66
B:	5.70
C:	5.70
D:	6.22
E:	6.00
F:	5.77
G:	5.81
H:	5.86
I:	5.43
J:	5.43
K:	5.43
L:	5.40
M:	5.59
N:	5.40
O:	5.37
P:	5.40

GRADE POINTS:

A-B:	(5.66+5.70)÷2	x	07.9	=44.87
B-C:	(5.70+5.70)÷2	x	04.7	=26.79
C-D:	(5.70+6.22)÷2	x	25.9	=154.36
D-E:	(6.22+6.00)÷2	x	07.5	=45.83
E-F:	(6.00+5.77)÷2	x	04.9	=28.52
F-G:	(5.77+5.81)÷2	x	08.5	=48.5
G-H:	(5.81+5.86)÷2	x	02.1	=11.41
H-I:	(5.86+5.43)÷2	x	02.7	=11.42
I-J:	(5.43+5.43)÷2	x	09.7	=53.30
J-K:	(5.43+5.40)÷2	x	05.9	=32.40
K-L:	(5.40+5.59)÷2	x	03.5	=18.85
L-M:	(5.59+5.40)÷2	x	03.5	=18.85
M-N:	(5.40+5.37)÷2	x	13.2	=64.90
N-P:	(5.37+5.40)÷2	x	09.7	=52.33
P-Q:	(5.40+6.22)÷2	x	05.3	=29.28
Q-R:	(6.22+6.00)÷2	x	07.0	=38.43
R-S:	(6.00+5.77)÷2	x	15.0	=82.80
S-T:	(5.77+5.81)÷2	x	03.8	=20.26
T-U:	(5.81+5.86)÷2	x	01.5	=08.36
U-V:	(5.86+5.43)÷2	x	03.5	=19.62
V-W:	(5.43+5.43)÷2	x	01.5	=08.49
W-X:	(5.43+5.59)÷2	x	03.3	=18.70
X-Y:	(5.59+5.40)÷2	x	03.3	=18.70
Y-Z:	(5.40+5.59)÷2	x	03.3	=18.70
Z-AA:	(5.59+5.56)÷2	x	03.3	=18.70
AA-BB:	(5.56+5.65)÷2	x	03.3	=18.70
BB-CC:	(5.65+5.67)÷2	x	03.3	=18.70
CC-AA:	(5.67+5.65)÷2	x	03.3	=18.70

227.2 1276.82

AVERAGE GRADE = 1276.82÷227.2 = 5.62

3 Average Grade Plan
1:250

NO.	DESCRIPTION	DATE

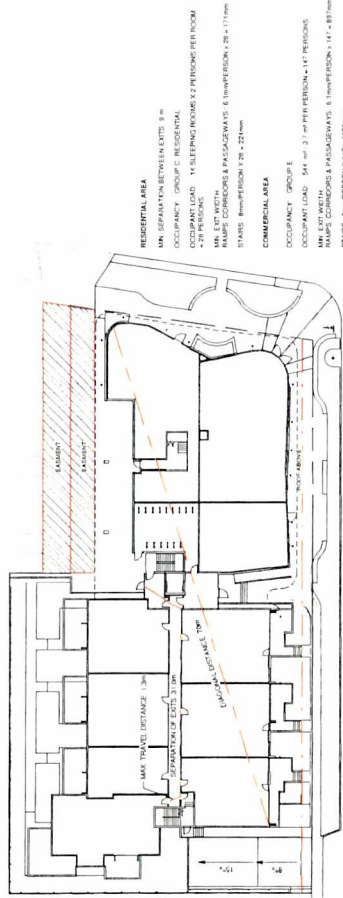
CASCADIA ARCHITECTS INC
228 Cook Street
Victoria, BC V8T 1A1
Tel: 250-383-1111
Fax: 250-383-1112
www.cascadiaarchitects.com

Cook & Pendergast
Ashton Properties Ltd
328 Cook Street
Survey, Existing Site Plan & Average Grade
Scale: 1:250
Date: October 7, 2019
Project #: 1719
Sheet #: 1
Scale: A1.00
Date: 2019.10.09 14:05:00

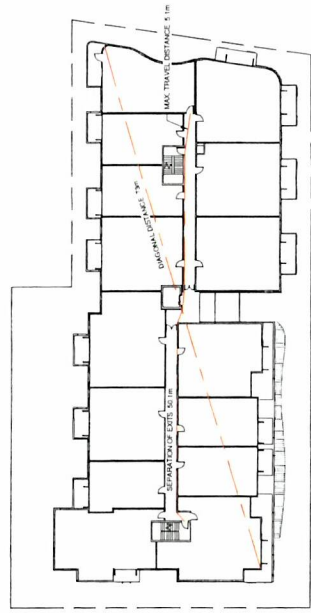
Received
City of Victoria
OCT 09 2019
Planning & Development Department
Development & Building Services



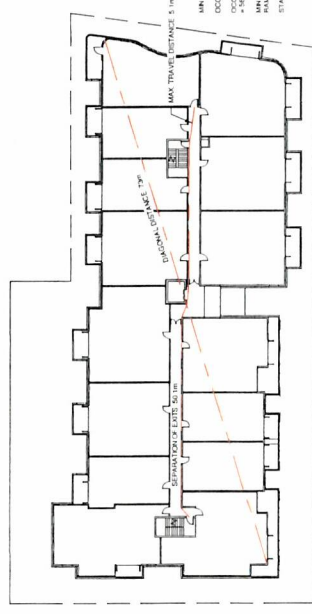
1 Parking Level - Code Plan
1:300



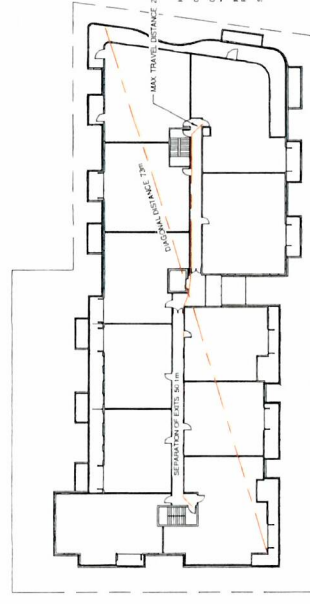
2 Grade - Code Plan
1:300



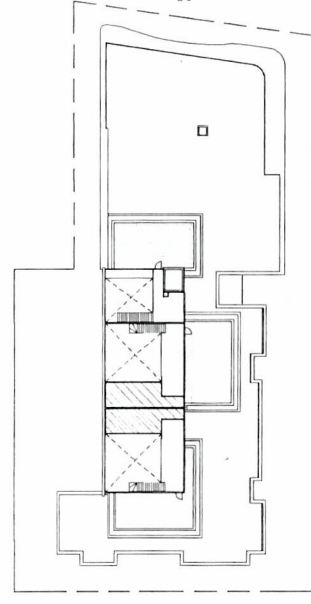
3 Level 2 - Code Plan
1:300



4 Level 3 - Code Plan
1:300



5 Level 4 - Code Plan
1:300



6 Roof - Code Plan
1:300

- BC BUILDING CODE 2012**
- 3.1. GENERAL
 - 3.1.2. OCCUPANCY CLASSIFICATION
 - GROUP C: RESIDENTIAL OCCUPANCY LEVEL 1,4
 - GROUP F: DIVISION 3 PARKING LEVEL
 - 3.1.3. SEPARATION OF USES
 - FLOOR SEPARATION: 2.0 m PER PERSON
 - FLOOR SEPARATION: 2.0 m PER PERSON
 - 3.1.17. OCCUPANT LOAD
 - SEE A1.01
 - 3.2. FIRE SAFETY
 - BUILDING AREA
 - 1750 sq m
 - 3.2.2. BUILDING SIZE AND CONSTRUCTION
 - 3.2.2.2. GROUP C: UP TO 5 STORES: SPRINKLERED
 - SPRINKLERED: YES
 - 3.2.4. EXITS
 - 3.2.4.1. MINIMUM NUMBER OF EXITS: 2 PER FLOOR
 - 3.2.4.2. DISTANCE BETWEEN EXITS: SEE A1.01
 - 3.2.4.3. LOCATION OF EXITS
 - MAX TRAVEL DISTANCE (RESIDENTIAL): 30m
 - MAX TRAVEL DISTANCE (COMMERCIAL): 45m
 - 3.2.4.4. EXIT REQUIREMENTS
 - NUMBER OF REQUIRED EXIT SIGNAGE: 18, 0
 - 3.2.4.5. EXIT SIGNAGE
 - 3.2.4.5.1. REQUIREMENTS FOR PERSONS WITH DISABILITIES
 - T.B.C.

NO.	DESCRIPTION	DATE



Cook & Pendergast
 Aragon Properties Ltd
 328 Cook Street

Code Analysis

Sheet Name: _____
 Date: October 7, 2019
 Project #: 1-300
 Revision #: 1779

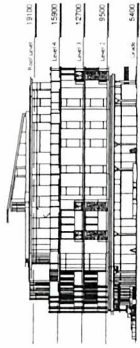
Scale: _____
 Title: _____

Drawn by: _____
 Checked by: _____

Project #: _____
 Date: _____

A1.01
2019 10/07/19 11:44 AM

Received
City of Victoria
OCT 09 2019
Planning & Development Department
Development Services Division



1 | 300
East Elevation Limiting Distance

GROUP C OCCUPANCY
 LIMITING DISTANCE 18.2 m
 EXPOSING BUILDING FACE 200 m²
 MAXIMUM AREA OF UNPROTECTED OPENINGS 100%

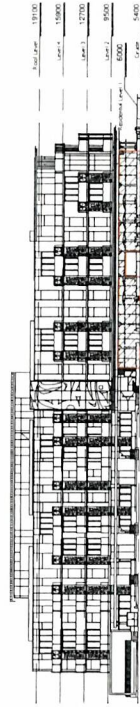
GROUP C OCCUPANCY
 LIMITING DISTANCE 18.2 m
 EXPOSING BUILDING FACE 150 m²
 MAXIMUM AREA OF UNPROTECTED OPENINGS 100%



2 | 300
North Elevation Limiting Distance

GROUP C OCCUPANCY
 LIMITING DISTANCE 4.7 m
 EXPOSING BUILDING FACE 79 m²
 MAXIMUM AREA OF UNPROTECTED OPENINGS 25%
 PROPOSED AREA OF UNPROTECTED OPENINGS 15 m²
 PROPOSED PERCENTAGE OF UNPROTECTED OPENINGS 20.5%

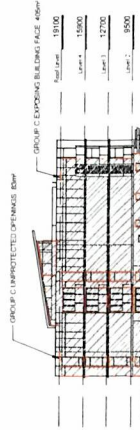
GROUP C OCCUPANCY
 SEE TABLE



3 | 300
South Elevation Limiting Distance

GROUP C OCCUPANCY
 LIMITING DISTANCE 18.2 m
 EXPOSING BUILDING FACE 79 m²
 MAXIMUM AREA OF UNPROTECTED OPENINGS 100%

GROUP C OCCUPANCY
 LIMITING DISTANCE 18.2 m
 EXPOSING BUILDING FACE 150 m²
 MAXIMUM AREA OF UNPROTECTED OPENINGS 100%



4 | 300
West Elevation Limiting Distance

GROUP C OCCUPANCY
 NA

GROUP C OCCUPANCY
 LIMITING DISTANCE 5.0 m
 EXPOSING BUILDING FACE 402 m²
 MAXIMUM AREA OF UNPROTECTED OPENINGS 80%
 PROPOSED AREA OF UNPROTECTED OPENINGS 83 m²
 PROPOSED PERCENTAGE OF UNPROTECTED OPENINGS 20.5%

NORTH ELEVATION: GROUP C OCCUPANCY

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING	PROPOSED AREA OF OPENINGS	PROPOSED % OPENINGS
1	4.7 m	45 m ²	80%	21 m ²	51%
2	4.7 m	35 m ²	71%	18 m ²	51%
3	4.7 m	41 m ²	100%	21 m ²	80%
4	12.2 m	28 m ²	100%	41 m ²	80%
5	5.0 m	27 m ²	78%	13 m ²	30%
6	4.7 m	27 m ²	100%	13 m ²	48%
7	4.7 m	20 m ²	100%	14 m ²	70%
8	4.7 m	20 m ²	100%	14 m ²	70%
9	4.7 m	20 m ²	78%	18 m ²	80%
10	10.5 m	84 m ²	100%	51 m ²	81%
11	5.0 m	29 m ²	100%	11 m ²	38%
12	1.1 m	27 m ²	78%	13 m ²	48%
13	4.7 m	20 m ²	100%	14 m ²	70%
14	4.7 m	20 m ²	100%	14 m ²	70%
15	4.7 m	29 m ²	78%	18 m ²	80%
16	10.5 m	84 m ²	100%	51 m ²	81%
17	5.0 m	28 m ²	100%	11 m ²	38%
18	4.4 m	28 m ²	100%	8 m ²	21%
19	10.5 m	84 m ²	100%	42 m ²	50%
20	5.0 m	31 m ²	100%	8 m ²	26%

NO.	DESCRIPTION	DATE

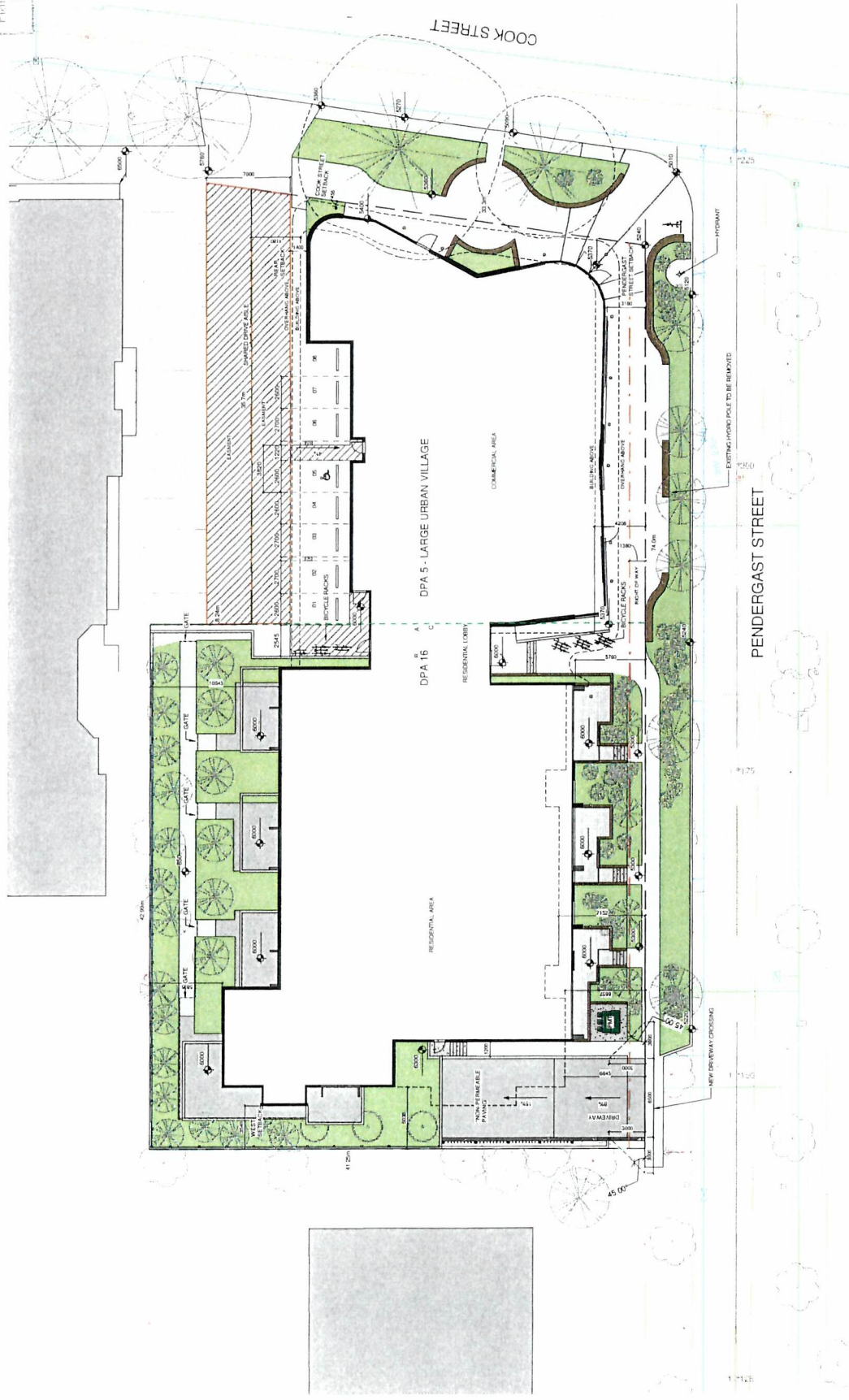


CASCADIA ARCHITECTS INC
 1000 Douglas Street, Suite 200, Victoria, BC V8W 2E1
 Tel: 250-383-1111 Fax: 250-383-1112
 www.cascadiaarchitects.com

Cook & Pendergast Aragon Properties Ltd 328 Cook Street	
Sheet Name Limiting Distance	Date October 7, 2019
Scale 1 : 300	Project # 1715
Project # 1715	Sheet # A1.02

8550006
City of Victoria
OCT 09 2019

Planning & Development Department
Development Services



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/07/2019
2	REVISED	10/07/2019

CASCADIA ARCHITECTS INC
 328 Cook Street
 Victoria, BC V8T 1A1
 Tel: 250-383-1111
 Fax: 250-383-1112
 Email: info@cascadiaarchitects.com

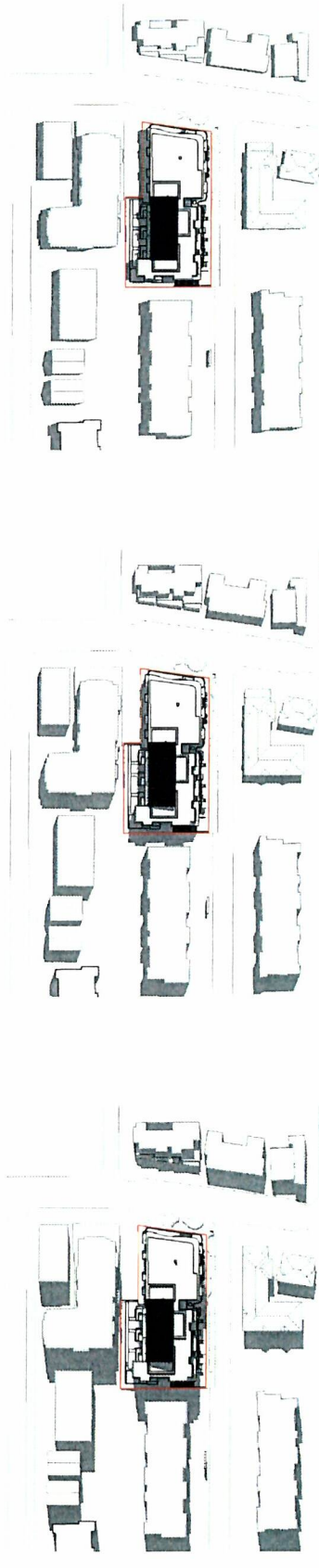
<p>Cook & Pendergast Argenti Properties Ltd 328 Cook Street</p>	<p>Client: October 7, 2019 Project #: 1-150 Drawing #: 1779 Date: May 4, 2018 Scale: 1/150</p>
<p>Overall Site Plan</p>	<p>Sheet: A1.03 Total: 1</p>

1 Overall Site Plan
1/150

NOTE: REFER TO LANDSCAPE PLAN FOR TREE INFORMATION INCLUDING LOCATION OF TREES TO BE REMOVED

OCT 09 2019

Planning & Development Department
2500 Broadway, Suite 201, Victoria, BC V8W 2E7

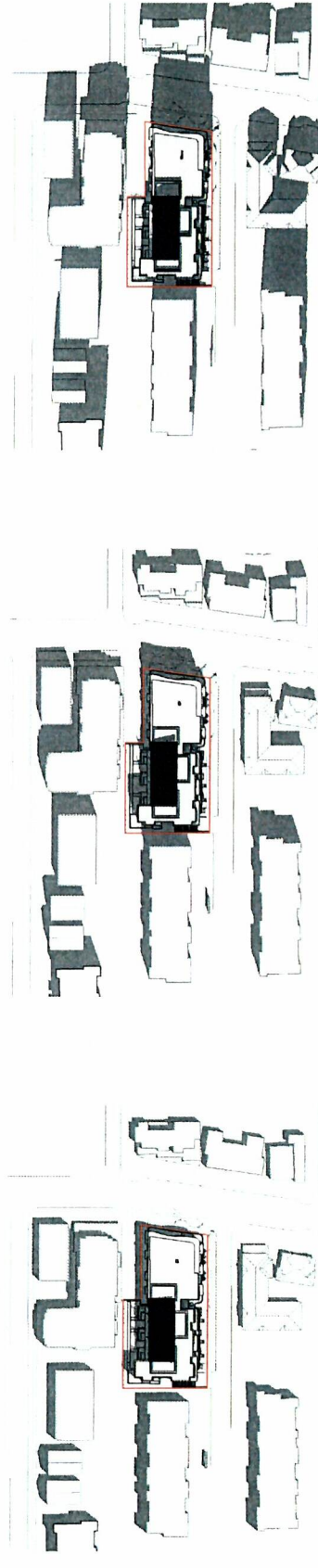


1 Shadow - Summer - 8 AM
1:1000

2 Shadow - Summer - 10 AM
1:1000

3 Shadow - Summer - 12 PM
1:1000

4 Shadow - Summer - 2 PM
1:1000



5 Shadow - Summer - 4 PM
1:1000

6 Shadow - Summer - 6 PM
1:1000

NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC
1000 West Broadway, Suite 201, Victoria, BC V8W 2E7
Tel: 250-383-1111
www.cascadiaarchitects.com

Cook & Pendergast
Aragon Properties Ltd
328 Cook Street
Victoria, BC V8T 1K1



Sheet Name
Shadow Studies - Summer

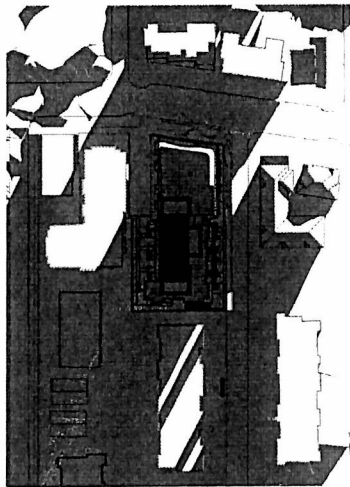
Date	October 7, 2019
Scale	1:1000
Project #	1719
Phase	



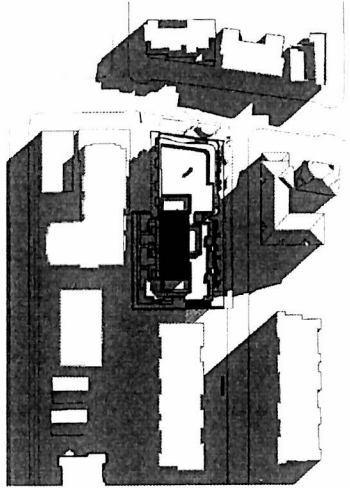
Sheet #
A1.05

2500 Broadway, Suite 201, Victoria, BC V8W 2E7

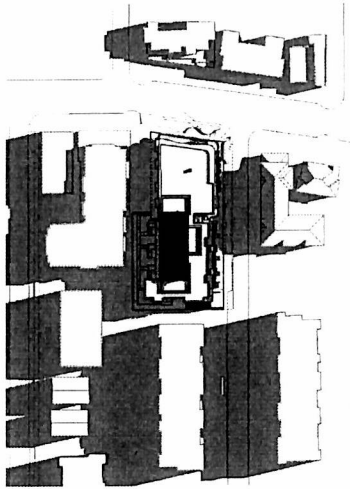
Received
 City of Victoria
 OCT 09 2019
 Planning & Development Department
 Development Services Division



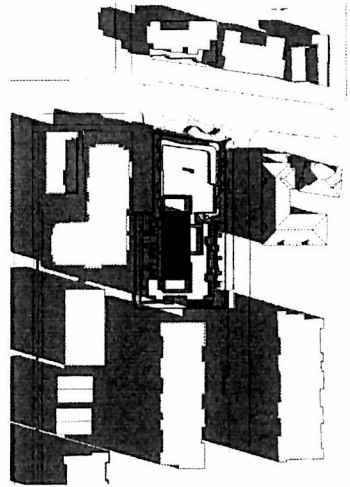
1 Shadow - Winter - 8 AM
 1:1,000



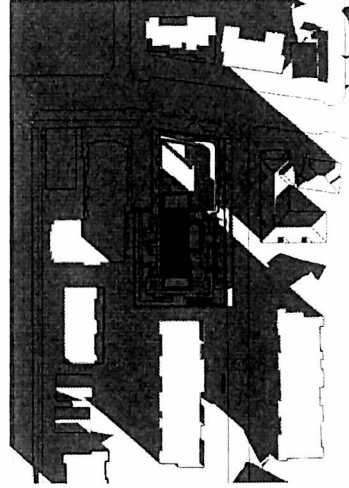
2 Shadow - Winter - 10 AM
 1:1,000



3 Shadow - Winter - 12 PM
 1:1,000



4 Shadow - Winter - 2 PM
 1:1,000



5 Shadow - Winter - 4 PM
 1:1,000

NO.	DESCRIPTION	DATE



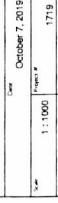
CASCADIA ARCHITECTS INC.
 328 Cook Street
 Victoria, BC V8T 2E2
 Tel: 250.383.1111
 Fax: 250.383.1112
 www.cascadiaarchitects.com

Project: Shadow Studies - Winter

Client: Argen Properties Ltd.
 328 Cook Street

Sheet: Shadow Studies - Winter

Date:	October 7, 2019
Scale:	1:1,000
Sheet #:	1719

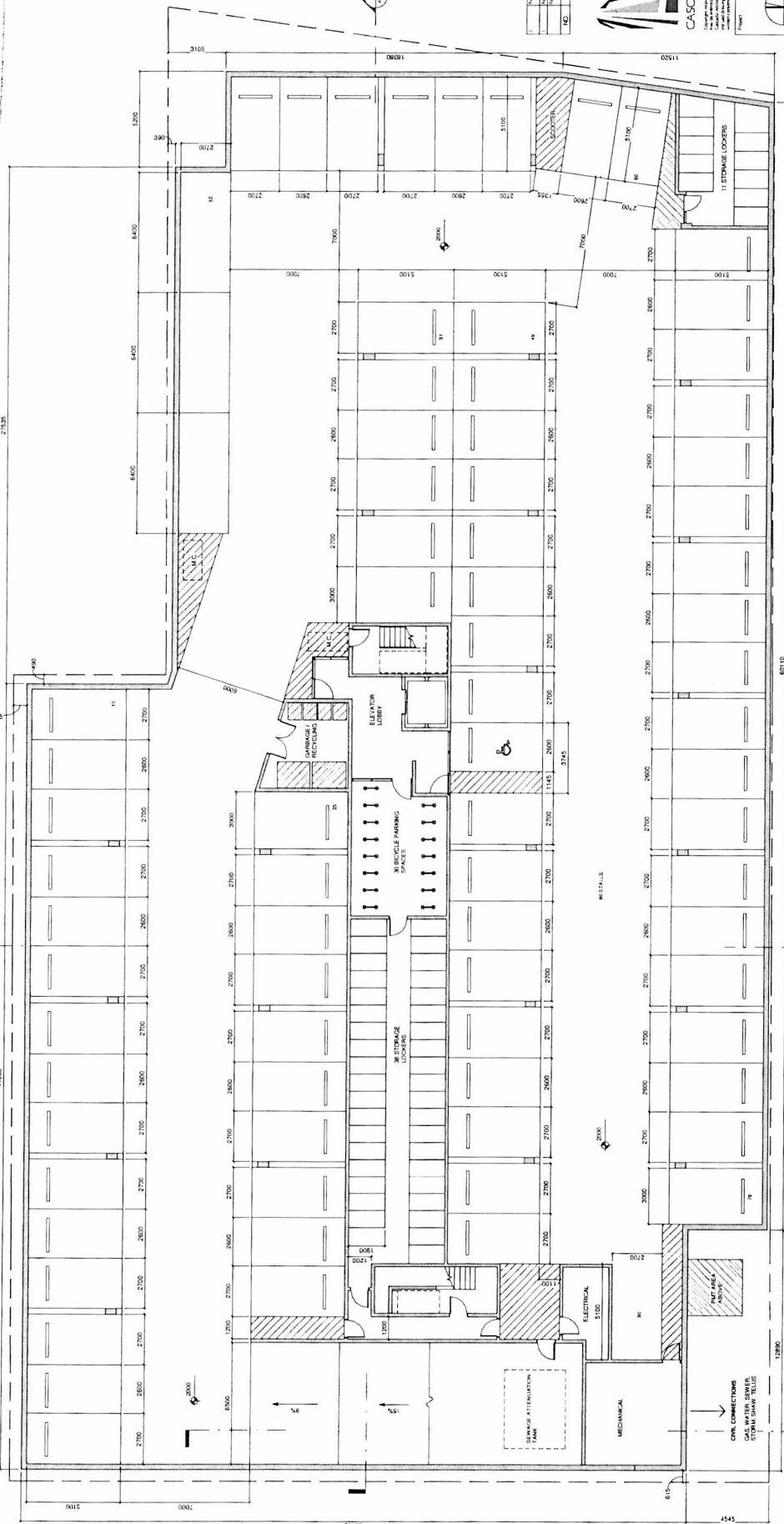


Sheet #

A1.06

2019-10-09 09:29 AM

Received
City of Victoria
OCT 09 2019
Planning & Development Department
Development Services Division



NO.	DESCRIPTION	DATE
1	Issue for Review	October 18, 2019
2	Approved for Construction	October 21, 2019



CASCADIA ARCHITECTS INC
 1000 Douglas Street, Suite 200
 Victoria, BC V8W 2E1
 Phone: 250-383-1111
 Fax: 250-383-1112
 Website: www.cascadiaarchitects.com

Cook & Pendergast
 Aragon Properties Ltd
 328 Cook Street



Sheet Name: Parking Level
 Date: October 7, 2019
 Project #: 1719
 Revision #: 2
 Scale: 1:100

Project #
 Revision #
 Scale

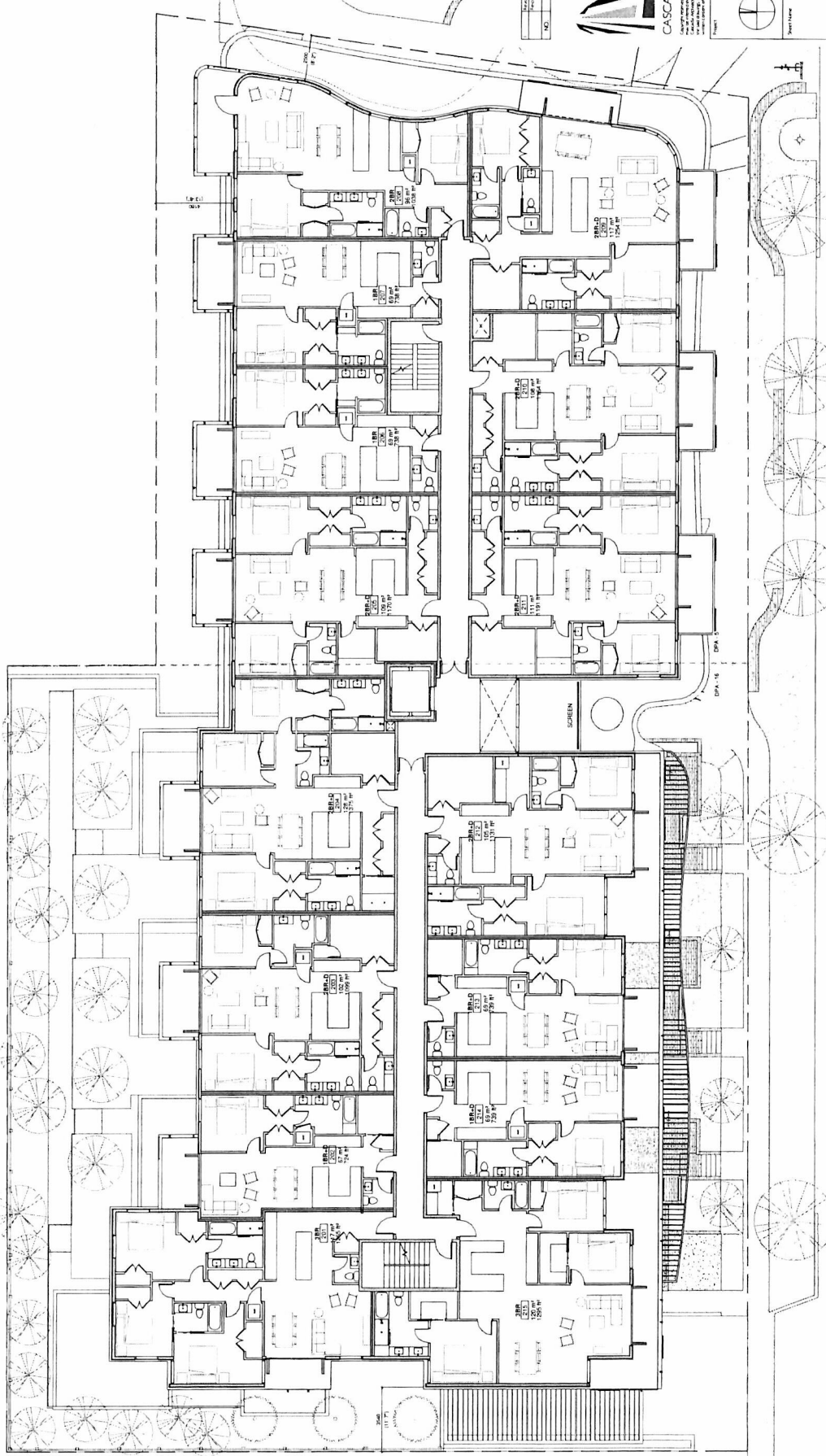
October 7, 2019
 1719
 2

A2.00
 2019.10.08.10:48 AM

Received
City of Victoria

OCT 19 2019

City of Victoria
Development Services Department



DFA - 5 AREA = 741.5 m²
DPA - 16 AREA = 892 m²

NO.	DESCRIPTION	DATE
1	Revised 1 - Complete Floor Plan	10/17/19

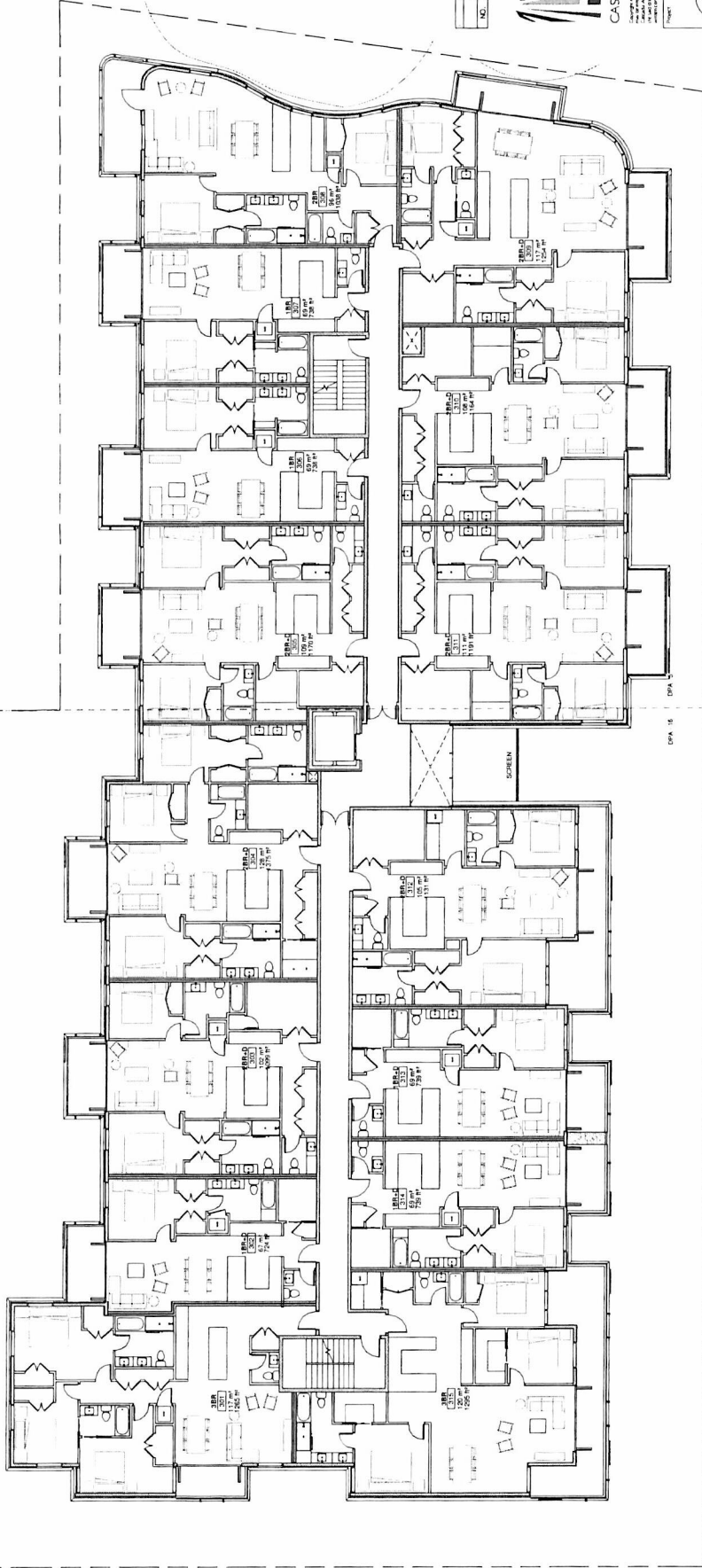


CASCADIA ARCHITECTS INC.
Architects
1000 West 10th Street, Suite 200
Victoria, BC V8W 2E1
Phone: 250-383-1111
Fax: 250-383-1112
www.cascadiaarchitects.com

Cook & Pendergast
Argonji Properties Ltd
3208 Cook Street
Level 2

Scale: October 7, 2019
Project #: 17719
Revision: May 4, 2018
Sheet #: A2.02
Total #: 2019-10-19-10:30 AM

B.C. Building
 City of Victoria
 OCT 09 2019
 Planning & Development Department
 Development Services Division



NO.	DESCRIPTION	DATE
1	Issue for Construction Permit	08/11/19
2	Issue for Construction Permit	08/11/19



CASCADIA ARCHITECTS INC.
 328 Cook Street
 Victoria, BC V8T 2E2
 Tel: 250.383.1111
 Fax: 250.383.1112
 www.cascadiaarchitects.com

Cook & Pendergast
 Aragon Properties Ltd
 328 Cook Street

Scale	1:100
North Arrow	North
Revision	1
Issue	08/11/19
Sheet No.	A2.03

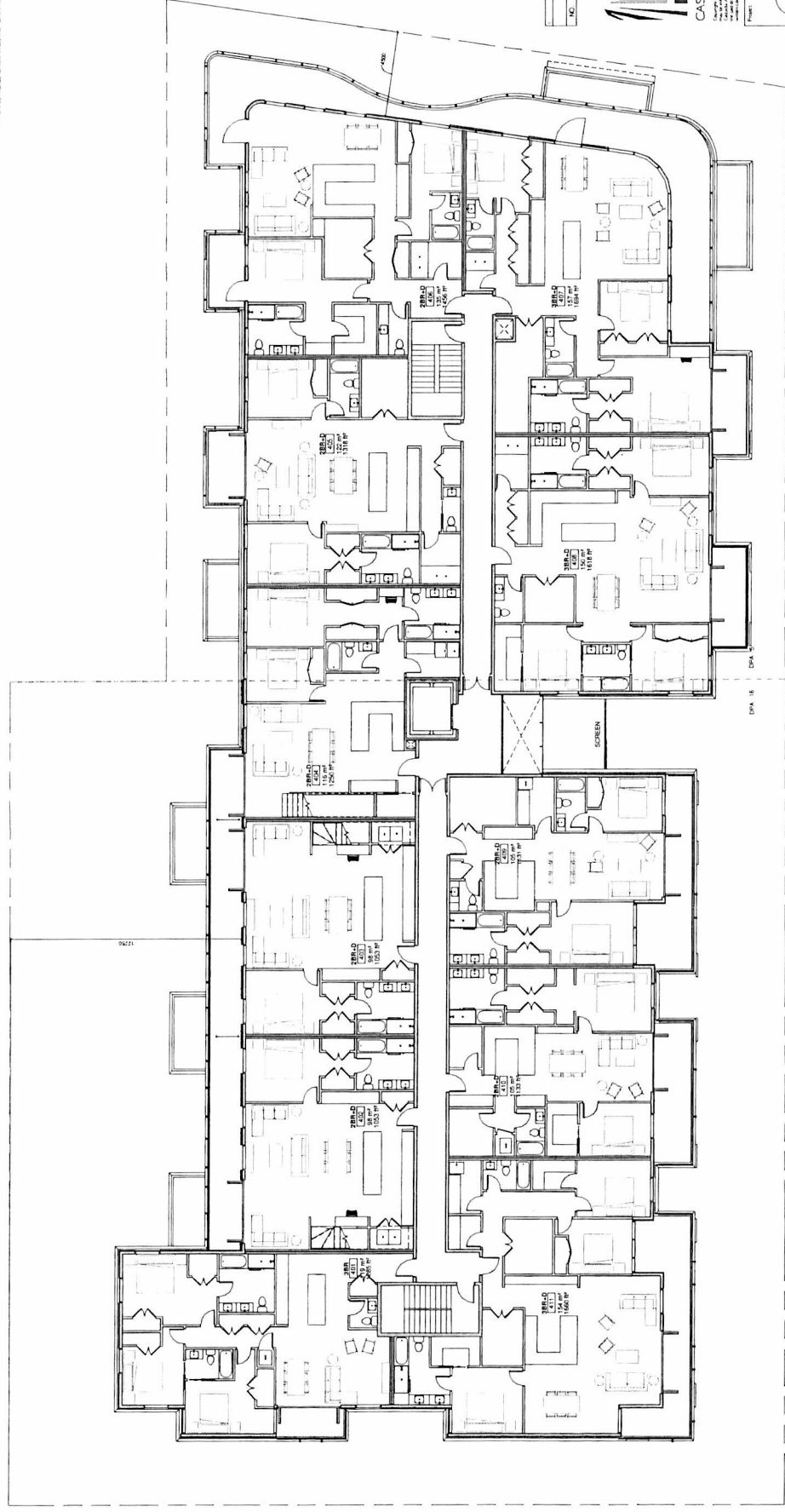
Level 3
 Date: October 7, 2019
 Project #: 3719

DPA - 5 AREA = 741.5 m²
 DPA - 16 AREA = 892 m²

2019 10/07/19 02:00 AM

Records Section
City of Eugene
OCT 09 2019

Planning & Building Dept
Development Services



NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC
Aragon Properties Ltd
328 Cook Street

Cook & Pendergast
Aragon Properties Ltd
328 Cook Street



Level 4

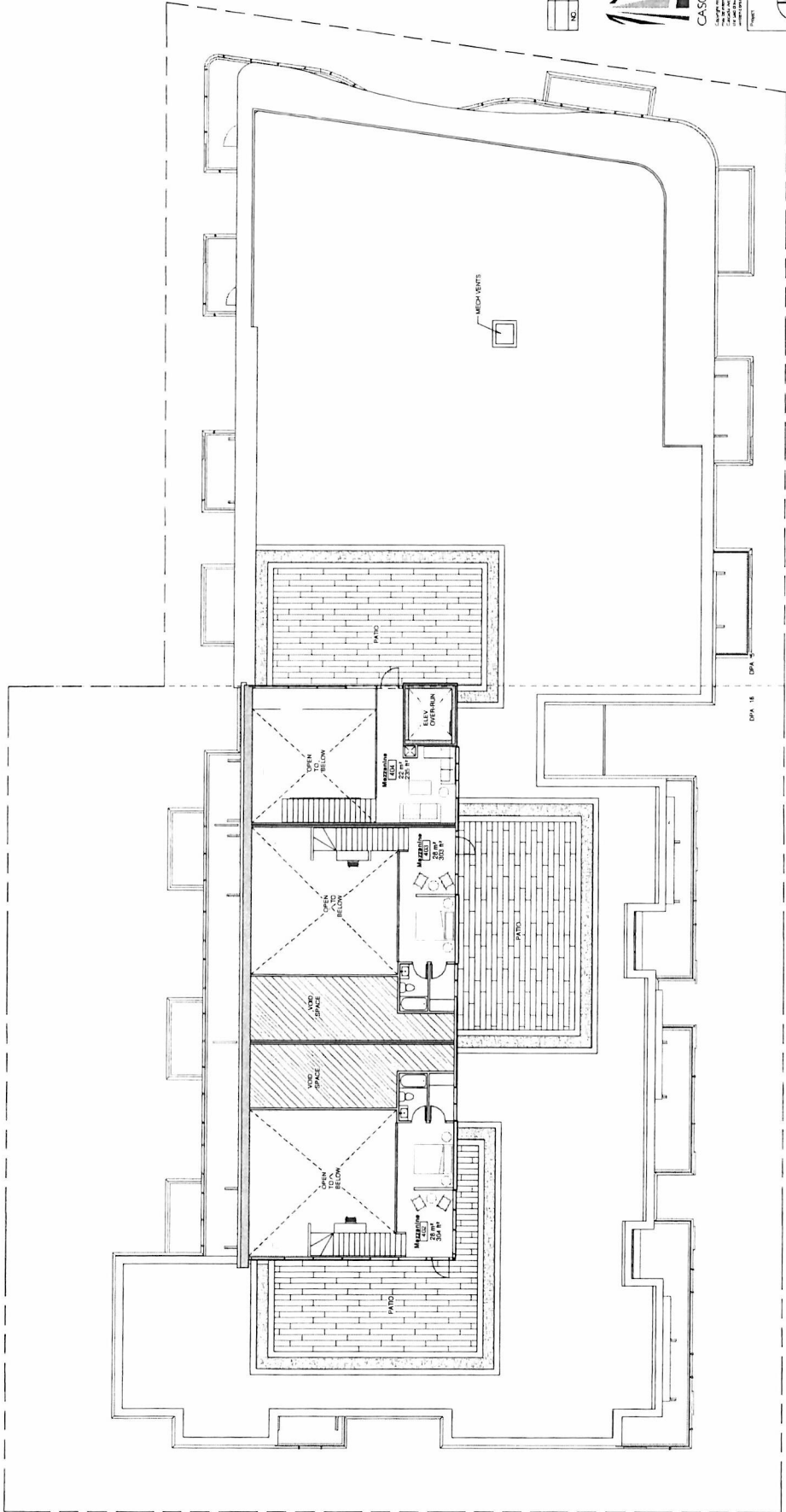
Date: October 7, 2019
Scale: 1:100
Project #: 1719
Rev #: 0118

Sheet #
A2.04

DPA - 5 AREA = 677 m²
DPA - 16 AREA = 847 m²

09/15/19 11:45:28 AM

5004 17th
 City of Victoria
 OCT 09 2019
 Planning & Development Department
 Development Services Unit



DPA - 15 AREA = 81 m²

NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC
 328 Cook Street
 Victoria, BC V8T 1A1
 Tel: 250.363.1111
 Fax: 250.363.1112
 www.cascadiaarchitects.com

Project		Client	
Cook & Pendergast		Aranga Properties Ltd	
328 Cook Street		October 7, 2019	
Scale	1:100	Project #	1719
Author	May 4, 2018	Sheet #	1
Check #	A2.05	DATE PLOTTED: 10/09/2019 10:44 AM	

City of Vancouver
 Planning & Development & Review
 Development Services Unit

OCT 09 2019



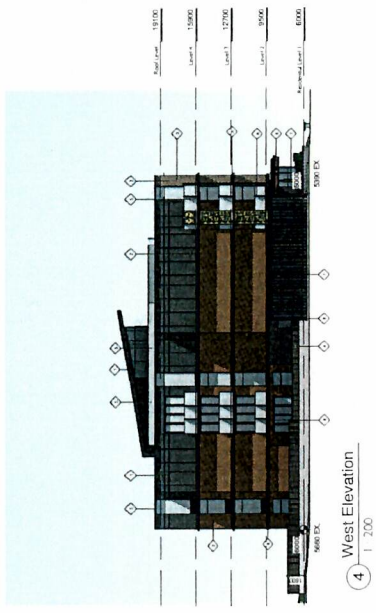
1 | 200
 South Elevation



2 | 200
 East Elevation



3 | 200
 North Elevation



4 | 200
 West Elevation

MATERIALS LEGEND

1	CEMENTITIOUS PANEL CLADDING	7	CLEAR SEALED WOOD
2	WOOD FINISH BOARD CLADDING	8	PRIE FINISHED METAL (CHARCOAL)
3	BRICK CLADDING	9	PERFORATED PRIE FINISHED ALUMINUM
4	STONE CLADDING	10	SOLID PRIE FINISHED ALUMINUM
5	GLASS	11	CONCRETE BLOCK
6	16G CEDAR SOFFIT	12	PRIE FINISHED STAINING SEAM METAL

NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.
 328 Cook Street
 Vancouver, BC V6C 2K6
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.cascadiaarchitects.com

Cook & Pendergast	
Anagon Properties Ltd 328 Cook Street	
Elevations	
Scale	1:200
Date	October 7, 2019
Project #	1719
Sheet #	1
Sheet #	A3.00

2019 10-07 10:51 AM



RESIDENTIAL ENTRANCE



VIEW FROM COOK & PENDERGAST



BIRDEYE VIEW LOOKING SOUTHEAST

NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC.
 Anagon Properties Ltd
 328 Cook Street
 Vancouver, BC V6C 2K6
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.cascadiaarchitects.com

Project Name	Cook & Pendergast
Client	Anagon Properties Ltd 328 Cook Street
Scale	Perspectives
Date	October 7, 2019
Page #	1719
Project #	1
Sheet #	A9.00

NOT FOR CONSTRUCTION

Rev No	Description	Date
3	RZDP Rev 2	07 OCT 2019
2	RZDP Rev 1	04 MAY 2018
1	RZDP	27 FEB 2018



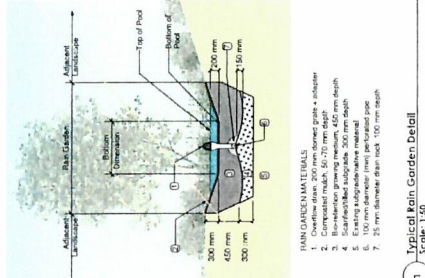
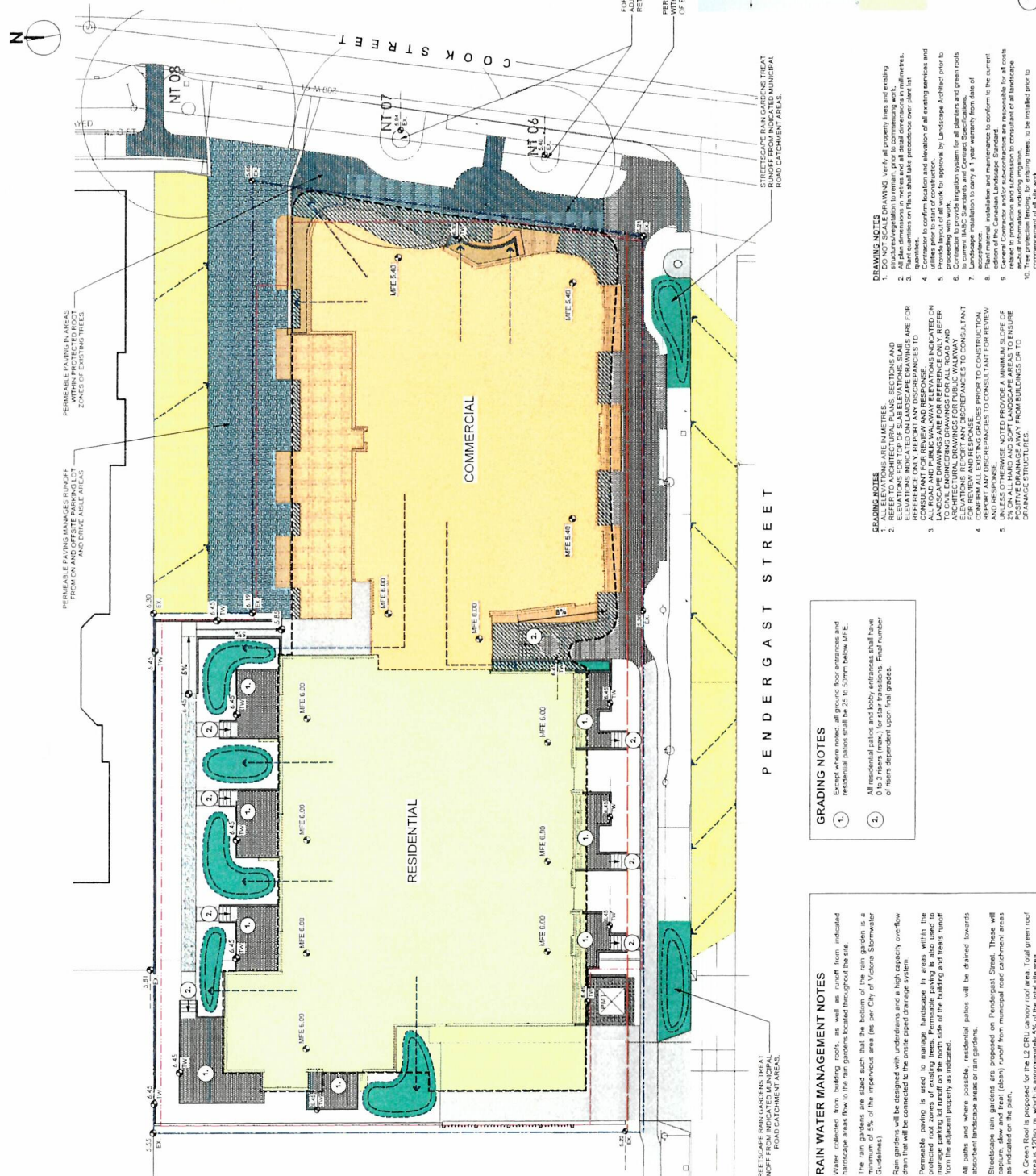
Client: ARAGON PROPERTIES LTD
 201-128 WEST 1ST AVENUE
 VANCOUVER, BC

Project: 328 COOK STREET
 325 COOK STREET
 1044-1054 PENDERGAST STREET
 VICTORIA, BC

Sheet title: Stormwater Management Plan
 Project no.: 11728
 Scale: 1:50 @ 24X36"
 Drawn by: MJD
 Checked by: DMF/SG
 Revision no.: 3
 Scale: L1.03

LEGEND

Property line
 Extent of Perks (below) (reference only)
 Building Outline (above) (reference only)
 Rain garden - TOP OF POOL
 Rain garden - BOTTOM OF POOL
 Direction of flow
 Direction of slope or stairs (down)
 Annotations (if applicable) in reference only. MFE = Main Floor Elevation.
 Proposed Landscape Grade
 Main Floor
 Commercial Retail Roof Area
 Residential Roof Area
 Hardscape Catchment Area
 Granular Trail with wheels
 Unit Paving
 Permeable Unit Paving
 Call to Plain Concrete Paving
 Main Catchment Rain Pallet
 Green Roof (Above an L2 CRV Canopy)



DRAINAGE NOTES

1. All plan dimensions in metres. Verify all spaces, lines, and existing structures/vegetation to match, prior to construction work.
2. All plan dimensions in metres and all vertical dimensions in millimetres.
3. All elevations on this plan shall indicate precise elevations over finished ground.
4. Utilities prior to start of construction, location of all existing services and utilities shall be confirmed.
5. Provide layout of all work for approval by Landscape Architect prior to construction.
6. Contractor to provide irrigation system for all planters and green roofs.
7. To comply with standards and Council Specifications.
8. All materials shall be approved by the City of Victoria.
9. General Contractor and/or subcontractors are responsible for all costs of construction and shall be responsible for all site work.
10. General Contractor and/or subcontractors are responsible for all costs of construction and shall be responsible for all site work.

GRADING NOTES

1. Except where noted, all ground floor entrances and residential patios shall be 25 to 30mm below MFE.
2. All residential patios and lobby entrances shall have a minimum 2% slope to the exterior. All other patios shall have a minimum 1% slope to the exterior. All other patios shall have a minimum 1% slope to the exterior.
3. All road and public walkway elevations indicated on landscape drawings are for reference only. Refer to architectural drawings for public walkway elevations and responses to consultant for review and response.
4. Confirm all existing grades prior to construction.
5. Confirm all existing grades to consultant for review and response.
6. Confirm all existing grades to consultant for review and response.
7. Confirm all existing grades to consultant for review and response.
8. Confirm all existing grades to consultant for review and response.
9. Confirm all existing grades to consultant for review and response.
10. Confirm all existing grades to consultant for review and response.

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs, as well as runoff from indicated hardscape areas, flow to the rain gardens located throughout the site. The rain gardens are sized such that the bottom of the rain garden is a minimum 5% of the upper-room area (as per City of Victoria Stormwater Guidelines).

Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite rapid drainage system.

Permeable paving is used to manage hardscape in areas within the protected root zones of existing trees. Permeable paving is also used to manage parking for runoff on the north side of the building and treats runoff from the adjacent property as indicated.

All patios and where possible, residential patios will be drained towards adjacent hardscape areas of rain gardens.

Streetscapes rain gardens are proposed on Pendergast Street. These will be drained towards the street. (Urban) runoff from municipal road catchment areas as indicated on the plan.

A Green Roof is proposed for the L2 CRV canopy roof area. Total green roof area is 120sq. m, which is approximately 5% of the total site area.

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs, as well as runoff from indicated hardscape areas, flow to the rain gardens located throughout the site. The rain gardens are sized such that the bottom of the rain garden is a minimum 5% of the upper-room area (as per City of Victoria Stormwater Guidelines).

Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite rapid drainage system.

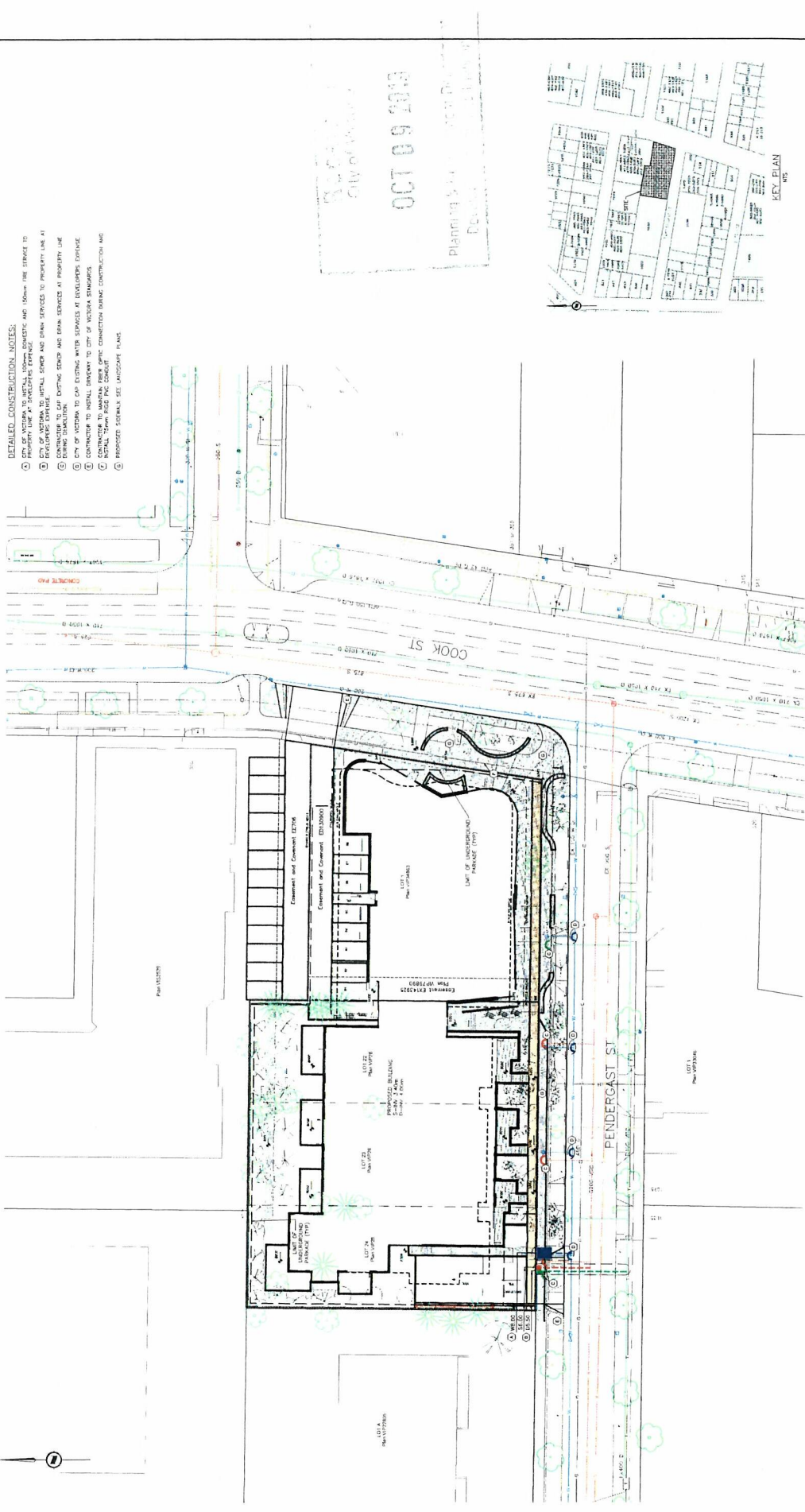
Permeable paving is used to manage hardscape in areas within the protected root zones of existing trees. Permeable paving is also used to manage parking for runoff on the north side of the building and treats runoff from the adjacent property as indicated.

All patios and where possible, residential patios will be drained towards adjacent hardscape areas of rain gardens.

Streetscapes rain gardens are proposed on Pendergast Street. These will be drained towards the street. (Urban) runoff from municipal road catchment areas as indicated on the plan.

A Green Roof is proposed for the L2 CRV canopy roof area. Total green roof area is 120sq. m, which is approximately 5% of the total site area.

- DETAILED CONSTRUCTION NOTES:**
- 1) PROVIDE ALL UTILITY LOCATIONS AND DEPTH FROM SERVICE TO PROPERTY LINE AT PARTICIPATE EXISTING.
 - 2) CITY OF VICTORIA TO INSTALL SEWER AND DRAIN SERVICES TO PROPERTY LINE AT PARTICIPATE EXISTING.
 - 3) CONTRACTOR TO OBTAIN EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE DURING DEMOLITION.
 - 4) CITY OF VICTORIA TO OBTAIN EXISTING WATER SERVICES AT DEVELOPER'S OFFICE.
 - 5) CONTRACTOR TO INSTALL DRAINAGE TO CITY OF VICTORIA STANDARDS.
 - 6) CONTRACTOR TO OBTAIN PARTICIPATE CONNECTION DURING CONSTRUCTION AND INSTALL TO CITY OF VICTORIA STANDARDS.
 - 7) PROVIDER SEWALY SEE LANDSCAPE PLANS.



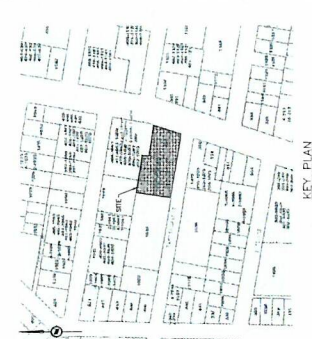
ISSUED FOR DEVELOPMENT PERMIT

ISSUED		REVISION		LEGEND		CLIENT		PROJECT	
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION	NO.	DATE
1	2019/10/09	NT	VG	RT	ND				
2	2019/10/09	DE	CA	DX	ND				
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
31									
32									
33									
34									
35									
36									
37									
38									
39									
40									
41									
42									
43									
44									
45									
46									
47									
48									
49									
50									
51									
52									
53									
54									
55									
56									
57									
58									
59									
60									
61									
62									
63									
64									
65									
66									
67									
68									
69									
70									
71									
72									
73									
74									
75									
76									
77									
78									
79									
80									
81									
82									
83									
84									
85									
86									
87									
88									
89									
90									
91									
92									
93									
94									
95									
96									
97									
98									
99									
100									

JEA ASSOCIATES
 SURVEYORS & ENGINEERS
 VICTORIA
 PHONE 250-727-2274
 FAX 250-727-2336

CLIENT: ARAGON PROPERTIES
 PROJECT: COOK & PENDERCAST SITE PLAN
 DRAWING NO: 308866-01
 SHEET: 1 OF 11

OCT 09 2019
 Planning Services Department
 Development Services



ARAGON

Via Email and Mail

January 14, 2020 – Updated February 12, 2020

Mayor and Council
City of Victoria
c/o 1 Centennial Square
Victoria, BC V8W 1P6



Re: Cook & Pendergast Street, Response to Council's Request for Affordable Housing & Clarification to the Proposed Daycare

Dear Mayor and Council,

We would like to provide you with some additional information in support of our Rezoning and Development Application.

While investigating the purchase of the land on the corner of Cook and Pendergast Street in 2017, we did extensive research into the official community plan, the City of Victoria's stated policies, and had many discussions with local neighbours, architects, and developers. At the time of purchase, the Official Community Plan envisioned a maximum height of 6 stories and a split of 2.0 and 2.5 FSR across the site, in addition to a range of other guidelines from Community Amenity Contributions (CAC) together with planning principles to allow a successful multifamily building.

At that time we recognized the significance of this site to the Cook Street Village Community, and we engaged with the neighbourhood extensively. Aragon managed eight (8) Neighbourhood and CALUC meetings over a 6 month span. We listened to the community and made substantial changes to our original plan. While we could not accommodate every comment/suggestion of the neighbours who came to speak, we listened to each of them, and very carefully addressed the common issues in creating a successful design. Cascadia Architects should be given a large amount of credit for listening and being flexible by changing the look and feel of the building to fit with the neighbourhood's comments. We made the decision at that time, well before the Fairfield Community Plan was developed, to lower the height from 6 stories to 4 stories. Also, from these meetings grew some excellent additions to the project, such as the addition of vertical panels of art which are to be designed by a Coast Salish Artist, Chris Paul. We ultimately made our application in February of 2018.

At our Committee of The Whole (COTW) meeting in November of 2018, we were asked by council to go back and assess our project's ability to include affordable housing. Since then we have met with BC Housing, and looked hard to find a way to include affordability with the current building. Ultimately in order to incorporate affordable housing, while making the project work financially we would require either funding from a 3rd party program, such as BC Housing's CHF fund, or pay for this affordable housing by changing the project to incorporate additional density. The reasons why we did not pursue these options is that both options would require a full re-design of the project. Further the "Interim Density Bonus Policy" as well as the recently adopted "Inclusionary Housing and Community Amenity Policy" both explicitly exempt projects previously submitted such as ours. We believe a full re-design would ultimately result in a building which the community will not be satisfied with. However, we do recognize the need to provide affordable housing in Victoria and thus have decided to make a contribution to the Affordable Housing Reserve fund as outlined below.

At the time of our COTW meeting last November, we offered our commercial strata unit, #2 – 280 Cook Street, in the neighboring "Cook Street Activity Center" building at a subsidized rental rate in order to allow a daycare to

ARAGON

occupy this space. Unfortunately, this proposal was ultimately turned down by the Strata Council of this building. It is our opinion that the Strata Council simply did not want a daycare in their building. As a result, providing a daycare in this space is no longer possible. We were willing to offer a daycare at 50% reduced rental rate for 7 years, with an additional 25% discount on rental rate for the following 3 years (for a total of 10 years of discounts), and we estimated this market rate of rent to be \$16, triple net, per square foot. This contribution amounted to an estimated reduction in rent of \$161,356.80. As the daycare is no longer an option, and in an effort to provide a meaningful contribution towards affordable housing in Victoria, **Aragon is including the donation of the previously proposed reduction in rent (\$161,356.80) for the daycare towards Victoria's Affordable Housing Fund. This is in addition to the \$136,163.47 currently being offered as part of the project's CAC which can be used at the discretion of council.**

Our efforts with the daycare lead us to have a discussion with the City's Real Estate acquisition team, who have expressed that the CSVAC has identified a desire to expand their programming if they can acquire additional space. This space could be provided by our adjacent commercial unit. #2 – 380 Cook and would allow the City to expand CVSAC programming and/or other civic services. We recognize the contribution of the Cook Street Activity Center with improving the livelihood of the member of the Cook Street Community, and the demand for increased space and programming of that organization. **As a result, we would also like our application to include the option for the city to acquire the space at #2- 380 Cook Street, at a 25% reduction on fair market value.** Currently this unit is estimated to be valued at \$725,000, thus, **this discount would represent an additional \$181,250 in contribution as part of the application.** We understand that we will still need to work with the City's Real Estate teams to fairly and openly direct the appraisal and process the city's acquisition.

In summary, Aragon's contribution to the City of Victoria as a result of our application totals almost \$500,000 as follows:

- A) CAC Contribution - \$136,163.47**
- B) Affordable Housing Contribution in-lieu of Daycare - \$161,356.80**
- C) Discounted value of Commercial Unit to allow for Cook Street Activity Centre Expansion - \$181,250.00**

Total Contribution \$478,770.27

We sincerely believe that this project will be a positive addition to the Cook Street Village community and we are satisfied that we have met our goal to go above and beyond the City's policies which were current at the time of their application.

We hope the Mayor and Council can conclude that our application was made under the guidelines existing at that time and evaluate it under those circumstances existing at that time. We believe we have an outstanding project through extensive community consultation and support.

We respectfully seek your approval of our application.

We are available to answer your questions as required. We will follow up with a meeting request in order to provide any clarifications required.

Sincerely,



Lenny Moy
President, Aragon (Cook) Properties Ltd



1701 – 4555 Kingsway
Burnaby, BC V5H 4V8
T: 604 433 1711
F: 604 439 4722
www.bchousing.org

July 22, 2019

Luke Ramsay
Development Manager
Aragon (Cook) Properties Ltd.

Re: Cook and Pendergast Street Rezoning Application

Dear Luke,

Thank you for your letter about incorporating affordable rental housing into the project. We appreciate your efforts to reach out to Victoria City Council and to BC Housing. At this time, we are not able to find a BC Housing program that fit this project. The basic reasons to be included:

- Project is too far along with design and neighborhood input to reasonably make significant changes
- Project is not an opportunity for bonus density that would create an opportunity for affordable home ownership.
- Project is not a rental project so no opportunity for affordable rentals through the Housing Hub
- Project was not part of the RFP for CHF or IHF calls that occurred last September 2018

We are anticipating a competitive RFP for the CHF program next year. In order to be eligible for funding a non profit would need to apply and meet the criteria and score well enough to be selected.

We are interested in opportunities that build affordable housing opportunities throughout the spectrum. Perhaps there is another future project that is in earlier stages like the one we are working on in Saanich that could integrate an affordable component.

For further information on our funding opportunities for Housing Partners and RFP calls, please refer to our website: <https://www.bchousing.org/partner-services/funding-opportunities-for-housing-providers>

Please keep in mind that it is important to provide a supply of housing across the spectrum. We support an overall increase of well designed projects such as this, which will add to the total supply of housing to the city, and ultimately help with the overall housing supply shortage.

Sincerely,

A handwritten signature in blue ink, appearing to read "Malcolm McNaughton".

Malcolm McNaughton
Director Regional Development – Vancouver Island



Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Tenant Assistance Plan

This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.

SUMMARY: Instructions and steps for Developers and Property Owners

STEP 1	BACKGROUND: Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies.
STEP 2	POLICY APPLICATION: Complete tenant impact assessment to determine the requirements of your application.
STEP 3	Complete application requirement, including: <ul style="list-style-type: none"> a. Current Site Information b. Tenant Assistance Plan c. Tenant Communication Plan d. Appendix A - Current Occupant Information and Rent Rolls (For office use only) e. Appendix B - Correspondence with Tenants Communication (For office use only)
STEP 4	SUBMIT: Complete form and submit to: <ul style="list-style-type: none"> a. Email digital copy of plan to housing@victoria.ca (include appendices)
STEP 5	REVISE: Applicant to update and return application requirements with staff input.
STEP 6	FINALIZE: City staff to finalize the review and signs off application requirements and used as attachment for the Committee of the Whole report.

BACKGROUND: Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the [Residential Tenancy Act](#).

Please refer to the City of Victoria's [website](#) for more information regarding the City of Victoria's rental housing policies. Supporting documents include:

- Tenant Assistance Instructions and Checklist
- Tenant Assistance Policy
- Frequently Asked Questions
- Sample Letter to Tenants
- Request for Tenant Assistance Form and Privacy Guidelines
- Final Tenant Assistance Report

POLICY APPLICATION: Tenant Impact Assessment to Determine the Requirements of your Application

Answer the questions below to determine whether a plan is required with your application:

Tenant Impact	Indicate:		Application Requirement
Are you redeveloping or demolishing a building that will result in loss of existing residential units?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, complete the next question.
Does your work require the permanent relocation of tenant(s) out of the building?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, complete and submit a tenant assistance plan.
Do you have tenant(s) who have been residing in the building for more than one year?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, tenants are eligible under the tenant assistance plan

If any are selected no, then a tenant assistance plan is not required as part of your application.

TENANT ASSISTANCE PLAN

A. Current Site Information

Site Address:	1044-1054 Pendergast Street
Owner Name:	Aragon (Cook) Properties Ltd
Company Name:	Aragon (Cook) Properties Ltd
Tenant Relocation Coordinator (Name, Position, Organization):	Luke Ramsay, Development, Aragon Properties Ltd.

EXISTING RENTAL UNITS

Unit Type	# of Units	Average Rents (\$/Mo.)
Bachelor		
1 BR		
2 BR	1	995
3 BR	3	1317
3 BR+		
Total		

B. Tenant Assistance Plan

For any renovation or redevelopment that requires relocation of existing tenants, the property owner must create a Tenant Assistance Plan that addresses the following issues:

- Early communication with the tenants
- Appropriate compensation
- Relocation assistance
- Moving costs and assistance
- Right of first refusal

The City has developed a Tenant Assistance Plan template that is available for applicant use. The template includes the required FOIPPA section 27(2) privacy notification which should be identified for tenants.

Please refer to the Tenant Assistance Policy with Tenant Assistance Plan guidelines for Market Rental and Non-Market Rental Housing Development.

Required under the Residential Tenancy Act

Notice to End Tenancies

A landlord may issue a Notice to End Tenancy only after all necessary permits have been issued by the City. In addition, landlords must give four months' notice to end tenancies for renovation, demolition, and conversions. Tenants have 30 days to dispute the notice.

For more information, please refer to the [Landlord Notice to End Tenancy](#).

Renovations and Repairs

Renovations and repairs must be so extensive that they require the unit to be empty in order for them to take place, and the only way to achieve the necessary emptiness or vacancy is by terminating a tenancy. The RTA and associated guidelines provide specific guidance pertaining to whether a landlord may end a tenancy in order to undertake renovations or repairs to a rental unit.

For more information, please refer to [Ending a Tenancy for Landlord's use of Property](#).

Right of First Refusal

In instances of renovations or repairs requiring vacancy, the RTA requires tenants be offered the right of first refusal to enter into a new tenancy agreement at a rent determined by the landlord. This right of first refusal applies only to a rental unit in a residential property containing 5 or more units, and there are financial penalties for non-compliance.



For more information, please refer to [Tenant Notice: Exercising Right of First Refusal](#).

For full details, please check the Government of British Columbia [website](#).

Tenant Assistance Plan Components	APPLICANT	CITY STAFF
	Tenant Assistance Plan	
	Date: January 8, 2020	
Compensation Please indicate how you will be compensating the tenant(s).	Aragon will adhere to the compensation by tenancy length given in the current policy. It will be provided as cash equivalent for 4 to 6 months of rent, depending on the length of tenancy. The compensation will be based on the CMHC average monthly rent for Victoria as this is above the current rents.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Moving Expenses Please indicate how the tenant(s) will receive moving expenses and assistance.	Aragon will pay for a moving company to relocate the tenants up to \$750 for one and two bedrooms and \$1000 for three bedroom units.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Relocation Assistance Please indicate how the tenant(s) will receive relocation assistance.	Aragon has hired Reside community relations who are experts with tenant communication, management, and relocation to connect with, inform and find the tenants new places to live. Unless otherwise agreed to by tenant, Reside will provide each tenant with at least three options which are comparable in terms of unit size, location and rent amount. Rents will not be higher than the CMHC average for the City of Victoria. The units will be located in the CRD with at least one in the same neighbourhood, and tailored to the tenant's needs wherever possible (e.g. pet friendly).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Right of First Refusal Please indicate whether the applicant is offering right of first refusal to the tenant(s). Please indicate your reasoning.	As this will be market strata housing this is not applicable.	Yes <input type="checkbox"/> No <input type="checkbox"/>
Tenants Requiring Additional Assistance Please indicate whether there are tenants requiring additional assistance. If so, please indicate how the applicant plans to provide additional support.	Several tenants have identified as needing additional assistance, due to the fact that they are currently renting 2 or 3 bedroom units at significantly below market rents. To help alleviate these concerns, Aragon will compensate all tenants at 50% of the difference in rent between their current rent and the future rent for 1 year after relocation. This compensation will be given as one lump sum. Additionally, Aragon has noted that tenants may have specific criteria that need to be met in order for their new housing to be suitable, such as space to accommodate children and pets. Reside Community Relations will work closely with these tenants to find suitable alternatives that meet their needs at a cost they can afford.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other Comments		

APPLICANT	
Tenant Communication Plan Components	Tenant Communication Plan
	Date: January 8, 2020
How and when did you inform tenants of the rezoning or development application?	The tenants were first informed of the potential development prior to the application being made, this was done by mail and email correspondence continued. The tenants were also encouraged to come to the 7 open houses held and provide feedback on the project. The open house dates were: July 13th, 2017. September 7th, 2017. October 12th, 2017. October 26th, 2017. November 9th, 2017. November 14th, 2017. CALUC Meeting – December 7th, 2017. Post Submission Meeting – Scheduled for March 1st, 2018. Tenants have continued to be updated throughout the development process. +
How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)?	Reside Community Relations have been contracted as a third party to provide tenant relocation services. Aragon will be passing on the communication to Reside to take the lead, who will communicate with tenants by letter, phone and email. Aragon will provide Reside with regular updates on the progress of the project so they can keep the tenants up to date. +
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's website for a list of resources)	We will provide the tenants with links to the resources and encourage them to visit the Tenant Resource & Advisory Center Website to be aware of their rights as a tenant.
Have tenant(s) confirmed with you whether they request assistance? If so, please indicate the staff responsible or whether a third-party service is requested.	Yes. They have been communicating this with Aragon and with City staff. Reside Community Relations have been contracted as a third party to provide tenant relocation services. +
Other communications notes:	

FINAL TAP Review - [For City Staff to complete]

Application received by Hollie McKeil  (City Staff) on January 8, 2020  (Date)

Did the applicant meet TAP policy? Yes No

Staff Comments on
final plan:

The Tenant Assistance Plan submitted exceeds policy expectations by providing tenants with additional financial compensation. The applicant has contracted an experienced third party tenant relocation consultant to liaise with tenants during the development of the tenant assistance plan and to provide relocation assistance that will meet tenant needs.

Staff have received written correspondence and documentation, which confirms that tenants have been provided with the opportunity to request additional assistance and to identify their relocation needs. Additionally, staff have been in direct communication with tenants to ensure that their questions and concerns have been addressed.





Committee of the Whole Report
For the Meeting of December 6, 2018

To: Committee of the Whole **Date:** November 29, 2018

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Update on Rezoning Application No. 00634 and Development Permit Application No. 000527 for 324/328 Cook Street and 1044, 1048, 1052/1054 Pendergast Street**

RECOMMENDATION

Rezoning Application No. 00634

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements:
 - a. Statutory Right-of-Way securing 1.38 metres of the site adjacent Pendergast Street, to the satisfaction of the Director of Engineering and Public Works.
 - b. Housing Agreement ensuring that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - c. Section 219 Covenant securing an amenity contribution in the amount of \$136,163.47 toward the Local Amenities Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - d. Section 219 Covenant to secure the construction of the following public realm improvements, to the satisfaction of the Director of Engineering and Public Works:
 - i. raingardens along Pendergast Street
 - ii. enhanced boulevard planting and low seating walls
 - iii. permeable and impermeable concrete sidewalk pavers.
 - e. Section 219 Covenant to secure the maintenance of the proposed rain gardens and boulevard planting for a period of one year, to the satisfaction of the Director of Parks, Recreation and Facilities.

2. **Update report to Council on the proposed day-care facility located at 380 Cook Street and execution of any necessary legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development.**

EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information regarding the Rezoning Application and Development Permit Application for the properties located at 324/328 Cook Street and 1044, 1048, 1052/1054 Pendergast Street. The recommended motion for Rezoning Application No. 00634 has been updated above (bold text) to reflect the applicant's proposal, as of November 28, 2018, for a day-care facility within the adjacent building (380 Cook Street) and associated subsidies. Given the late nature of this proposal, staff have not had an opportunity to review the proposal; therefore, should Council choose to advance the application to a Public Hearing, the motion has been updated to include a report back to Council following staff's review of the proposal and the execution of any necessary legal agreements to secure the day-care facility and associated subsidies.

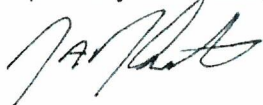
BACKGROUND

On November 28, 2018, the applicant provided the attached supplemental letter to Mayor and Council outlining the proposal for a subsidized day-care facility to be located in a ground-level strata unit, which they own, in the building at 380 Cook Street. While the proposed use is permitted within the existing CR-SC Zone, Commercial Residential Southgate & Cook Streets District, staff have not had an opportunity to conduct a detailed review of the proposal to determine if any variances would be required; as well as, whether the proposed exterior changes are consistent with the applicable design guidelines. Furthermore, legal agreements would likely be required to secure the proposed subsidies and potentially an easement agreement for the proposed outdoor play area.

CONCLUSIONS

The recommendation provided for Council's consideration contains updated language to allow for staff review of the proposed day-care facility, and associated subsidies, and to advance the Rezoning Application to a Public Hearing.

Respectfully submitted,

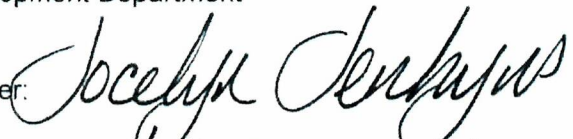


Alec Johnston
Senior Planner
Development Services Division



Andre Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

NOV 30, 2018

List of Attachments

- Attachment A: Letter from applicant to Mayor and Council dated November 28, 2018

November 28th, 2018

ARAGON

City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attn.: Mayor & Council

Re: Inclusion of Childcare in the Rezoning and Development Permit Application
1044, 1048, 1052/54 Pendergast St. and 324/328 Cook St.

Dear Mayor and Council,

This letter is to provide a recent update which serve as a supplemental entry to the already submitted letter to mayor and council by the project Architects, Greg Damant and Peter Johannknecht, from Cascadia Architecture.

As part of this project we have a unique opportunity to subsidize a childcare provider to occupy a strata unit which is currently owned by Aragon with the entrance directly across the future courtyard between the buildings. The space is roughly 2500 ft2 and under the current childcare provider guidelines would allow for 50-57 kids, depending on how the space is programmed.

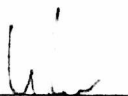
To pursue this option, Aragon has put together a Request for Proposal (RFP), which has gone out to many childcare providers in Victoria, outlining the subsidies provided, the space, and how it would integrate with the future development. In this RFP it outlines the following items which Aragon is offering to assist a Childcare provider in operating in this space:

- Reduced rent to a rate 50% below market for 7 years, and 25% below market for 3 additional years. Our market analysis of this location shows a market rate of \$16, triple net per square foot, increasing 2% annually. Therefore a market rate of \$8, triple net per square foot would be offered for the first year, increasing by 2% annually until the 8th year. Additional operating costs is presently estimated to be \$8 per square foot.
- Provide the daycare, at Aragon's cost, with a minimum 1500ft2 outdoor area from the development site, designed by Murdoch de Greeff Landscape architects. A SRW would be provided over the development sites lands for this use.
- One additional parking spot would be provided from Aragon's development in order to allow the Daycare to meet the parking requirements per City of Victoria parking bylaw Schedule C.
- To encourage young families to this development Aragon proposes to subsidize up to 5 childcare spots for families who have purchased in the project to enroll in the future day care. This subsidy would be by way of a payment by Aragon of 50% of the child's daycare fees, in the first 2 years after the project is complete.

The feedback we have heard is the terms above make this a feasible option for childcare providers and with due diligence and planning, this can become a reality.

For absolute clarity, Aragon has already committed to paying a Community Amenity Charge (CAC) which is in line with the OCP. We are not requesting these subsidy costs to be deducted from the CAC which would be paid as the result of the Rezoning.

Sincerely,



Luke Ramsay Development | Aragon Properties Ltd.



Committee of the Whole Report For the December 6, 2018

To: Committee of the Whole **Date:** November 23, 2018

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements:
 - a. Statutory Right-of-Way securing 1.38 metres of the site adjacent Pendergast Street, to the satisfaction of the Director of Engineering and Public Works.
 - b. Housing Agreement ensuring that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - c. Section 219 Covenant securing an amenity contribution in the amount of \$136,163.47 toward the Local Amenities Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - d. Section 219 Covenant to secure the construction of the following public realm improvements, to the satisfaction of the Director of Engineering and Public Works:
 - i. raingardens along Pendergast Street
 - ii. enhanced boulevard planting and low seating walls
 - iii. permeable and impermeable concrete sidewalk pavers.
 - e. Section 219 Covenant to secure the maintenance of the proposed rain gardens and boulevard planting for a period of one year to the satisfaction of the Director of Parks, Recreation and Facilities.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a

zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone, and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units, and provided such agreement does not vary the use or the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street. The proposal is to rezone from the CR-3M Zone, Commercial Residential Apartment Modified District and the R-K Zone, Medium Density Attached Dwelling District, to a new site-specific zone in order to increase the density and construct a four-storey, mixed-use building with commercial uses and residential uses at an overall density of 2.19:1 floor space ratio (FSR).

The following points were considered in assessing this application:

- the proposal is consistent with the *Official Community Plan (OCP)* Urban Residential and Large Urban Village Urban Place Designations, which envision densities up to 2:1 FSR and 2.5:1 FSR, respectively, in strategic locations for the advancement of plan objectives
- the proposal is consistent with the OCP strategic direction for the Fairfield neighbourhood which encourages residential intensification within walking distance of Cook Street Village and high-quality urban design and public realm enhancements
- the proposal is inconsistent with the *Suburban Neighbourhoods Plan* as it relates to use, density and height; however, the OCP provides more current direction for land use and density in this area
- consistent with the City's Density Bonus Policy, as the application was received before November 8, 2018, the application is eligible for a fixed-rate amenity contribution of \$5 per square foot of bonus density, which equates to an amenity contribution of \$136,163.47
- the applicant has provided a tenant assistance plan with this proposal to ensure existing tenants of the two single-family dwellings and duplex are supported through a transition to new housing
- in order to help achieve the standard Right-of-Way width, a 1.38m Statutory Right-of-Way would be provided along Pendergast Street
- several bylaw protected and public trees would be removed and replaced; however, the large chestnut trees along Cook Street would be retained
- the applicant is proposing public realm improvements including: raingardens, pavers and seating walls which would be secured through a Section 219 Covenant.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the CR-3M Zone, Commercial Residential Apartment Modified District and the R-K Zone, Medium Density Attached Dwelling District, to a new site-specific zone in order to increase the density and construct a four-storey, mixed-use building with commercial uses and residential uses at an overall density of 2.19:1 FSR. The new zone would allow for reduced setbacks and increased density, height, and number of storeys in comparison to the CR-3M Zone.

Affordable Housing Impacts

The applicant proposes the creation of approximately 48 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units.

The two single-family dwellings and duplex located at 1044, 1048 and 1052/1054 Pendergast Street are currently rented; therefore, the applicant has provided a Tenant Assistance Plan (attached) to ensure that the existing tenants are assisted through the transition to new housing.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- bicycle storage rooms on the ground-floor, and within the underground parkade, with a total of 63 long term bicycle parking stalls
- 12 short-term bicycle parking stalls located near the residential entrances and the commercial unit fronting Pendergast Street.

Public Realm Improvements

The following frontage improvements are proposed in association with this Rezoning Application:

- raingardens along Pendergast Street
- enhanced boulevard planting and low seating walls
- sidewalk improvements utilizing a combination of regular and permeable concrete pavers.

These would be secured with a Section 219 covenant. The appropriate language has been added to the staff recommendation.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

324/328 Cook Street is located within Cook Street Village, which is characterized by low-rise commercial and mixed-use buildings. The Cook Street Activity Centre is located at 380 Cook Street, immediately to the north of the subject site. The residential area surrounding 1044, 1048 and 1052/1054 Pendergast Street is characterized by low-rise, multi-unit residential buildings with some single-family dwellings, duplexes, and multi-unit house conversions located towards the west end of the block, closer to Vancouver Street.

Existing Site Development and Development Potential

The property located at 324/328 Cook Street is presently developed as a one-storey commercial building with two retail commercial units. Under the current CR-3M Zone, Commercial Residential Apartment Modified District, the property could be developed as a three-storey, mixed-use building with ground-floor commercial uses and residential units above at a density of 1:1 FSR.

The three properties located at 1044, 1048 and 1052/1054 Pendergast Street are presently developed as two single-family dwellings and a duplex. Under the current R-K Zone, Medium Density Attached Dwellings District, the properties could be consolidated and developed with nine attached dwelling units.

Data Table

The following data table compares the proposal with the two existing zones: 324/328 Cook Street is within the CR-3M Zone, Commercial Residential Apartment Modified District, and 1044, 1048 and 1052/1054 Pendergast Street are within the R-K Zone, Medium Density Attached Dwelling District. Relevant information from the Official Community Plan is also provided in the table. An asterisk is used to identify where the proposal is less stringent than the existing zones.

Zoning Criteria	Proposal	CR-3M Zone	R-K Zone	OCP Policy
Site area (m ²) – minimum	2875.00	N/A	555.00	N/A
Density (Floor Space Ratio) – maximum	<p>2.19:1 * overall</p> <p>2.5:1 * large urban village area</p> <p>2.0:1 * urban residential area</p>	1.0:1	0.6:1	<p>2.5:1 large urban village</p> <p>2.0:1 urban residential</p>
Height (m) – maximum	<p>13.70 * main roof</p> <p>16.15 * mezzanine</p>	10.70	8.50	N/A
Storeys – maximum	4 *	3	N/A	6

Zoning Criteria	Proposal	CR-3M Zone	R-K Zone	OCP Policy
Site coverage (%) – maximum	65.70 *	N/A	33.00	N/A
Landscaping (%) – minimum	34.10 *	N/A	45.00	N/A
Setbacks – minimum				
Front (Cook Street)	0.45* (to canopy support)	3.00 (first storey) 6.00 (upper storeys)	6.00	N/A
Rear (W)	3.54* (building) 5.04* (main window)	6.00	2.50 (building) 4.00 (habitable window) 7.50 (main living room window)	N/A
Side (N)	4.18*	4.03	2.50 (building) 4.00 (habitable window) 7.50 (main living room window)	N/A
Flanking Street (Pendergast Street)	3.18 * (building) 4.2 * (main window)	2.40	2.50 (building) 4.00 (habitable window) 7.50 (main living room window)	N/A
Vehicle parking – minimum	88	81	86	N/A
Bicycle parking – minimum				
Long term	63	50	50	N/A
Short term	12	12	12	N/A

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on December 7, 2017. A letter dated December 15, 2017 is attached to this report.

ANALYSIS

Official Community Plan

The Official Community Plan (OCP) identifies the site as being located in two urban place designations: 324/328 Cook Street is designated as Large Urban Village and 1044, 1048 and 1052/1054 Pendergast are designated as Urban Residential. For sites designated as Large Urban Village, the OCP supports low-rise and mid-rise, multi-unit buildings of up to six-storeys, including apartments and mixed-use buildings. Ground-oriented commercial uses with buildings set close to the street frontage are noted as some of the place character features of Large Urban Villages. The OCP states that new development may have a density of generally up to 1.5:1 floor space ratio (FSR), and increased density of up to 2.5:1 FSR may be considered in “strategic locations for the advancement of Plan objectives”. The site is located within a Large Urban Village, as identified in Map 2 of the OCP and referenced in policy 13.1, and, therefore, meets the OCP policy of being considered a strategic location.

For sites designated as Urban Residential, the OCP also envisions low-rise and mid-rise multi-unit buildings up to six-storeys with FSR up to 1.2:1 with increased density up to approximately 2:1. Policy 6.23 of the OCP notes that an application seeking density towards the upper-end of the scale will generally be supported when the proposal advances Plan objectives and is located within 200m of a Town Centre or Large Urban Village. In this case, the Pendergast Street properties are adjacent to a Large Urban Village and, therefore, are considered a strategic location.

The proposed use, density and number of storeys are considered consistent with the OCP designations for the site.

Density Bonus Policy

As this application was received prior to November 8, 2018, the fixed-rate provision of the *Density Bonus Policy*, 2016 applies and identifies an amenity contribution target of \$5 per square foot of bonus density for standard rezoning of properties designated as either Urban Residential or Large Urban Village. Based on this rate, the applicant would be required to provide an amenity contribution to the Local Amenities Reserve Fund in the amount of \$136,163.47. The new site-specific zone would specify a base density, as well as, a density that may be achieved with the amenity contribution.

Suburban Neighbourhood Plan

The *Suburban Neighbourhood Plan*, 1984 provides direction on land use and density within Cook Street Village and on adjacent properties. Under this Plan, the properties located at 1044, 1048 and 1052/1054 Pendergast Street are designated as “Conservation, Townhouses & General Residential”. This designation encourages conservation of “attractive family housing” through refurbishment of existing housing stock, adaptive reuse of existing buildings to meet a variety of social and economic needs, and consideration of new housing infill that maintains a low-density scale (e.g. single-family dwellings, duplexes and small-scale townhouses).

The property located at 324/328 Cook Street is designated as "District Centre" as part of Cook Street Village, which envisions one-storey commercial buildings or residential, or mixed-use buildings up to three storeys.

Although the proposal is not entirely consistent with these policies, it should be noted that the OCP provides the most current policy direction as it relates to land use and density. The intent when the OCP was adopted in 2012 was that local area plans would be brought into alignment with the OCP over time through amendments and through the creation of more up-to-date Local Area Plans (OCP policy 19.2). The *Suburban Neighbourhood Plan* remains in effect in the interim.

Tree Preservation Bylaw and Urban Forest Master Plan

Seventeen public and private trees were inventoried by the project arborist. Eight of the trees are public boulevard trees – five on Pendergast Street and three on Cook Street. The project arborist's report is attached for reference.

The three mature Horse Chestnut trees on Cook Street will be retained and protected during construction. Staff requested additional exploratory digging be done by the project arborist to investigate the location of Tree NT08 critical roots. No significant structural roots were found within the vicinity of the proposed parkade excavation for this development. The project arborist would be present on site to provide supervision when any excavation work is being performed for the building demolition, construction, and site servicing installations, if the proposal is approved.

Of the eight neighbour's trees within close proximity to the proposed development, five are proposed for removal due to construction impacts:

- Western Red Cedar - 61cm diameter at breast height (DBH)* *Bylaw protected*
- Western Red Cedar - 55cm DBH
- Leyland Cypress - 59cm DBH
- Lawson Cypress - 57cm DBH
- Cherry - 40cm DBH.

A cherry and an apple tree on the neighbour's property to the west are still to be determined if they would require removal, according to the arborist report.

The architecture of the building massing has taken into account the preservation of the large canopy Horse Chestnut tree (NT08) on Cook Street. Mitigation measures for protecting the public trees, specifically the Horse Chestnut trees, are proposed by the project arborist and the project landscape architect. New sidewalks constructed with permeable pavers would be located further away from the tree trunks and roots. The existing boulevard compacted soils would be remediated to allow more air, water and nutrients to the Horse Chestnut's root zones by creating landscape beds with irrigation and mulch around the trees, which will help alleviate future compaction issues. The existing trees on Pendergast would similarly have landscaped beds with additional rain garden plantings. There are associated costs for maintaining new landscaping features on city boulevards, which are outlined in the following section.

Resource Impacts

There are resource impacts associated with this proposal. The pavers and landscaping elements proposed on the frontage will have higher maintenance costs than typical City

standard boulevards. Staff recommend for Council's consideration that the proposed pavers, seating and planting are supported since this would provide for a higher quality public realm appropriate for a Large Urban Village context.

The Applicant proposes to construct raingardens and install shrub plantings within the City-owned Right-of-Way. Once the project is complete (anticipated to be in 2020), the maintenance of the plantings within the rain gardens and the shrub areas will rest with the Department of Parks, Recreation and Facilities. The pavers and seating would be the responsibility of the Department of Engineering and Public Works. It is estimated that the annual maintenance of these off-site public realm features will add approximately \$12,350 in annual maintenance costs, based on 2018 rates. The breakdown is as follows:

- Plantings (raingarden and shrub areas): \$10,100
- irrigation infrastructure: \$1,000 (water meter fees and spring/winter maintenance)
- pavers: \$250
- benches: \$500
- bike racks: \$500

The applicant has offered to maintain the raingardens and shrub plantings for a period of one year after which, they will become the responsibility of the City to maintain. Staff recommend that Council require this offer is secured by legal agreement.

The need for additional FTE as a result of increased inventory would be reviewed through annual operating budget planning as these types of projects are completed and/or brought on-line to the City's maintenance program to ensure capacity to maintain the additional inventory.

CONCLUSIONS

The proposal is consistent with the OCP as it relates to multi-unit residential and mixed-use development within Large Urban Villages and surrounding areas. The proposal would further OCP goals with regards to increasing housing diversity, enhancing the public realm and improving storm water management. Staff recommend for Council's consideration that Council advance the application to a Public Hearing, subject to the preparation of legal agreements.

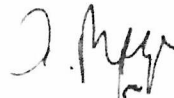
ALTERNATE MOTION

That Council decline Rezoning Application No. 00634 for the property located at 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

Jocelyn Kenfayus

Date:

NOV 29, 2018

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 23, 2018
- Attachment D: Letters from applicant to Mayor and Council dated February 27, 2018 and May 9, 2018
- Attachment E: Community Association Land Use Committee Comments dated December 7, 2017
- Attachment F: Arborist Report dated May 7, 2018
- Attachment G: Letter from 380 Cook Street Strata Council regarding tree removal
- Attachment H: Tenant Assistance Plan dated November 21, 2018
- Attachment I: Advisory Design Panel Minutes dated June 27, 2018
- Attachment J: Correspondence

storey, mixed-use building with commercial and residential uses.

The following points were considered in assessing this application:

- the proposal is consistent with the objectives and design guidelines for Development Permit Area 5: Large Urban Village and Development Permit Area 16: General Form and Character
- the proposal is generally consistent with the *Suburban Neighbourhood Plan* as it relates to building design.

BACKGROUND

Description of Proposal

The proposal is to construct a four-storey, multi-unit residential building with some ground-floor commercial use.

The proposal includes the following major design components:

- four-storey, mixed-use building
- partial mezzanine above the fourth-storey with access to rooftop patios
- one-level of underground parking accessed via Pendergast Street
- surface parking accessed via an existing driveway off Cook Street
- at-grade bicycle parking room with 33 Class 1 bicycle parking stalls and an underground bicycle parking room with 30 Class 1 stalls
- ground-level commercial uses located at the corner of Cook Street and Pendergast Street
- ground-oriented residential units fronting onto Pendergast Street and at the north side of the building
- articulation of the Cook Street façade to accommodate the canopy of the large Horse Chestnut tree
- decorative metal screens with artwork designed by a local artist
- curvilinear green roof canopy above the commercial units, and at the residential entrance to the building, supported by wood and steel columns.

Exterior building materials include:

- a mix of stone cladding (street frontages), concrete block, cementitious panels and vertical wood panels on the building base
- buff-coloured brick for the second, third and part of the fourth storey on the mixed-use portion of the building
- vertical wood panel siding for the second and third storeys on the residential portion of the building
- grey cementitious panels for the fourth storey and mezzanine
- standing seam metal for the roof and north façade of the mezzanine
- tongue and groove cedar soffits
- glass balconies with metal frames
- aluminium windows
- decorative perforated aluminium panels.

Landscape elements includes:

- retention of street trees along Cook Street
- six new street trees along Pendergast Street

- forty-four new private trees (32 on-site and 12 on adjacent properties)
- removal of two bylaw replacement trees
- thirty-five trees in total proposed for removal (23 on subject site, 7 on adjacent properties and 5 street trees on Pendergast Street)
- rain gardens on private property and within the public boulevard along Pendergast Street to manage storm water
- low seating walls on the Cook Street frontage and within the public realm at the corner of Cook Street and Pendergast Street
- both regular and permeable pavers to match the pavers found on other sites within Cook Street Village
- individual patios and ornamental plantings for the ground level units
- new boulevard shrub beds on Cook Street and Pendergast Street
- three new street parking stalls on Pendergast Street.

Sustainability Features

As indicated in the applicant's letters dated February 27, 2018, and May 9, 2018, the following sustainability measures are proposed:

- new trees selected to contribute to the biodiversity and habitat value of the urban forest
- rain gardens and rain planters to manage and clean storm water
- high-efficiency irrigation system and drought tolerant native plants.

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on June 27, 2018. The Panel was asked to comment on the overall building and landscape design with particular attention to the following aspects of the proposal:

- building massing, articulation and overall fit with Cook Street Village
- corner treatment and pedestrian facilities.

The ADP meeting minutes are attached for reference, and the following motion was carried:

"... recommend to Council that Development Permit Application No. 00527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street be approved as presented."

Following the ADP meeting, the applicant has continued to revise the design of the artwork panels to ensure a cohesiveness between the architecture of the building and the artwork elements. The applicant has provided a concept plan for the artwork panels (attached); however, the design has not yet been finalized. Given that the artwork forms a distinctive component of the building's overall character, the recommended motion includes the appropriate language to ensure the design is completed to staff's satisfaction prior to issuance of the development permit.

ANALYSIS

Development Permit Area and Design Guidelines

There are two urban place designations and two development permit areas that apply to the subject site in the *Official Community Plan, 2012 (OCP)*.

324/328 Cook Street

The property located at 324/328 Cook Street is designated as Large Urban Village, which envisions place character features such as building façades that define the street, wide sidewalks and regularly spaced street trees. Off-street parking is envisioned underground, at the rear of buildings, or otherwise screened from public view.

324/328 Cook Street is within Development Permit Area 5: Large Urban Village. The OCP identifies Cook Street Village as a commercial node that services nearby residents, as well as, visitors from outside the neighbourhood. The large canopy Horse Chestnut trees are recognized in the Plan as contributing to the unique sense of place and character of Cook Street Village.

The objectives of this DPA are to revitalize areas of commercial use into complete Large Urban Villages through human-scaled design of buildings to increase vibrancy and strengthen commercial viability. Ensuring high-quality architecture, landscape and urban design is also an important objective of this DPA. Buildings are encouraged to have three-storey to five-storey facades that define the street wall with shop windows, and building entrances oriented to face the street. The proposal is consistent with these objectives.

Design guidelines that apply to DPA 5 are:

- *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981)
- *Guidelines for Fences, Gates and Shutters* (2010)
- *Cook Street Village Guidelines* (2003).

1044, 1048 and 1052/1054 Pendergast Street

The properties located at 1044, 1048 and 1052/1054 Pendergast Street are designated as Urban Residential in the OCP, which envisions variable setbacks with doors oriented to the street, and front yard landscaping, boulevards and street trees. Off-street parking is also envisioned in the rear yard or underground.

1044, 1048 and 1052/1054 Pendergast Street are within Development Permit Area 16: General Form and Character. The objectives of this DPA are to integrate new buildings in a manner that compliments and enhances the established place character of an area through high-quality architecture, landscape and urban design. Other objectives include providing sensitive transitions to adjacent properties with built form, that is often three-storeys or lower, and to achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, and safety and accessibility. The proposal is also consistent with these objectives.

Design Guidelines for Development Permit Area 16: General Form and Character:

- *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981)
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012)
- *Guidelines for Fences, Gates and Shutters* (2010).

The *Advisory Design Guidelines for Buildings Signs and Awnings* encourage a comprehensive design approach that is sensitive to the surrounding context. The *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* encourage building design that is sensitive and innovative in response to context, and that respects the character of established areas through form and massing.

The proposed four-storey building with mezzanine is flanked by existing four-storey buildings to the north and west. Buildings fronting Cook Street to the south and east are primarily one- and two-storey commercial or mixed-use buildings. Consistent with the Design Guidelines, there are a number of architectural elements that help to reduce the perception of the overall massing of the proposed building, including variation in exterior materials, the vertical metal decorative panels, and the articulation of the building into two distinct yet cohesive forms – one fronting Pendergast Street and one fronting Cook Street. In addition, the fourth storey is stepped back along the Cook Street frontage, and at the corner of Cook Street and Pendergast Street, to help reduce the perceived height of the building. The fourth storey step back also respects the crown of the mature Horse Chestnut trees along Cook Street. Lastly, the articulation of the Pendergast façade, and a greater setback (5.76m) for the residential portion of the building fronting Pendergast Street, helps give prominence to the mixed-use portion of the building and respects the residential character of Pendergast Street.

The *Cook Street Village Guidelines* encourage design that responds to local features including traditional cladding materials, bay windows, pitched roofs, varied building setbacks and treed boulevards. Opportunities for plazas or splayed corners are suggested at pedestrian intersection points, and features such as shopfronts, open markets, restaurant patios and canopies are encouraged to enhance the pedestrian experience. Lastly, the Guidelines also encourage building design that emphasizes 'streethead' vistas.

The proposed building does not incorporate pitched roofs (aside from the partial mezzanine), nor bay windows; however, it does incorporate a palette of traditional cladding materials such as wood, brick and stone in a contemporary form. Moreover, the design incorporates projecting balconies and decorative panels, which serve a similar function to bay windows, provide visual interest and to break up the façade into a more human scale. The curvilinear form of the building at the corner of Cook Street and Pendergast Street, and the curved green roof canopy, help to soften the building's appearance. At the street-level, the proposal includes storefront glazing and shop entrances that spill out onto a semi-public plaza space near the corner of Cook Street and Pendergast Street. Low seating walls, shrub beds, decorative pavers and rain gardens provide for an enhanced pedestrian experience at this intersection. Furthermore, a 3.18m setback for the commercial units along Pendergast Street, and a 2.2m setback along Cook Street, provides opportunities for future outdoor seating.

CONCLUSIONS

The proposed mixed-use development would support the OCP objectives as they relate to place character features within Large Urban Villages and Urban Residential designated areas. The proposal is consistent with the Design Guidelines and includes high-quality architectural finishes, enhanced landscaping and public realm improvements that are appropriate for Cook Street Village and are sympathetic to the surrounding context. Staff recommend for Council's consideration that Council support the application.


ALTERNATE MOTION

That Council decline Development Permit Application No. 00527 for the property located at 324/328 Cook Street and 1044, 1048, 1052/1054 Pendergast Street.

Respectfully submitted,

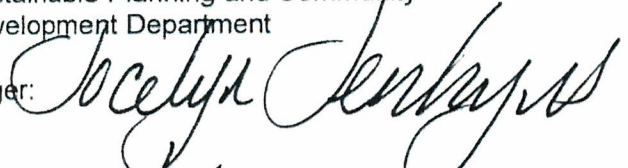


Alec Johnston
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Nov 29, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 23, 2018
- Attachment D: Letters from applicant to Mayor and Council dated February 27, 2018 and May 9, 2018
- Attachment E: Community Association Land Use Committee Comments dated December 7, 2017
- Attachment F: Arborist Report dated May 7, 2018
- Attachment G: Letter from 380 Cook Street Strata Council regarding tree removal
- Attachment H: Tenant Assistance Plan dated November 21, 2018
- Attachment I: Advisory Design Panel Minutes dated June 27, 2018
- Attachment J: Correspondence



324-328 Cook Street,
 1044, 1048, 1052-1054 Pendergast Street
 Rezoning No.00634

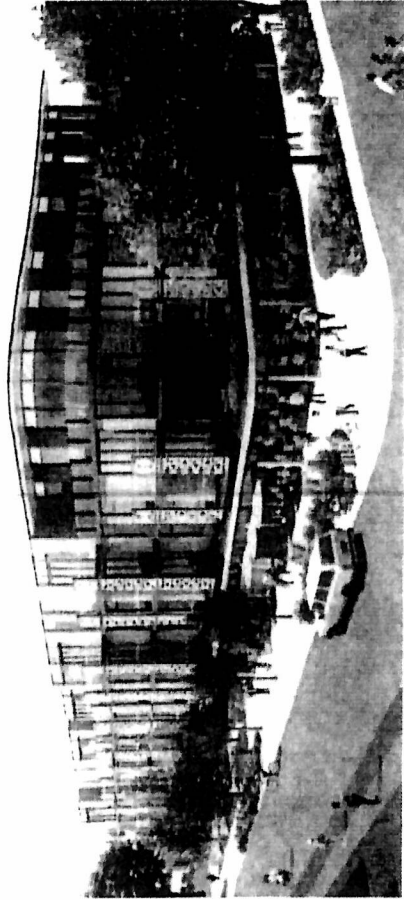




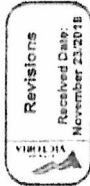
324-328 Cook Street,
1044, 1048, 1052-1054 Pendergast Street
Rezoning No.00634



PROJECT INFORMATION TABLE	
Zone (residing)	CR-3M, R-K
Proposed zone or site specific zone	NEW ZONE
It includes, include "new zone"	
Site area (m ²)	2875 m ² (DPA 5 = 1099 m ² , DPA 16 = 1776 m ²)
Total floor area (m ²)	6299 m ² (DPA 5 = 2747 m ² , DPA 16 = 3552 m ²)
Commercial floor area (m ²)	535 m ²
Floor space ratio	2.18:1 (DPA 5 = 2.5:1, DPA 16 = 2:1)
Site coverage (%)	65.7%
Open site space (%)	34.1%
Height of building (m)	16.15 m
Number of storeys	4
Parking stalls (number) on site	60
Bicycle parking number (Class 1 and Class 2)	65 CLASS 1, 12 CLASS 2
Building setbacks (m) *	* MEASURED TO BUILDING FACE
Front yard	3.18 m (PENDERGAST STREET)
Rear yard	4.18 m
Side yard (indicate which side)	3.54 m (WEST P.L.)
Side yard (indicate which side)	0.46 m (COOK STREET)
Combined side yards	4.00 m
Residential Use Details	
Total number of units	48
Unit type, e.g., 1 bedroom	11-1BR, 28-2BR, 9-3BR
Ground-orientated units	7
Minimum unit floor area (m ²)	66 m ²
Total residential floor area (m ²)	5160 m ²



COOK & PENDERGAST CORNER PERSPECTIVE



- A9.01 Materials
- L1.01 Landscape Materials Plan
- L1.02 Tree Retention and Removal Plan
- L1.03 Stormwater Management Plan
- L1.04 Planting Plan & Plant List
- L1.05 Roof & Rooftop Landscape & Planting Plan
- C1.00 Preliminary Site Plan



SITE CONTEXT PLAN

- A0.00 Cover Sheet
- A1.00 Survey, Existing Site Plan & Average Grade
- A1.01 Code Analysis
- A1.02 Limiting Distance
- A1.03 Overall Site Plan
- A1.04 Shadow Studies - Equinox
- A1.05 Shadow Studies - Summer
- A1.06 Shadow Studies - Winter
- A2.00 Parking Level
- A2.01 Ground Floor
- A2.02 Level 2
- A2.03 Level 3
- A2.04 Level 4
- A2.05 Roof Level
- A3.01 Elevations
- A3.00 Context Elevations
- A4.00 Building Sections
- A4.01 Context Sections
- A9.00 Perspectives

APPLICANT

IRAGON PROPERTIES LTD.
20-14 AVENUE
VANCOUVER BC V6S 1G1
604.732.6170
CONTACT: LARRY MOY, LUKE RAMSEY, lramsey@iragon.ca

PROJECT TEAM

ARCHITECT
CASCADIA ARCHITECTS
200-524 CULDUTHEL ROAD
VICTORIA BC V8T 1Z4
250.590.3223
CONTACT: PETER JOHANNKECHT, GREGORY DALY, greg@cascaadiarchitects.ca

STRUCTURAL ENGINEER
FAST + EPP
200-1077 WEST 1st AVENUE
VANCOUVER BC V6S 1J1
604.731.7412
CONTACT: ROBERT JACKSON, rjackson@fastep.com

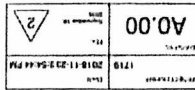
MECHANICAL ENGINEER
WILLIAMS ENGINEERING
SUITE 202 31 BASTION SQUARE
BURNABY BC V5B 1J1
778.466.8062
CONTACT: COLLIN CHONKHITE, conkhitie@williamsengineering.com

CIVIL ENGINEER
J.E. ANDERSON & ASSOCIATES
4272 GLANFORD AVENUE
VICTORIA BC V8T 1Z4
250.727.2214
CONTACT: ROSS TUCK, rtuck@janderson.com

TRAFFIC CONSULTANT
WATT CONSULTING GROUP
501-740 HILLSIDE AVENUE
VICTORIA BC V8T 1Z4
250.388.1877
CONTACT: DANIEL CASEY, dcasay@wattconsultinggroup.com

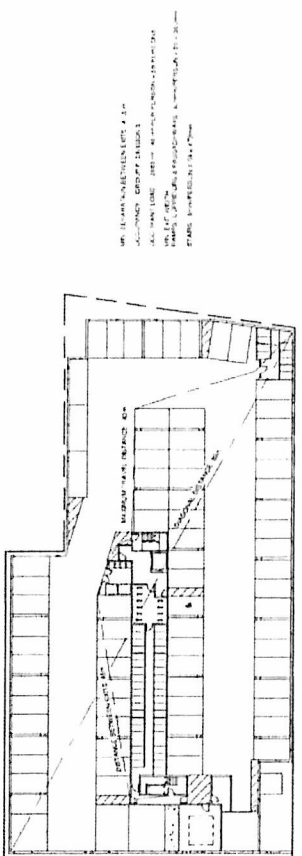
LANDSCAPE ARCHITECT
MURDOCH & GREEFF INC.
200-524 CULDUTHEL ROAD
VICTORIA BC V8T 1G1
250.412.2881
CONTACT: SCOTT MURDOCH, scott@mudgestn.com

ARBORIST
TALBOT MACKENZIE & ASSOCIATES
BOX 48153 RPO UPTOWN
VICTORIA BC V8Z 7H8
250.479.8733
CONTACT: GRAHAM MACKENZIE, tmackenzie@gmail.com



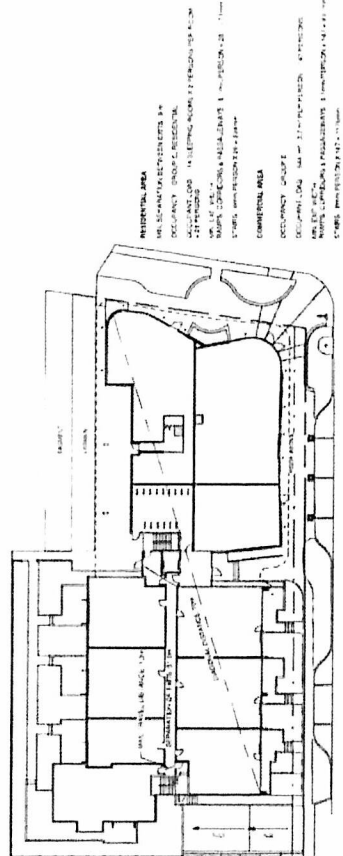
CASCADIA ARCHITECTS INC.
200-524 CULDUTHEL ROAD
VICTORIA BC V8T 1G1
250.590.3223





1 Parking Level - Code Plan
1 / 300

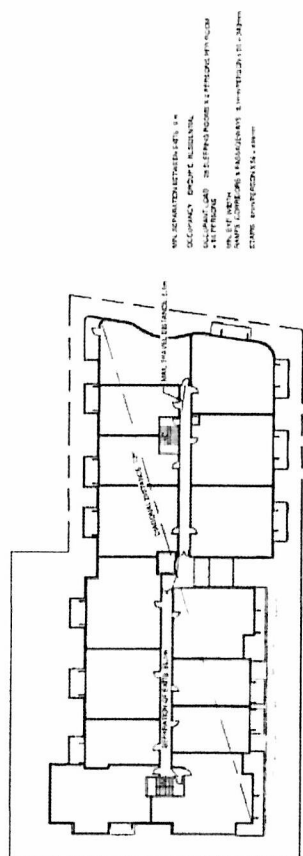
MECHANICAL ROOMS: 1-10
OCCUPANCY: STORAGE
MEASUREMENTS: 1-10
FLOOR FINISHES: 1-10
ELECTRICAL: 1-10
PLUMBING: 1-10



2 Grade - Code Plan
2 / 300

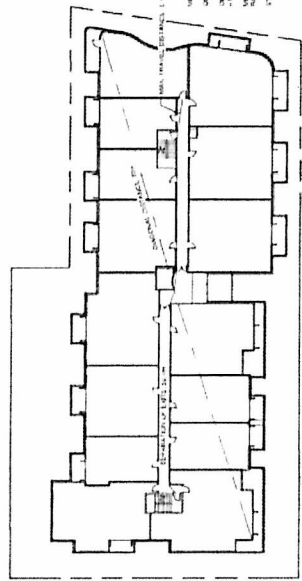
RESIDENTIAL AREA
OCCUPANCY: RESIDENTIAL
MEASUREMENTS: 1-10
FLOOR FINISHES: 1-10
ELECTRICAL: 1-10
PLUMBING: 1-10

COMMERCIAL AREA
OCCUPANCY: RETAIL
MEASUREMENTS: 1-10
FLOOR FINISHES: 1-10
ELECTRICAL: 1-10
PLUMBING: 1-10



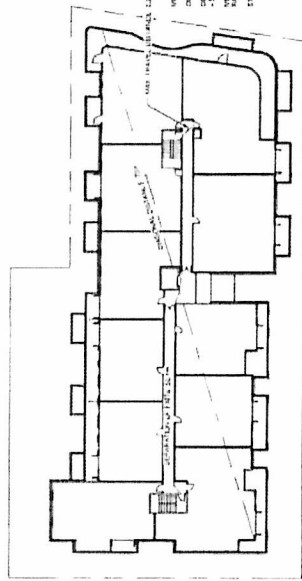
3 Level 2 - Code Plan
3 / 300

RESIDENTIAL AREA
OCCUPANCY: RESIDENTIAL
MEASUREMENTS: 1-10
FLOOR FINISHES: 1-10
ELECTRICAL: 1-10
PLUMBING: 1-10



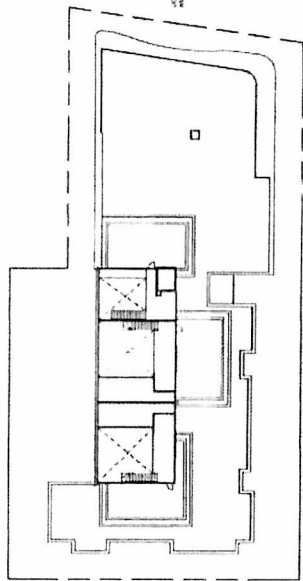
4 Level 3 - Code Plan
4 / 300

RESIDENTIAL AREA
OCCUPANCY: RESIDENTIAL
MEASUREMENTS: 1-10
FLOOR FINISHES: 1-10
ELECTRICAL: 1-10
PLUMBING: 1-10



5 Level 4 - Code Plan
5 / 300

RESIDENTIAL AREA
OCCUPANCY: RESIDENTIAL
MEASUREMENTS: 1-10
FLOOR FINISHES: 1-10
ELECTRICAL: 1-10
PLUMBING: 1-10



6 Roof - Code Plan
6 / 300

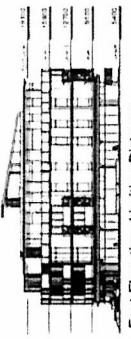
MECHANICAL ROOMS
OCCUPANCY: MECHANICAL
MEASUREMENTS: 1-10
FLOOR FINISHES: 1-10
ELECTRICAL: 1-10
PLUMBING: 1-10

- 1.1 MECHANICAL ROOMS
- 1.2 OCCUPANCY CLASSIFICATION
- 1.3 MEASUREMENTS
- 1.4 FLOOR FINISHES
- 1.5 ELECTRICAL
- 1.6 PLUMBING
- 1.7 MECHANICAL ROOMS
- 1.8 MECHANICAL ROOMS
- 1.9 MECHANICAL ROOMS
- 1.10 MECHANICAL ROOMS
- 1.11 MECHANICAL ROOMS
- 1.12 MECHANICAL ROOMS
- 1.13 MECHANICAL ROOMS
- 1.14 MECHANICAL ROOMS
- 1.15 MECHANICAL ROOMS
- 1.16 MECHANICAL ROOMS
- 1.17 MECHANICAL ROOMS
- 1.18 MECHANICAL ROOMS
- 1.19 MECHANICAL ROOMS
- 1.20 MECHANICAL ROOMS

NO.	DATE	BY	CHK.
1	10/10/10	J. COOK	J. COOK
2	10/10/10	J. COOK	J. COOK
3	10/10/10	J. COOK	J. COOK
4	10/10/10	J. COOK	J. COOK
5	10/10/10	J. COOK	J. COOK
6	10/10/10	J. COOK	J. COOK
7	10/10/10	J. COOK	J. COOK
8	10/10/10	J. COOK	J. COOK
9	10/10/10	J. COOK	J. COOK
10	10/10/10	J. COOK	J. COOK

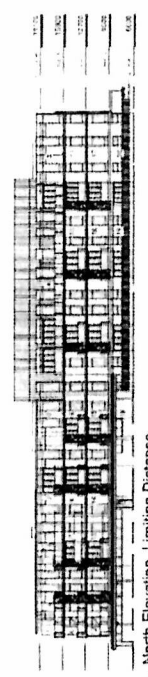


Cook & Pendergast
 Project: Project 10
 200 Cook Street
Code Analysis
 Date: May 4, 2015
 Scale: 1/8" = 1'-0"
 Drawing No: 1718
 Revision: A1.01



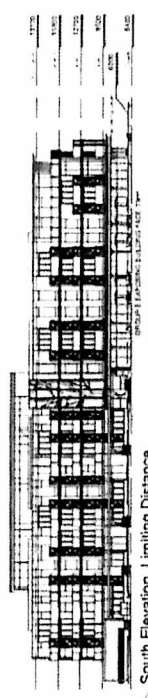
1 East Elevation Limiting Distance

GENERAL REQUIREMENTS
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE



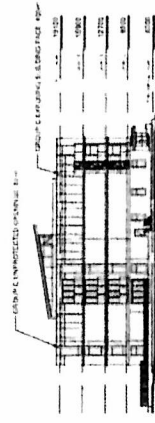
2 North Elevation Limiting Distance

GENERAL REQUIREMENTS
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE



3 South Elevation Limiting Distance

GENERAL REQUIREMENTS
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE



4 West Elevation Limiting Distance

GENERAL REQUIREMENTS
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE
 APPROXIMATE DISTANCE

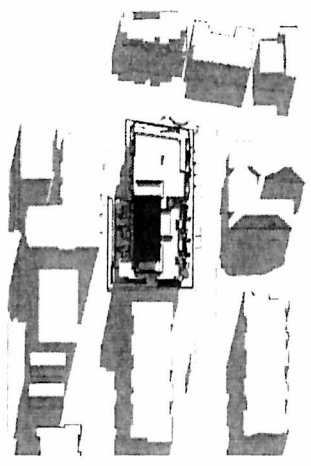
VERTICAL ELEVATION LIMITING DISTANCE

NO.	SECTION	DATE	NO.	SECTION	DATE
1	1	1/1	12	12	1/1
2	2	1/1	13	13	1/1
3	3	1/1	14	14	1/1
4	4	1/1	15	15	1/1
5	5	1/1	16	16	1/1
6	6	1/1	17	17	1/1
7	7	1/1	18	18	1/1
8	8	1/1	19	19	1/1
9	9	1/1	20	20	1/1
10	10	1/1	21	21	1/1
11	11	1/1	22	22	1/1
12	12	1/1	23	23	1/1
13	13	1/1	24	24	1/1
14	14	1/1	25	25	1/1
15	15	1/1	26	26	1/1
16	16	1/1	27	27	1/1
17	17	1/1	28	28	1/1
18	18	1/1	29	29	1/1
19	19	1/1	30	30	1/1
20	20	1/1	31	31	1/1
21	21	1/1	32	32	1/1
22	22	1/1	33	33	1/1
23	23	1/1	34	34	1/1
24	24	1/1	35	35	1/1
25	25	1/1	36	36	1/1
26	26	1/1	37	37	1/1
27	27	1/1	38	38	1/1
28	28	1/1	39	39	1/1
29	29	1/1	40	40	1/1
30	30	1/1	41	41	1/1
31	31	1/1	42	42	1/1
32	32	1/1	43	43	1/1
33	33	1/1	44	44	1/1
34	34	1/1	45	45	1/1
35	35	1/1	46	46	1/1
36	36	1/1	47	47	1/1
37	37	1/1	48	48	1/1
38	38	1/1	49	49	1/1
39	39	1/1	50	50	1/1
40	40	1/1	51	51	1/1
41	41	1/1	52	52	1/1
42	42	1/1	53	53	1/1
43	43	1/1	54	54	1/1
44	44	1/1	55	55	1/1
45	45	1/1	56	56	1/1
46	46	1/1	57	57	1/1
47	47	1/1	58	58	1/1
48	48	1/1	59	59	1/1
49	49	1/1	60	60	1/1
50	50	1/1	61	61	1/1
51	51	1/1	62	62	1/1
52	52	1/1	63	63	1/1
53	53	1/1	64	64	1/1
54	54	1/1	65	65	1/1
55	55	1/1	66	66	1/1
56	56	1/1	67	67	1/1
57	57	1/1	68	68	1/1
58	58	1/1	69	69	1/1
59	59	1/1	70	70	1/1
60	60	1/1	71	71	1/1
61	61	1/1	72	72	1/1
62	62	1/1	73	73	1/1
63	63	1/1	74	74	1/1
64	64	1/1	75	75	1/1
65	65	1/1	76	76	1/1
66	66	1/1	77	77	1/1
67	67	1/1	78	78	1/1
68	68	1/1	79	79	1/1
69	69	1/1	80	80	1/1
70	70	1/1	81	81	1/1
71	71	1/1	82	82	1/1
72	72	1/1	83	83	1/1
73	73	1/1	84	84	1/1
74	74	1/1	85	85	1/1
75	75	1/1	86	86	1/1
76	76	1/1	87	87	1/1
77	77	1/1	88	88	1/1
78	78	1/1	89	89	1/1
79	79	1/1	90	90	1/1
80	80	1/1	91	91	1/1
81	81	1/1	92	92	1/1
82	82	1/1	93	93	1/1
83	83	1/1	94	94	1/1
84	84	1/1	95	95	1/1
85	85	1/1	96	96	1/1
86	86	1/1	97	97	1/1
87	87	1/1	98	98	1/1
88	88	1/1	99	99	1/1
89	89	1/1	100	100	1/1

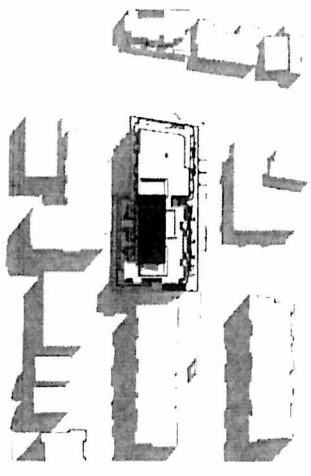


COOK & PENDERGAST
 ARCHITECTS INC.
 228 Cook Street
 Seattle, WA 98101
 Phone: 206.461.1111
 Fax: 206.461.1112
 Email: info@cookandpendergast.com

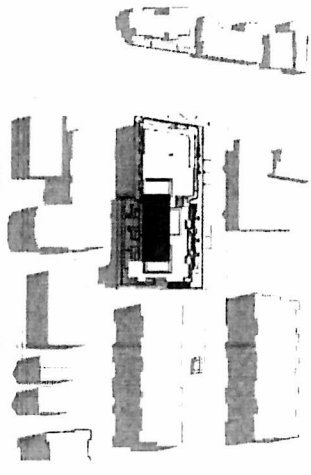
Cook & Pendergast	Limiting Distance
Arden Properties, LLC 228 Cook Street Seattle, WA 98101	May 4, 2018 1 200 1718
	
A1.02	



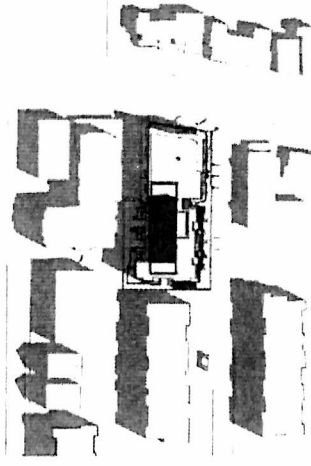
1 Shadow - Equinox - 8 AM
1/1500



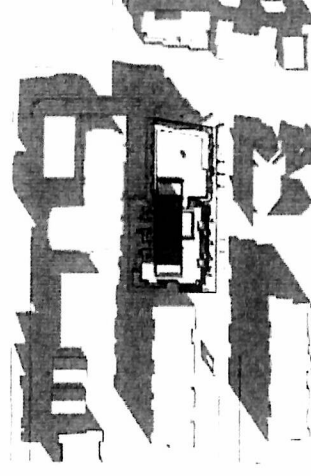
4 Shadow - Equinox - 10 AM
1/1000



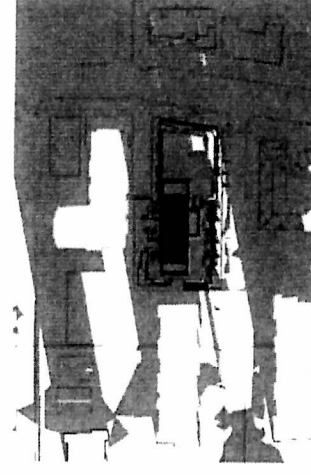
5 Shadow - Equinox - 12 PM
1/1000



2 Shadow - Equinox - 2 PM
1/1500



3 Shadow - Equinox - 4 PM
1/1000



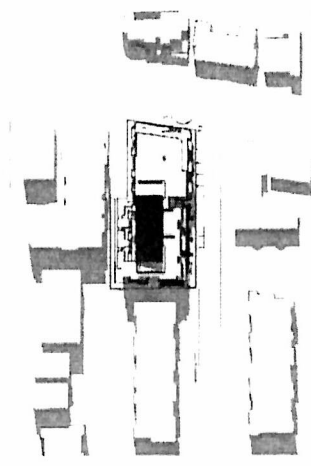
6 Shadow - Equinox - 6 PM
1/1000

NO.	DATE	REVISION
1	5/14/18	REVISED

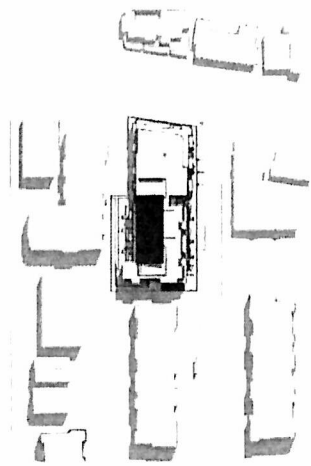
CASCADE ARCHITECTS INC
ARCHITECTS
238 COOK STREET
SEASIDE, CA 94134
TEL: 415.435.1100
WWW.CASCADEARCHITECTS.COM

Cook & Pendergast
ARCHITECTS
238 COOK STREET
SEASIDE, CA 94134
TEL: 415.435.1100
WWW.COOKANDPENDERGAST.COM

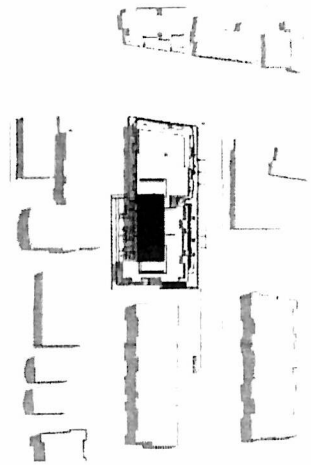
Scale: 1/1000
Date: May 4 2018
Sheet: 1715
Project: Shadow Studies - Equinox
Drawing: A1.04
Pendergast



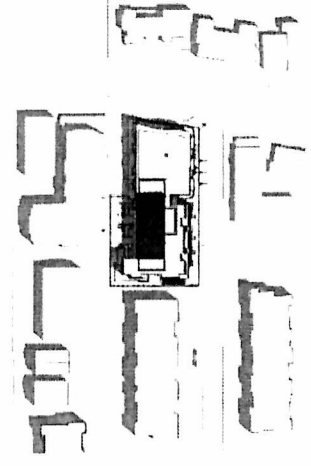
① Shadow - Summer - 8 AM
1/1000



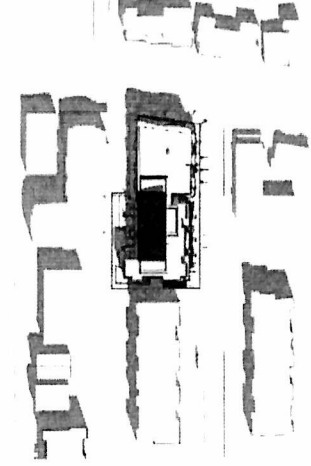
② Shadow - Summer - 10 AM
1/1000



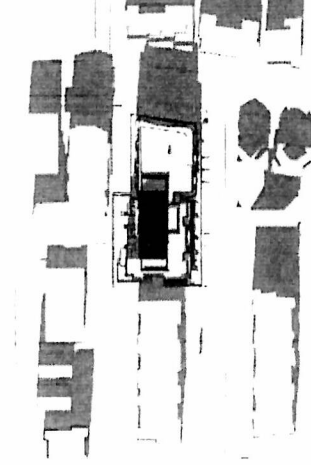
③ Shadow - Summer - 12 PM
1/1000



④ Shadow - Summer - 2 PM
1/1000



⑤ Shadow - Summer - 4 PM
1/1000



⑥ Shadow - Summer - 6 PM
1/1000

NO.	DESCRIPTION	DATE



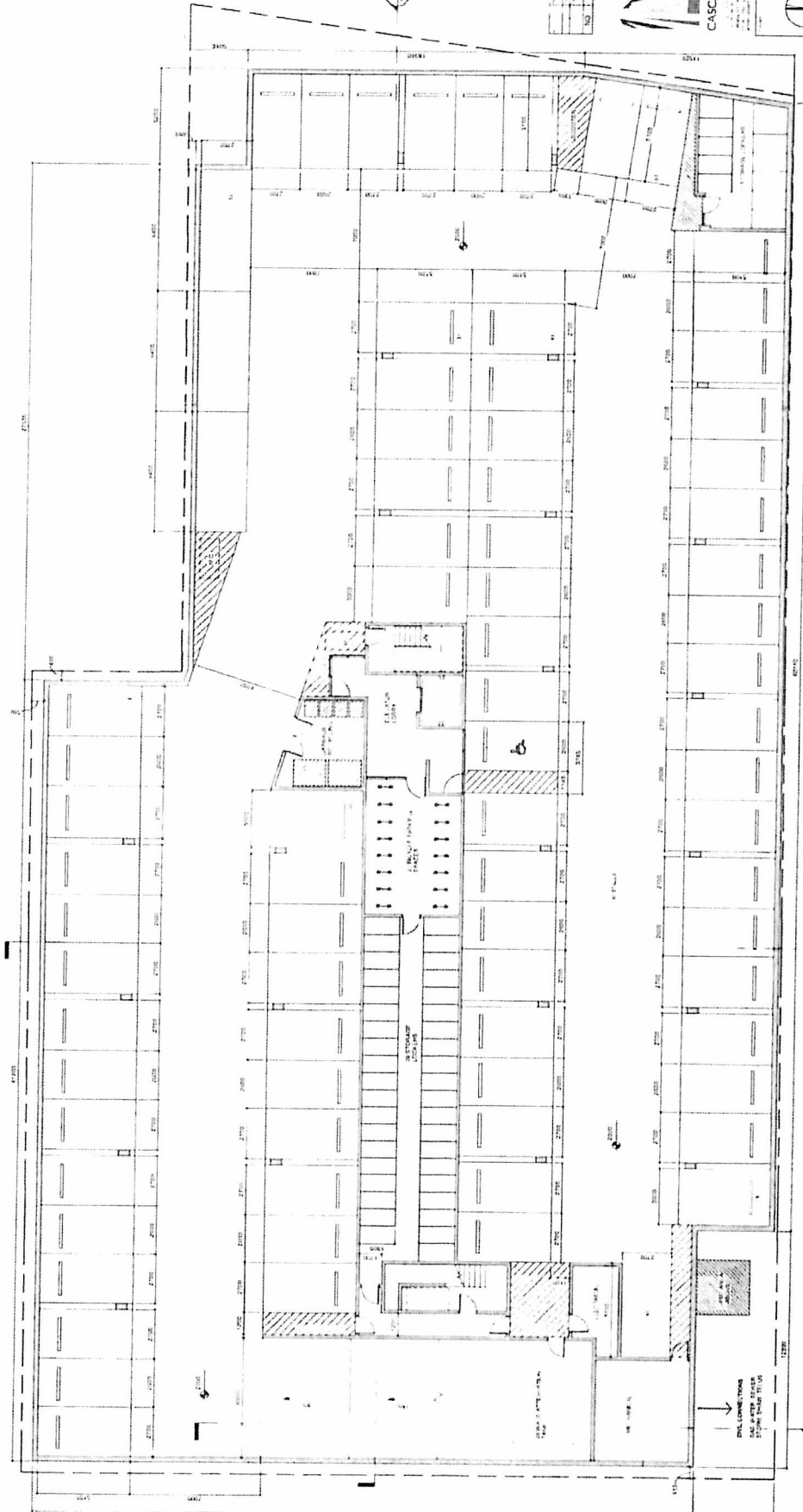
CASCADE ARCHITECTS INC
 4000 16th Avenue S.W.
 Suite 100
 Seattle, WA 98148
 Phone: 206.461.1111
 Fax: 206.461.1112
 Email: info@cascadaarchitects.com

Cook & Pendergast
 Archt. Program. Ltd.
 228 Cook Street
 Vancouver, BC V6C 3R7
 Canada
 Phone: 604.681.1111
 Fax: 604.681.1112
 Email: info@cookandpendergast.com

Shadow Studies - Summer

DATE	May 4 2018
SCALE	1:1000
PROJECT NO.	1719
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CONTACT	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT DESCRIPTION	
PROJECT LOCATION	
PROJECT STATUS	
PROJECT PHASE	
PROJECT CLIENT	
PROJECT ARCHITECT	
PROJECT ENGINEER	
PROJECT CONSULTANT	
PROJECT CONTRACTOR	
PROJECT OWNER	
PROJECT DATE	
PROJECT TIME	
PROJECT LOCATION	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT COUNTRY	
PROJECT ZIP	
PROJECT COUNTY	
PROJECT DISTRICT	
PROJECT NEIGHBORHOOD	
PROJECT ZONE	
PROJECT DEPARTMENT	
PROJECT DIVISION	
PROJECT SECTION	
PROJECT SHEET	
PROJECT TOTAL SHEETS	
PROJECT SHEET NO.	
PROJECT SHEET TITLE	
PROJECT SHEET SCALE	
PROJECT SHEET DATE	
PROJECT SHEET AUTHOR	
PROJECT SHEET CHECKER	
PROJECT SHEET APPROVER	
PROJECT SHEET REVISIONS	
PROJECT SHEET REVISION 1	
PROJECT SHEET REVISION 2	
PROJECT SHEET REVISION 3	
PROJECT SHEET REVISION 4	
PROJECT SHEET REVISION 5	
PROJECT SHEET REVISION 6	
PROJECT SHEET REVISION 7	
PROJECT SHEET REVISION 8	
PROJECT SHEET REVISION 9	
PROJECT SHEET REVISION 10	
PROJECT SHEET REVISION 11	
PROJECT SHEET REVISION 12	
PROJECT SHEET REVISION 13	
PROJECT SHEET REVISION 14	
PROJECT SHEET REVISION 15	
PROJECT SHEET REVISION 16	
PROJECT SHEET REVISION 17	
PROJECT SHEET REVISION 18	
PROJECT SHEET REVISION 19	
PROJECT SHEET REVISION 20	
PROJECT SHEET REVISION 21	
PROJECT SHEET REVISION 22	
PROJECT SHEET REVISION 23	
PROJECT SHEET REVISION 24	
PROJECT SHEET REVISION 25	
PROJECT SHEET REVISION 26	
PROJECT SHEET REVISION 27	
PROJECT SHEET REVISION 28	
PROJECT SHEET REVISION 29	
PROJECT SHEET REVISION 30	
PROJECT SHEET REVISION 31	
PROJECT SHEET REVISION 32	
PROJECT SHEET REVISION 33	
PROJECT SHEET REVISION 34	
PROJECT SHEET REVISION 35	
PROJECT SHEET REVISION 36	
PROJECT SHEET REVISION 37	
PROJECT SHEET REVISION 38	
PROJECT SHEET REVISION 39	
PROJECT SHEET REVISION 40	
PROJECT SHEET REVISION 41	
PROJECT SHEET REVISION 42	
PROJECT SHEET REVISION 43	
PROJECT SHEET REVISION 44	
PROJECT SHEET REVISION 45	
PROJECT SHEET REVISION 46	
PROJECT SHEET REVISION 47	
PROJECT SHEET REVISION 48	
PROJECT SHEET REVISION 49	
PROJECT SHEET REVISION 50	
PROJECT SHEET REVISION 51	
PROJECT SHEET REVISION 52	
PROJECT SHEET REVISION 53	
PROJECT SHEET REVISION 54	
PROJECT SHEET REVISION 55	
PROJECT SHEET REVISION 56	
PROJECT SHEET REVISION 57	
PROJECT SHEET REVISION 58	
PROJECT SHEET REVISION 59	
PROJECT SHEET REVISION 60	
PROJECT SHEET REVISION 61	
PROJECT SHEET REVISION 62	
PROJECT SHEET REVISION 63	
PROJECT SHEET REVISION 64	
PROJECT SHEET REVISION 65	
PROJECT SHEET REVISION 66	
PROJECT SHEET REVISION 67	
PROJECT SHEET REVISION 68	
PROJECT SHEET REVISION 69	
PROJECT SHEET REVISION 70	
PROJECT SHEET REVISION 71	
PROJECT SHEET REVISION 72	
PROJECT SHEET REVISION 73	
PROJECT SHEET REVISION 74	
PROJECT SHEET REVISION 75	
PROJECT SHEET REVISION 76	
PROJECT SHEET REVISION 77	
PROJECT SHEET REVISION 78	
PROJECT SHEET REVISION 79	
PROJECT SHEET REVISION 80	
PROJECT SHEET REVISION 81	
PROJECT SHEET REVISION 82	
PROJECT SHEET REVISION 83	
PROJECT SHEET REVISION 84	
PROJECT SHEET REVISION 85	
PROJECT SHEET REVISION 86	
PROJECT SHEET REVISION 87	
PROJECT SHEET REVISION 88	
PROJECT SHEET REVISION 89	
PROJECT SHEET REVISION 90	
PROJECT SHEET REVISION 91	
PROJECT SHEET REVISION 92	
PROJECT SHEET REVISION 93	
PROJECT SHEET REVISION 94	
PROJECT SHEET REVISION 95	
PROJECT SHEET REVISION 96	
PROJECT SHEET REVISION 97	
PROJECT SHEET REVISION 98	
PROJECT SHEET REVISION 99	
PROJECT SHEET REVISION 100	

A1.05



NO.	REVISION	DATE

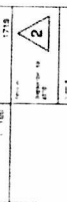


CASCADIA ARCHITECTS INC

Cook & Pendergast
 Argon Properties, Ltd
 128 Cook Street

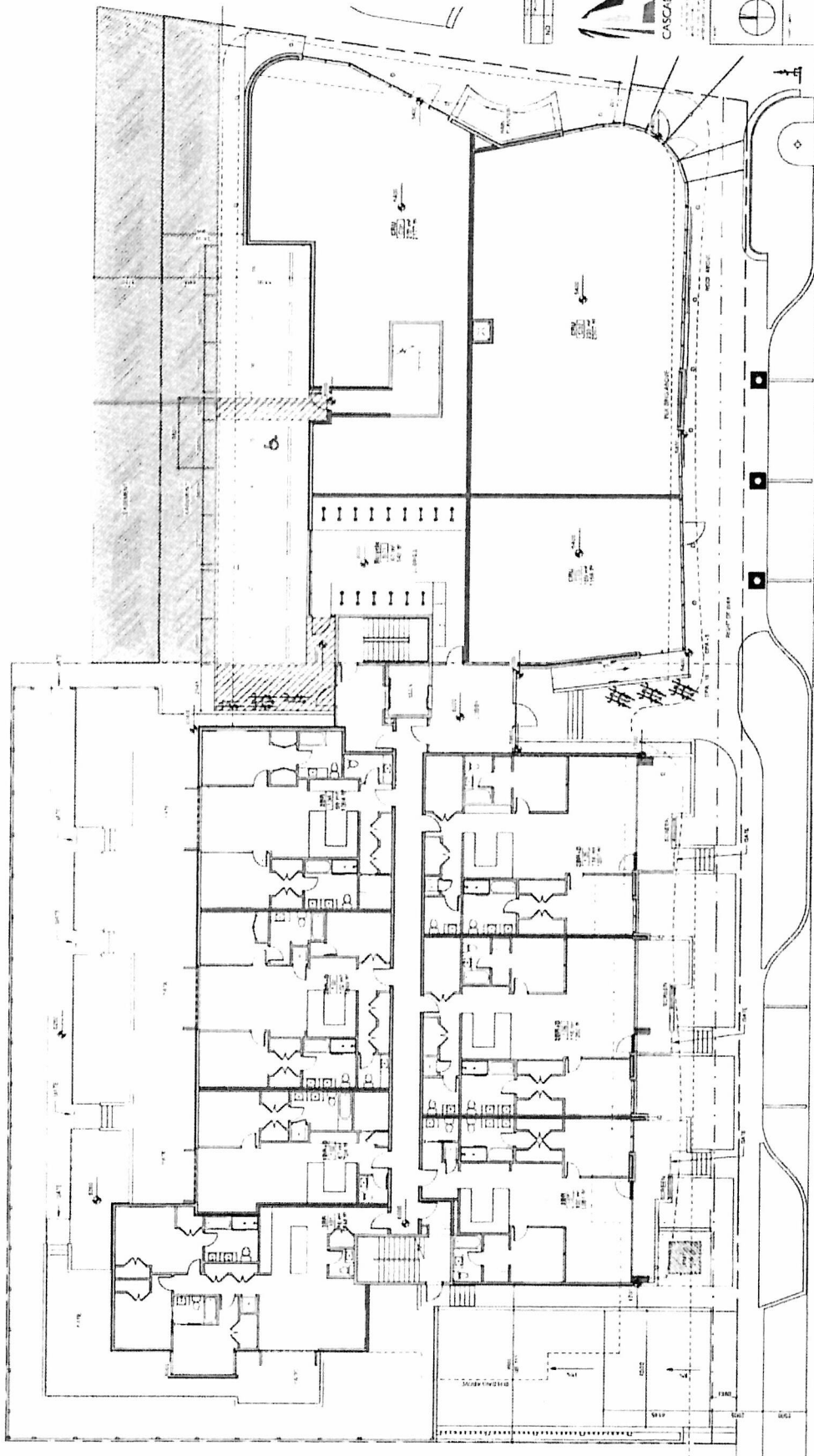
Parking Level

May 4, 2018



A2.00

DATE PLOTTED



NO.	REVISION	DATE



CASCADIA ARCHITECTS INC

Cook & Pendergast
 Architectural
 238 Cook Street

Ground Floor

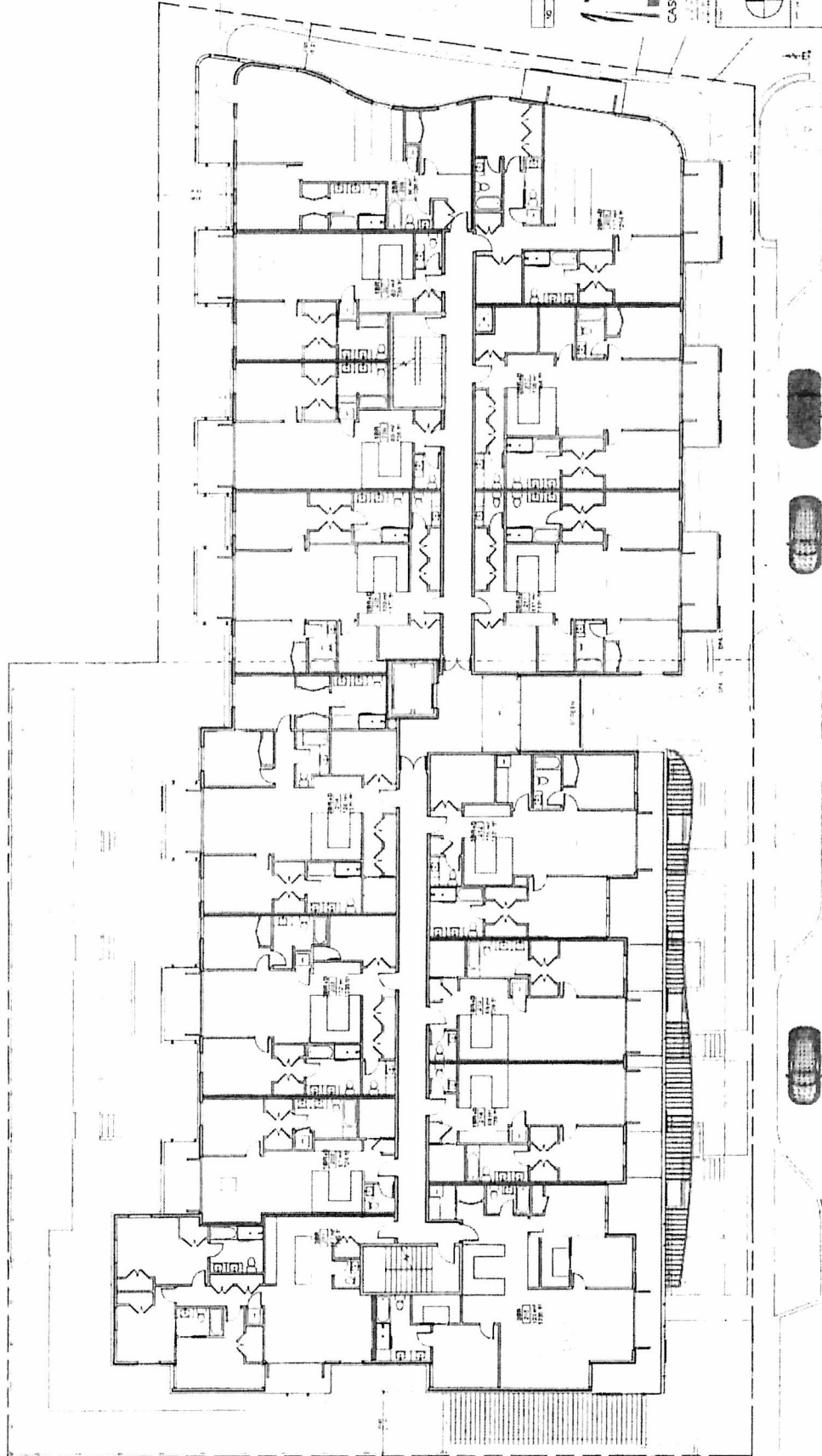


May 4, 2018



A2.01

DPA - 5 AREA = 587 m²
 DPA - 16 AREA = 840 m²



DPA - 5 AREA = 741.5 m²
 DPA - 16 AREA = 892 m²

NO.	DESCRIPTION	DATE



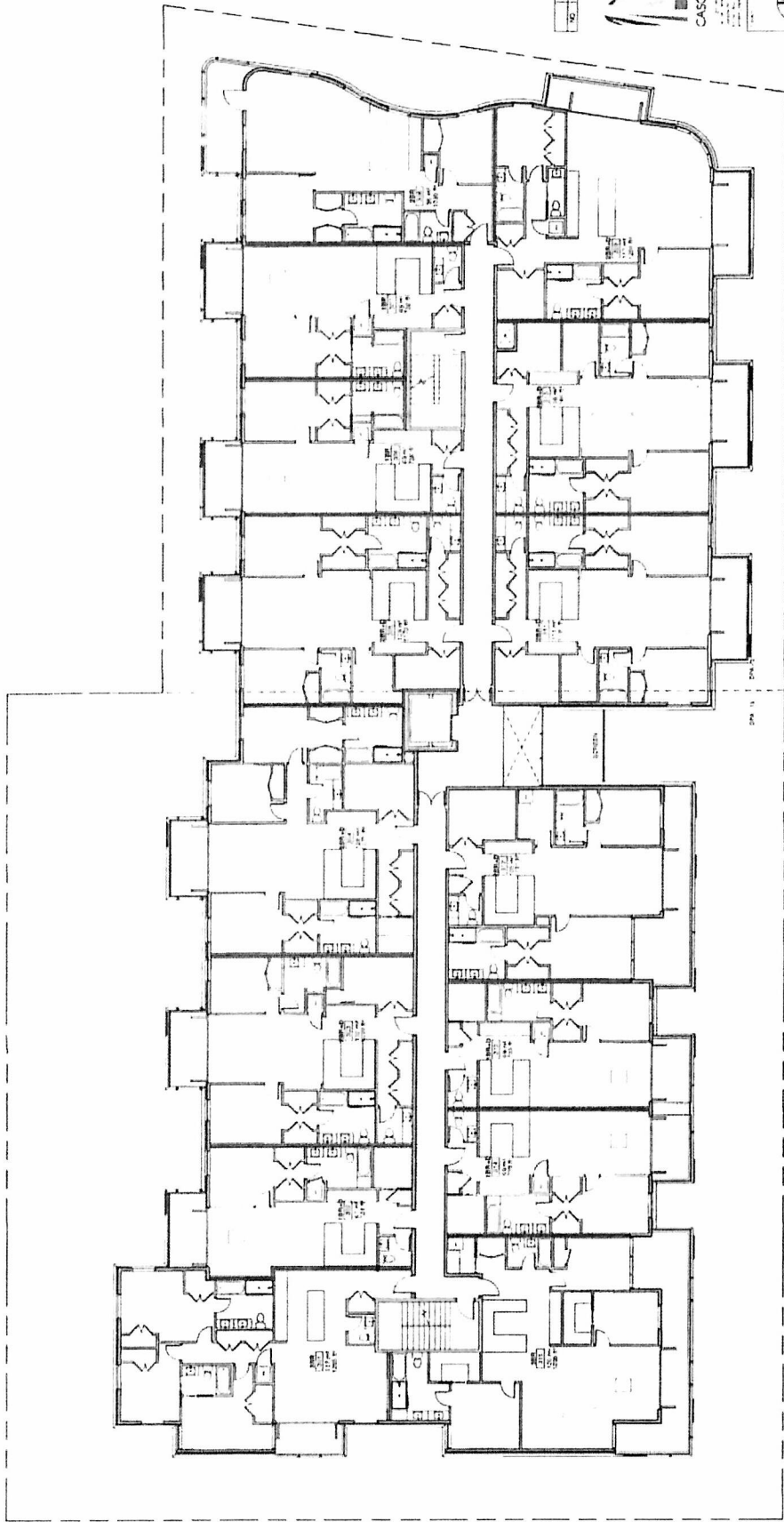
Cook & Pendergast
 Architectural Ltd
 238 Cook Street
 Vancouver, BC V6C 3R8
 Canada
 Phone: 604.681.1111
 Fax: 604.681.1112
 Email: info@cascaadarchitects.com



Level 2

Scale	1:100
Date	May 4, 2018
Sheet No.	1715
Project No.	A2.02



PHOTO COURTESY OF CASCAADA ARCHITECTS INC.

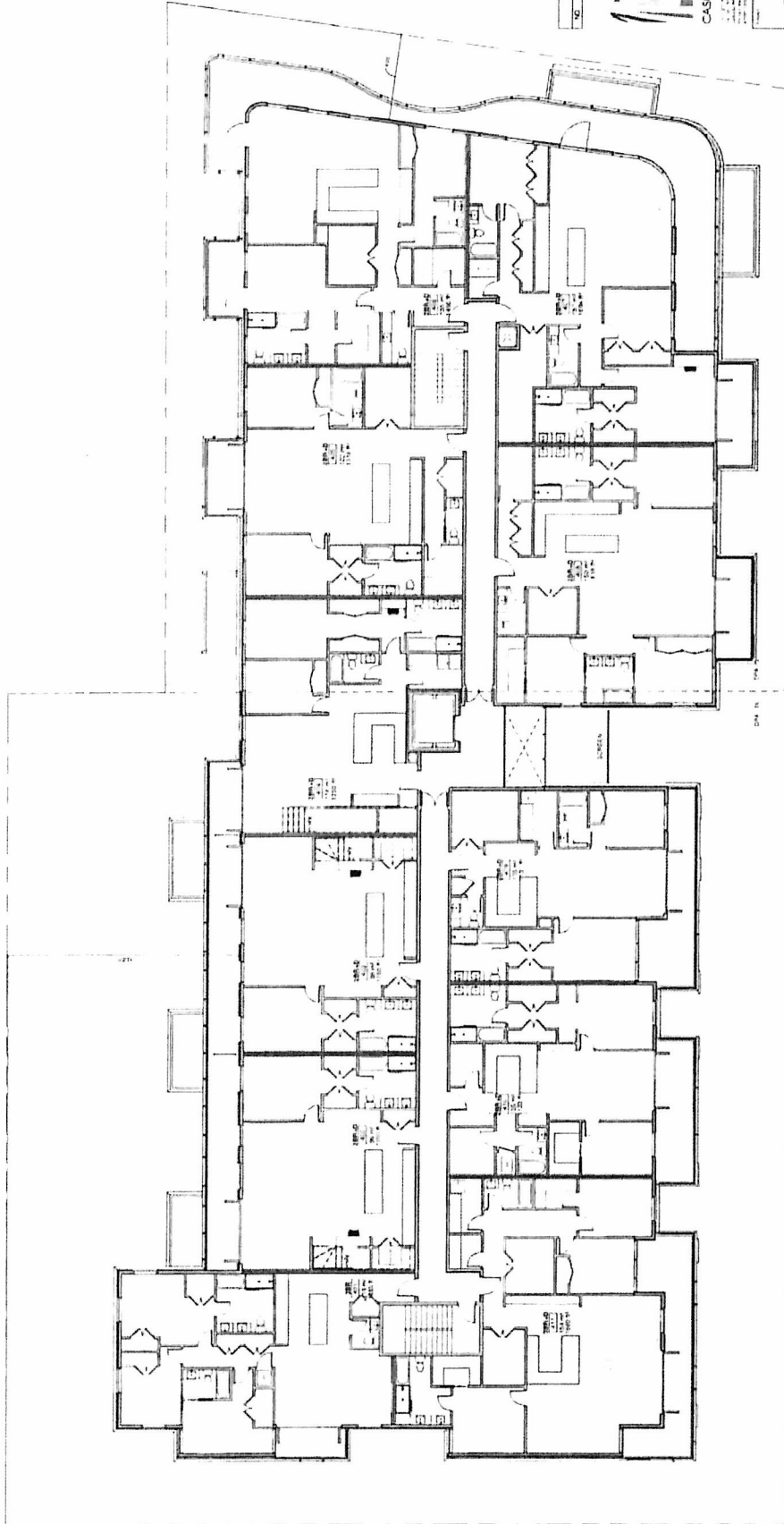


DPA - 5 AREA = 741.5 m²
 DPA - 16 AREA = 892 m²

NO.	DESCRIPTION	DATE



	Cook & Pendergast	
	Project: Fraser Hill, Ltd. 328 Cook Street	
Level 3		
Date: May 4, 2018 Scale: 1:100 Drawing No.: 1710		 A2.03



DPA - 5 AREA = 677 m²
 DPA - 16 AREA = 547 m²

NO.	DESCRIPTION	DATE

CASCADE ARCHITECTS INC.
 235 Cook Street
 Vancouver, BC V6C 3R8
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.cascadearchitects.com

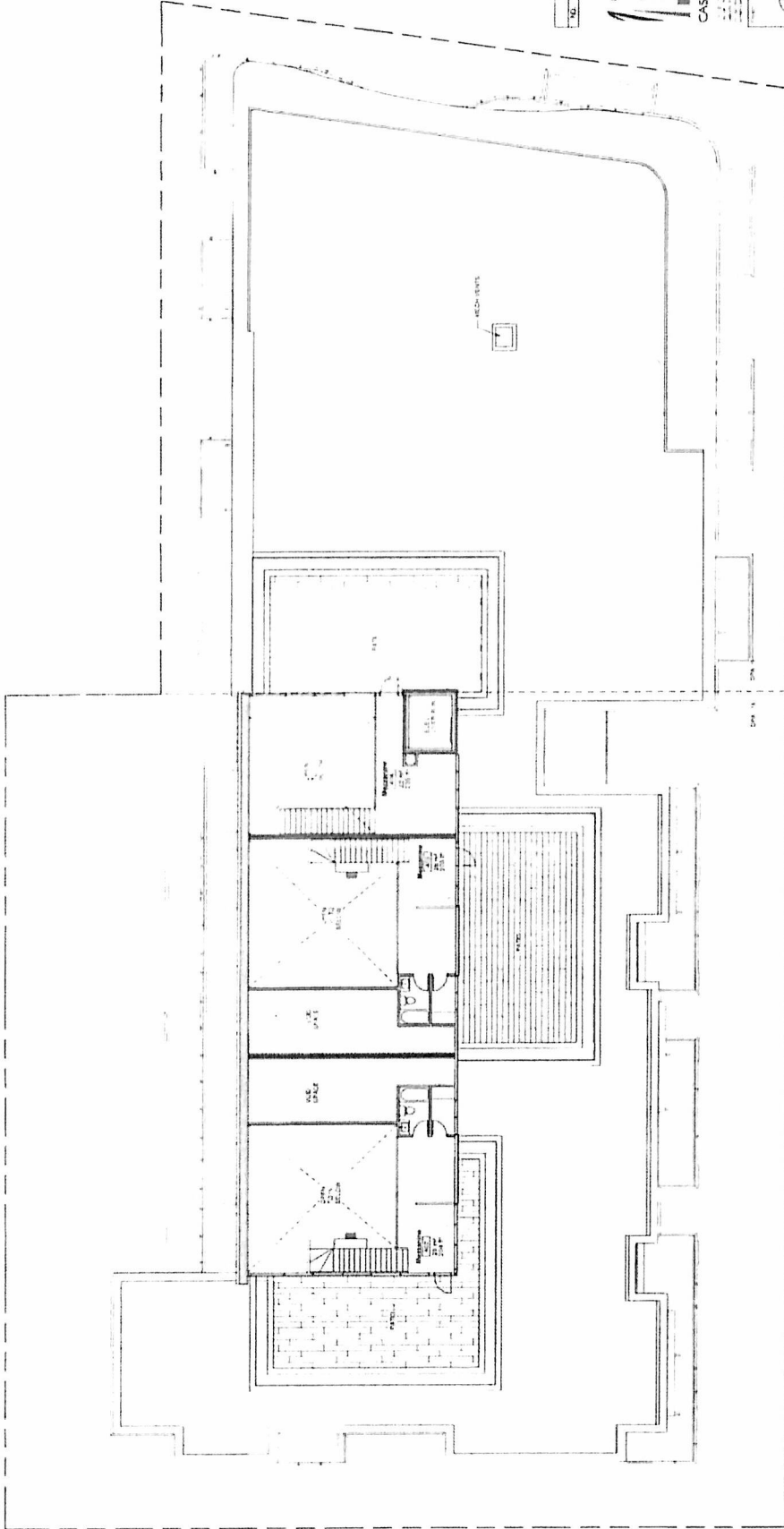
Cook & Pendergast
 Aragon Properties Ltd.
 235 Cook Street
 Vancouver, BC V6C 3R8
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.cookandpendergast.com

Level 4

May 4 2018

1 100 1719

A2.04



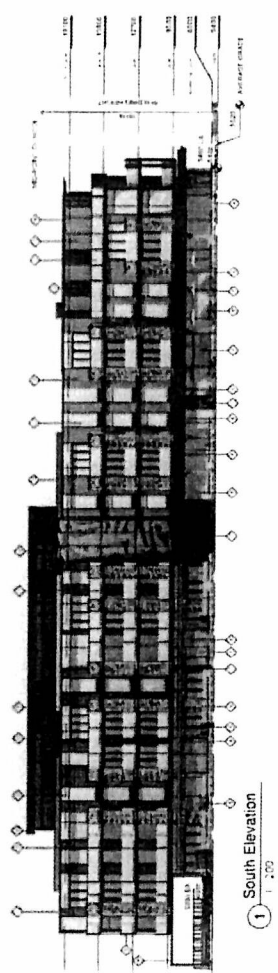
DPA - 16 AREA = 81 m²

NO.	DESCRIPTION	DATE

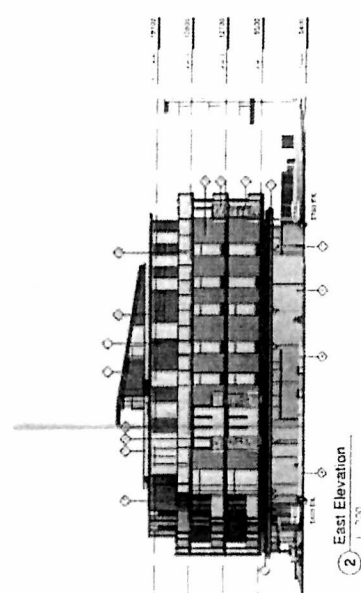


Cook & Pendergast
 Major Properties Ltd
 228 Cook Street

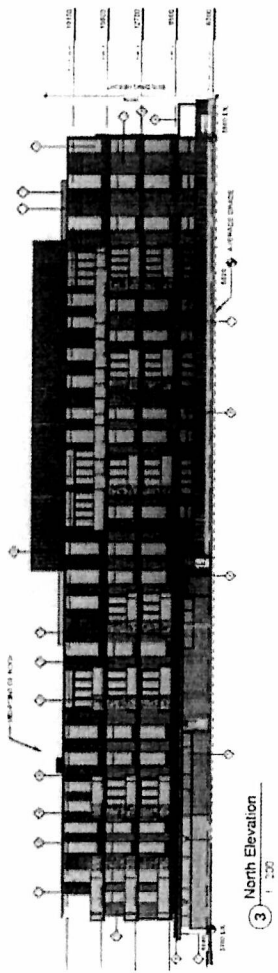
Roof Level	
DATE	May 4, 2018
SCALE	1:100
PROJECT NO.	219
DATE	
NO.	A2.05



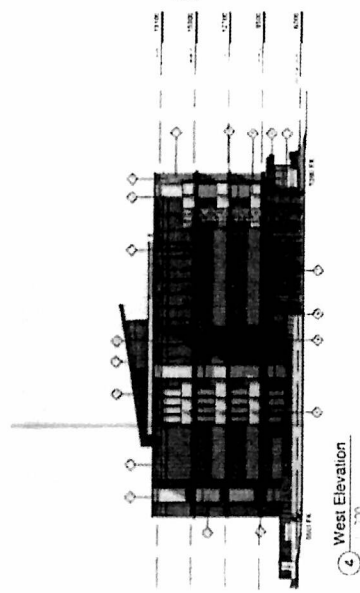
1 South Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

MATERIALS LEGEND

1	CEMENTITE FINE GLAZING	7	CLEAR SEALED WOOD
2	WOOD FINISH-PANE GLAZING	8	PRE-FINISH METAL CHARTRAIL
3	BRICK GLAZING	9	PRE-FINISH METAL FINLAY
4	STONE GLAZING	10	SOLE PRE-FINISH ALUMINUM
5	SLABS	11	CONCRETE BLOCK
6	INSULATED CURTAIN	12	PRE-FINISH STAINLESS STEEL METAL

NO.	DESCRIPTION	DATE



Cook & Pendergast
 Architectural Firm
 138 Oak Street
 Seattle, WA 98101
 Phone: (206) 461-1111
 Fax: (206) 461-1112
 Website: www.cookandpendergast.com

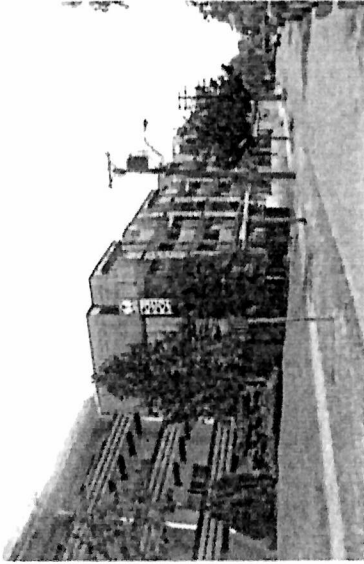
Elevations

Project: [Redacted]
 Date: May 4, 2019
 Scale: 1/8" = 1'-0"
 Drawing No.: 1719

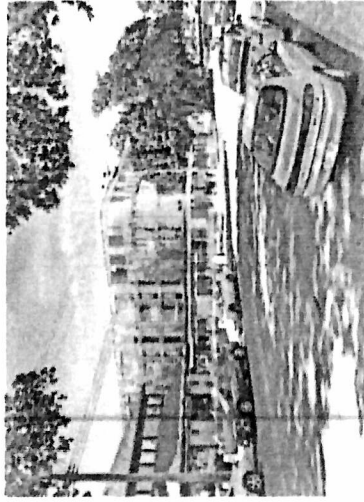
A3.00



VIEW ALONG COOK STREET



VIEW ALONG PENDERGAST STREET



CORNER OF COOK STREET & PENDERGAST STREET



① Pendergast Street Elevation
1" = 300'



② Cook Street Elevation
1" = 300'

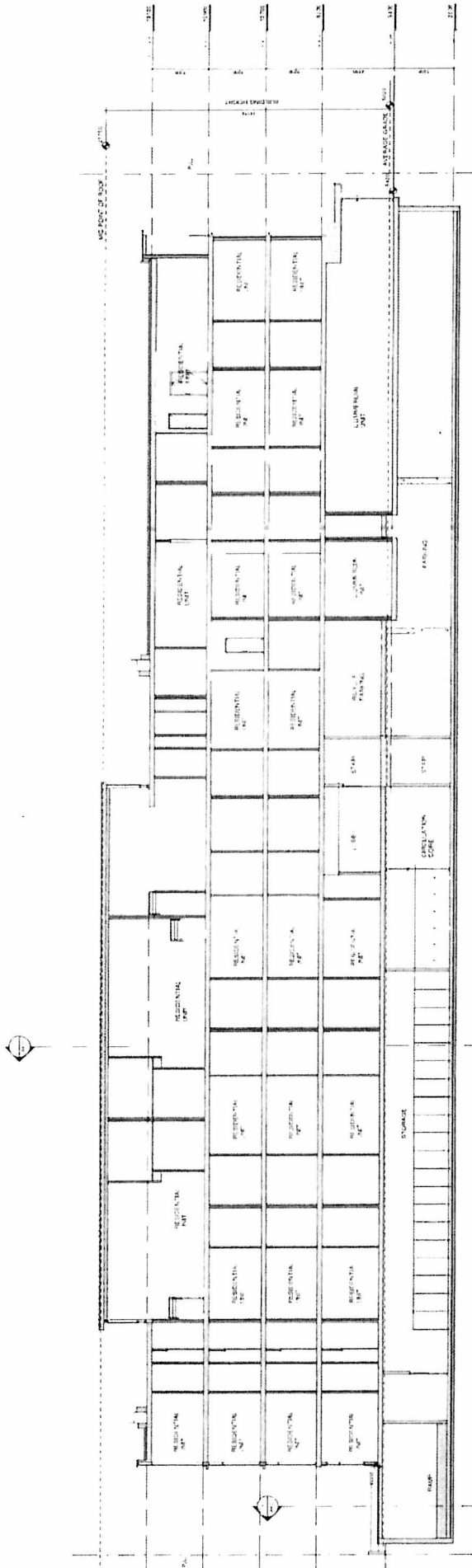
150	REGISTRATION	151
-----	--------------	-----



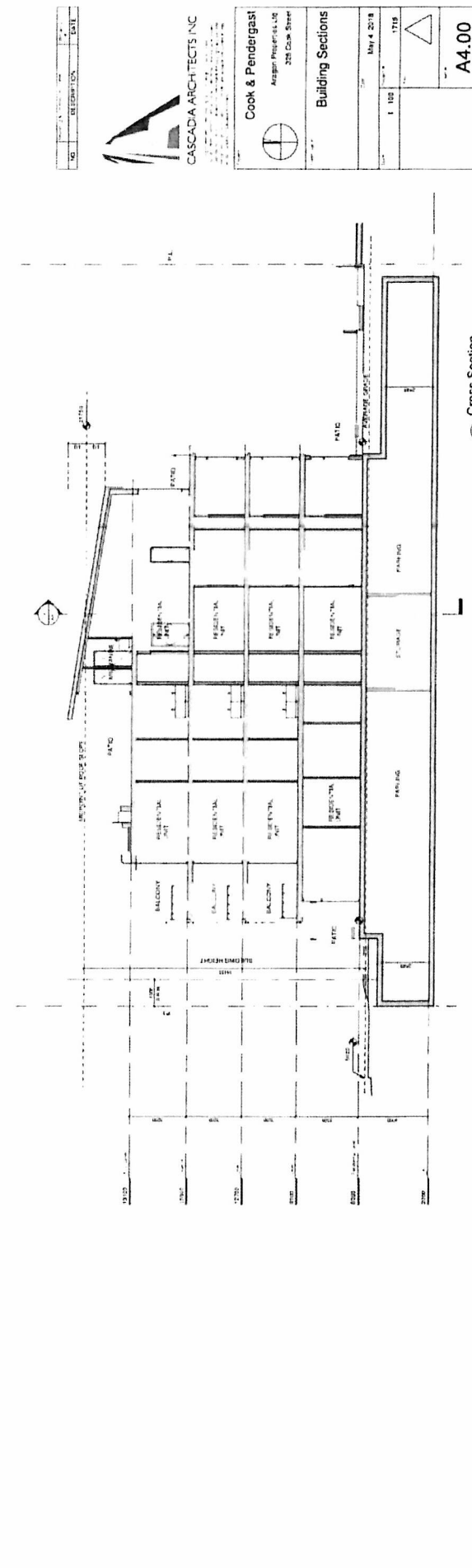
CASCADIA ARCHITECTS INC

Cook & Pendergast
 Aruger Properties, LLC
 328 Cook Street
 Context Elevations

1" = 300'	May 4, 2019	1" = 12'
A3.01		<small>DATE PLOTTED: 5/14/19</small>



2 Longitudinal Section
1/100



1 Cross Section
1/100

NO.	REVISION	DATE

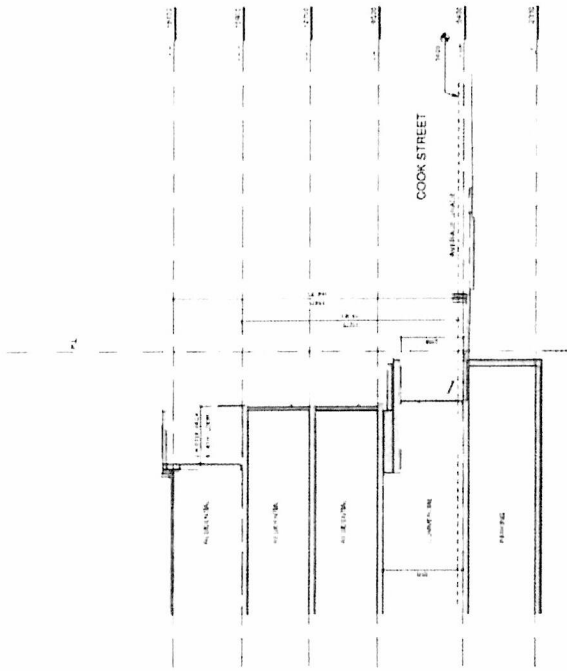
CASCADE ARCHITECTS INC
 308 Cook Street
 Seattle, WA 98104
 TEL: 206.461.1111
 WWW.CASCADEARCHITECTS.COM

Cook & Pendergast
 Azaprop Project #14.00
 308 Cook Street

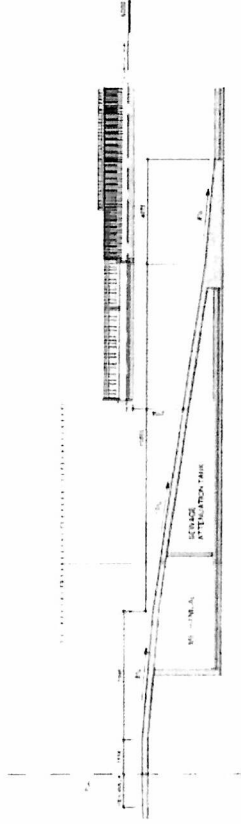
Building Sections

DATE: May 4, 2018
 SCALE: 1/100
 DRAWING NO: 1716

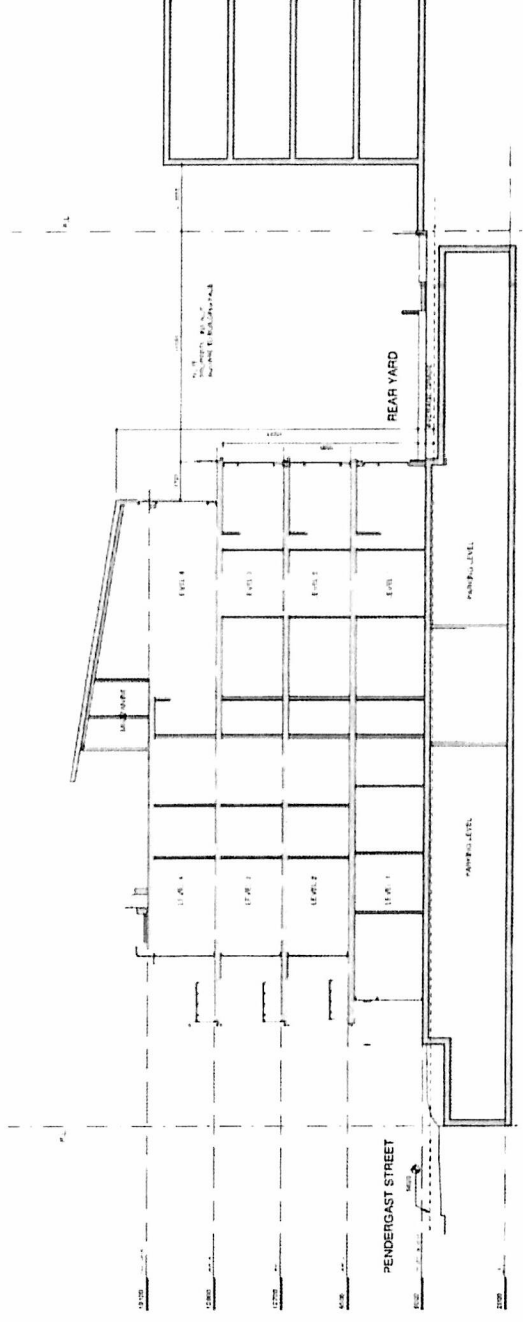
A4.00
 BUILDING SECTIONS



1 Cook Street Section
1" = 10'



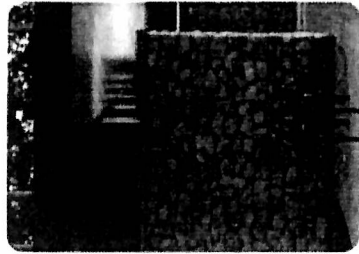
3 Parking Ramp
1" = 10'



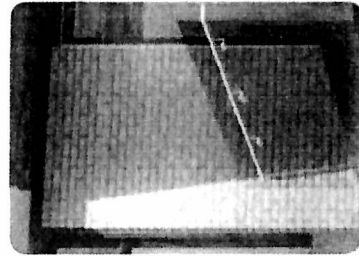
2 Site Cross Section
1" = 10'

 CASCADE ARCHITECTS INC. 325 Cook Street Seattle, WA 98101 Tel: 206.461.1111 Fax: 206.461.1112 www.cascadearchitects.com		Cook & Pendergast Align Properties Ltd 325 Cook Street Seattle, WA 98101 Tel: 206.461.1111 Fax: 206.461.1112 www.cascadearchitects.com
Context Sections		May 4, 2019 1719 
1" = 10'		A4.01 <small>DATE PLOTTED: 05/04/2019 10:00:00 AM</small>

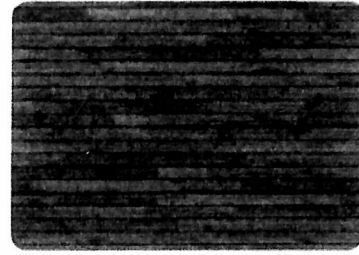
PROJECT MATERIALS



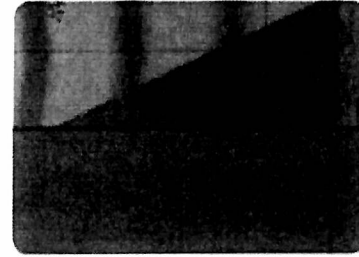
STONE



BRICK

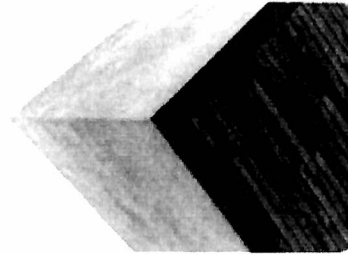


WOOD

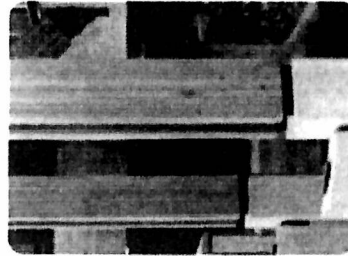


CEMENTITIOUS

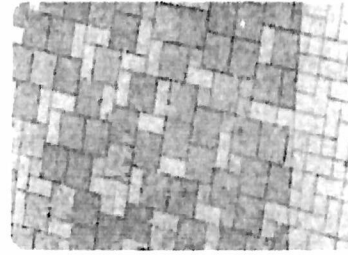
CLADDING



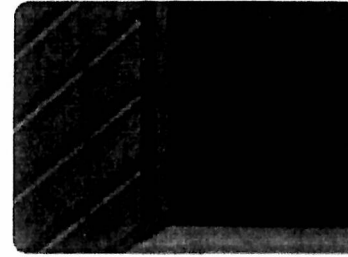
SOFFIT



TIMBER



PAVING



METAL

ACCENT

NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

2200 17th Avenue, Suite 200
Seattle, WA 98101
Tel: 206.461.1111
Fax: 206.461.1112
www.cascadiaarchitects.com

Cook & Pendergast

Angus Properties, LLC
228 Cook Street
Seattle, WA 98101

Materials

May 4, 2018

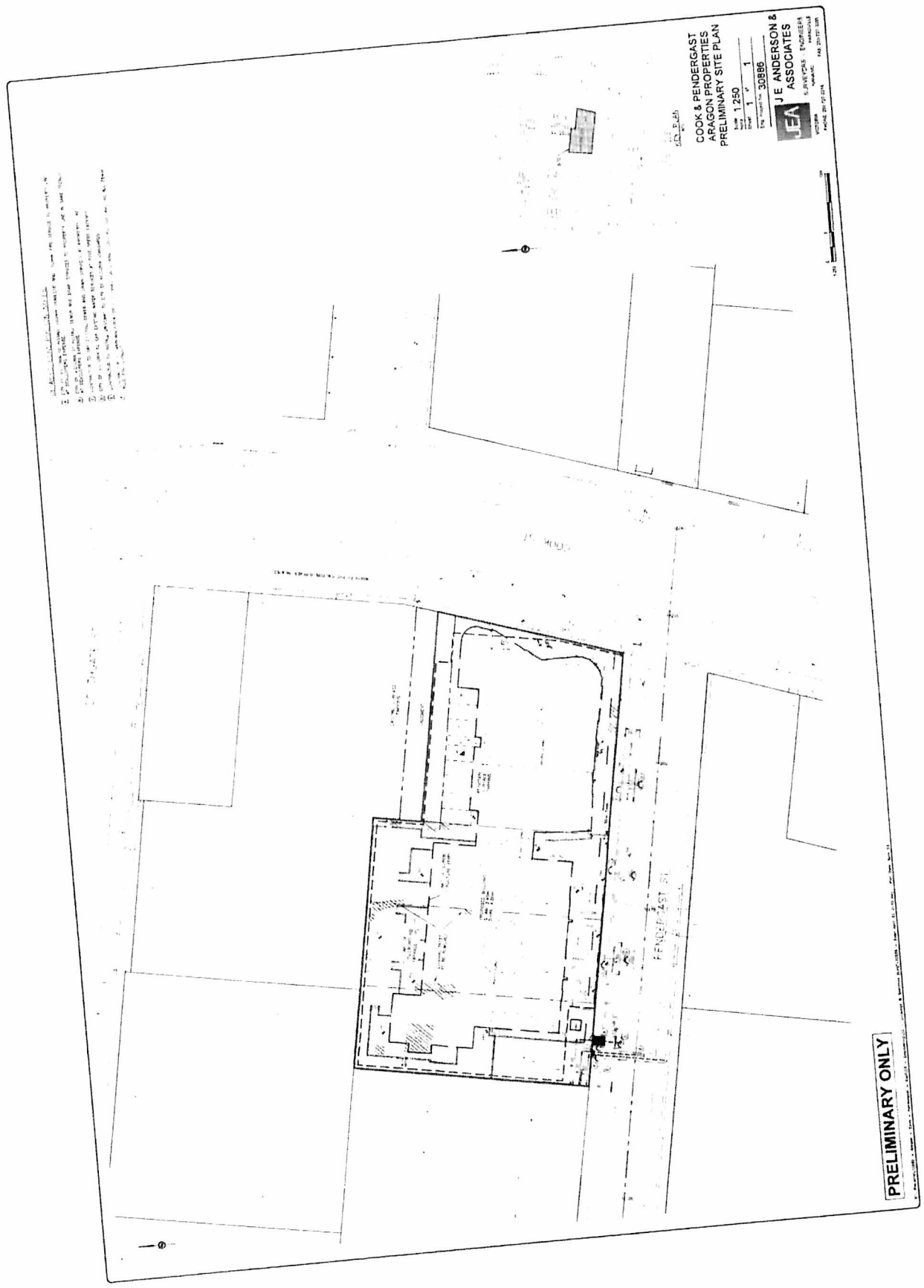
1719



A9.01

REVISED LAYOUT

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE CALIFORNIA BUILDING CODE (CBC).
- 3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA MECHANICAL CODE (CMC).
- 4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE (CPC) AND THE CALIFORNIA FIRE CODE (CFC).
- 5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SOILS AND FOUNDATIONS CODE (CS&F) AND THE CALIFORNIA WIND CODE (CWC).
- 6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SEWERAGE AND WASTEWATER CODE (CS&WW) AND THE CALIFORNIA WATER CODE (CWC).
- 7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND DEVELOPMENT CODE (CLDC) AND THE CALIFORNIA ZONING CODE (CZC).



C.A. E. 45
 COOK & PENDERGAST
 A RAGON PROPERTIES
 PRELIMINARY SITE PLAN
 Date: 1/25/00
 Sheet: 1 of 1
 Project No.: 30886



PRELIMINARY ONLY

CASCADIA ARCHITECTS

ARCHITECTS • INTERIORS • PLANNING

February 27th, 2018

City of Victoria
 No.1 Centennial Square
 Victoria BC
 V8W 1P6

Attn.: Mayor & Council

**Re: Rezoning and Development Permit Application
 1044, 1048, 1052/54 Pendergast St. and 324/328 Cook St.
 Lot 1, Plan 34863 & Lots 22, 23 & 24, Plan 28 of Fairfield Farm Estate, Victoria**

We are pleased to submit this Rezoning and Development Permit application for 1052 Pendergast on behalf of Aragon Properties (the 'Applicant'). The rezoning and development permit are required in order to construct a four-storey multi-unit residential building. The details contained within this application have been carefully crafted to respect the neighbourhood context, the Official Community Plan and the draft updated Fairfield Gonzales Neighbourhood Plan.

The project design submitted has been shaped in part by a regular consultation process with the owners of neighbouring properties, the local Cook Street village community, and City of Victoria planning staff. The consultation and review process began prior to the start of design work and continued throughout the Schematic and Design Development stages and included the following formal meetings:

- ✓ Neighbourhood Meeting #1 – July 13th, 2017
- ✓ Neighbourhood Meeting #2 – September 7th, 2017
- ✓ Neighbourhood Meeting #3 – October 12th, 2017
- ✓ Neighbourhood Meeting #4 – October 26th, 2017
- ✓ Pre-CALUC Meeting – November 9th, 2017
- ✓ Community Meeting # 5 – November 14th, 2017
- ✓ CALUC Meeting – December 7th, 2017
- ✓ Post Submission Meeting – Scheduled for March 1st, 2018

The design team presented at meetings #2 and #3 massing models for a 6 storey, 5 and 4 storey building scheme. This was a reflection on what the current OCP is allowing in regard to building height. Together the possible benefits and/or impacts on the neighbours were discussed.



1060 Meares Street
 Victoria BC V8V 3J6
 Canada

T 250 590 3223
 F 250 590 3226

www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

A Corporate Partnership

Principals

GREGORY DAMANT
 Architect AIBC, LEED AP

PETER JOHANNKNECHT
 Architect AIBC, LEED AP,
 Interior Architect AKNW Germany

As the building design development progressed refinements were made based on the feedback received at the meetings, including:

- Proceeding with a 4 storey building proposal to reduce the heights as per the Draft updated Neighbourhood Area Plan
- Pulling back from the neighbour building (380 Cook) to the north and move the proposed building closer to Pendergast St.
- Allowing for at grade access to the ground floor suites to the south and north.
- Incorporating at grade parking stalls for the commercial uses.
- Soften the Architecture with a natural material palette.
- Reducing the impact on shading and privacy for residents and neighbours.
- Improving views and increase natural light to the suites along the north property line.
- Include accessible, wide sidewalks and canopies.
- Replace the existing trees in a meaningful way and protect the Chestnut trees along Cook.

Existing Site Characteristics, Official Community Plan and Zoning:

The four parcels encompassed by the proposal are 2,875 sq.m. in total area and are currently occupied by 3 detached houses (none are registered or designated heritage) and a one-storey commercial building. While efforts have been made to relocate the structures, the tree canopy along Pendergast Street and Cook Street precludes moving the houses.

The site is relatively flat, falling only 0.5m from the north to the south (Pendergast). There are two protected trees on the subject property and the Consulting Arborist (Talbot Mackenzie & Associates) has surveyed all impacted trees and provided their assessments in a attached report submitted with this package.

The current zoning is R-K for the Pendergast sites and CR-3M for 324 Cook Street. The Cook Street site is within the designated Large Urban Village DPA 5 of the OCP and the 3 sites along Pendergast are designated Urban Residential and part of DPA16. The proposal thus conforms to the OCP objective for mixed use multi-unit residential infill development up to approximately six storeys in height.

The property is characterized by both its proximity to the Cook Street Village to the east and 4 storey multi-residential neighbouring buildings to the north and west. Across Pendergast is a 2 storey commercial building and a 4 storey multi-residential building. The Cook Street Village Activity Centre (CSVAC) is located at ground level in the neighbouring building at 380 Cook Street and is the gateway to the Cook Street Village coming from downtown Victoria. In fact, the immediate site context is comprised exclusively of commercial and multi-unit residential buildings. Pendergast St. is a local road but not part of the City's greenway network and does not host any transit service, whereas Cook Street is a secondary arterial road and does provide transit services and is also proposed to be part of the new bike path network.

The sites are subject to the OCP Design Guidelines for Multi-Unit Residential buildings and the Draft Cook Street Village Design Guidelines. These documents reinforce the input of neighbours that a 4 Storey + Mezzanine, Multi-residential building is an appropriate level of development for this site. The proposal presented here is based on that starting point.

Description of Proposal

Massing & Siting:

The building design concept is based on addressing the requirements of the 2 separate DPA's where they apply on the site. As a result, the mixed-use commercial and residential uses and form are adjacent to the corner of Cook and Pendergast and solely residential uses are located along Pendergast.

In terms of massing, the building addresses the intent of the Draft Fairfield Gonzales Neighbourhood Plan and the Cook Street Design Guidelines, with a height of four storeys (plus a partial mezzanine), underground parking, and a blended FSR of 2.19:1. This was an important principle for the design team to maintain, based on the site analysis and understanding of the updated priorities developed by the neighbours.

Although massed on site as one building, the design is articulated and inflected along the public frontage on Pendergast to clearly separate the mixed-use portion that addresses the Village from the solely residential portion to the west. The main residential lobby entrance is located at this inflection point, past the commercial space and stepped well back from the sidewalk. The additional setback to the west is filled with landscaping and access patios and entry doors for ground-oriented residential units. The same concept has been applied along the north side.

A mezzanine floor is proposed at the north west corner of the building. 3 suites on level 4 will have individual mezzanine space and outdoor roof top patios facing south. The concept for this 5th floor space was developed in direct response to from neighbours at 380 Cook Street, as it allows an increase in the setback between the 2 buildings by shifting floor area from levels 1-4 to the mezzanine. This increase in setback improves the sense of separation and the access to sky views and sunlight in the shoulder seasons.

Streetscape / Relation to street:

The building design addresses the corner at Cook and Pendergast by an expressed curvilinear canopy above the commercial space and a rounded feature building corner to soften the edges and create an expressive form and character that is reflective of unique features of the site and the Cook Street Village. The building is responding to the DPA 5 design guidelines to be placed close to the property lines along the two streets. Yet the public realm will have wide, covered outdoor areas and generous sidewalks with human place-making elements such as public benches included in the landscape, creating plentiful space to walk, socialize or rest.

Along Pendergast Street, three ground floor units have individual garden gates, patios, and main entrances. The building lobby features an extended canopy and all-glass front wall to identify the primary building entrance. A large paneled perforated metal screen with a custom art motif is further enhancing the lobby space and clearly separates the DPA 5 from DPA 16 portions of the building. At this time, it is intended that the screen imagery will be developed in partnership with a local First Nations artist to culturally enhance the public space and building fabric, while also creating an attractive experience inside the building. Sunlight will cast a dappling effect of changing shadows on the lobby windows and then reverse the effect at night, with light from the building's interior animating the screen. These elements of the building form address the principles of the OCP Design Guidelines Section 2 that state "residential use at street level should have strong entry features and building designs that encourage interaction with the street" (2.4) and that "individual entrances with direct connections to the public sidewalk are encouraged." (2.5.1). The landscape design prepared by MDI Landscape Architects also includes continuous planter walls with trees growing to a scale appropriate to create visual interest at the public sidewalk without overwhelming the patio spaces.

The underground parkade access ramp is located at the west end of the site along Pendergast as directed by the CoV Engineering Department. It is screened with a vertical trellis structure to visually minimize the impact of the ramp and help muffle vehicle noise for the neighbours to the west.

The existing at-grade parking spaces at 380 Cook Street will be maintained and the access off Cook Street is guaranteed through an existing covenant. 8 new parking spaces will be added to the south of the same shared drive aisle and reserved for the commercial uses in the new building. These stalls are covered by the building and therefore are less visually prominent for the residential uses above and opposite.

Exterior Finishes

Architecturally, the 4 storey massing is expressed with horizontal lines of patios and balconies and features a softly rounded treatment at the featured south corner location that looks out over Cook Street Village. Layers of perforated metal privacy screens create a rhythm of vertical elements at the balconies and extend the architectural effect of the large screen over the lobby entrance. It is proposed that all privacy screens will be developed in collaboration with the same artist. It is hoped that this will create a contemporary connection between the current Village urban fabric and the ancient context and history of the site.

Materially, the design expresses a warm, natural, and elegant composition, using an exterior palette of high quality, durable and traditional finishes including wood, stone, stacked brick, pre-finished cementitious cladding and aluminum screen elements together with clear glass windows, and natural wood-texture soffits and siding. The brick is used at the east end and contrasted against the wood-tone finishes at the west to further reinforce the expression of two volumes and two uses on the site. The result is a building that expresses this site-specific response while also addressing the OCP guidelines for exterior finishes, which state that "exterior building materials should be high quality, durable and capable of weathering gracefully." The guidelines continue, stating that "quality materials used on the principal façade should be continued around any building corner or edge which is visible from the public realm"; and in this case the brick and wood-tone cladding is used to good effect at all elevations, cladding the solid faces of the building. Introduction of the cementitious panels along the 4th floor creates a varied façade composition of warm-coloured materials that visually lowers the scale of the building and harmonizes with the proportions of the screen elements. The effect of the screen elements and their shadows will change with the time of day and seasons, giving variety and visual interest while maintaining privacy.

A special feature of the glazing elements are expansive folding glass walls, that will visually expand the space of the living rooms out to include the balconies when open. This pattern responds to the rhythm of the suites and residential spaces that line Pendergast and Cook, but also along the northern courtyard across 380 Cook.

Raised planters set on the parkade roof slab along the north and south edges will provide soil volume to grow fuller vegetation, which will use the privacy screens in part to support their growth. These measures are intended to address guideline 4.3 which states that "exposed party walls and blank side elevations, where necessary, should incorporate features such as texture, reveals, colours, plantings or other treatments to provide visual interest."

As a further and final feature of visual interest, natural wood tone cladding of the balcony and roof soffits will create visual and tactile warmth for residents, and to "complement the palette of exterior materials used on the rest of the building." (Guideline 4.4)

Transportation & Infrastructure

The project is well situated and fully serviced by City of Victoria infrastructure. Schools, parks and recreation facilities are all located within walking distance of the site. In addition, the nearby work and shopping opportunities available downtown and in the Cook Street village make this site suitable for an increased population density. This population will be well serviced with regard to transportation options, including immediate proximity to major transit routes on Cook Street and Fairfield Road as well as vehicle and bicycle parking and storage provisions.

The project will include at grade parking off Cook Street and underground parking accessed from the south side of the property along Pendergast to provide a total of 88 parking stalls for the 48 residential units and 5,400 sq.ft. of commercial space. Of this number 8 underground spaces are reserved for 1075 Pendergast under an existing legal agreement, leaving 80 for the new project requirements. A detailed parking study has been prepared for the project by the Watt Consulting Group, which highlights that the anticipated parking demand for the project will be 67 parking spaces – 13 less than the provision. This level of parking provision addresses another primary concern of the community – that sufficient parking be provided on site and not further burden an already congested parking environment at grade. Additionally, secure bicycle rooms well-located at grade and in the parkade will accommodate the required 51 Class-1 bike racks. 12 additional Class-2 racks are located at the Cook and Pendergast frontage and at the parking area accessed off Cook Street.

Project Benefits and Amenities

The project will bring 48 new residences to the Cook Street Village, in a form that is supportable relative to the goal of the draft Fairfield Community Plan to "encourage new housing design that fits in with the neighbourhood character." The applicant has encouraged the design of a variety of unit sizes from 1 bedroom to 1 bedroom + den; 2 bedroom; 2 bedroom + den; as well as more generous 3 bedroom and 3 bedroom + den units in order to provide wider housing options in the project. The existing commercial area will be replaced with an almost equal amount of square feet of new space and the developer is looking for local businesses that will complement the existing commercial fabric of the village.

The building design will contribute to the quality of the public realm along Cook and Pendergast Street, by the quality of design, materials, and detailing. The design of ground-level entrance patios and their proximity to the boulevard will promote social interaction and improve the pedestrian experience by incorporation of the same quality materials that clad the building into the planter walls. The planters themselves will bring a colourful and pleasant landscape interface, replacing the old boulevard and lawns of the existing houses and commercial site.

Safety and security

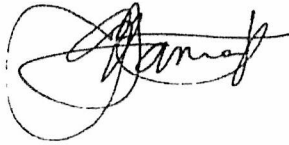
The creation of a resident population is the primary factor in creating a safe pedestrian environment, through the placement of 'eyes on the street', and in this design all areas of the site are overlooked in good proximity by multiple dwelling units. Most importantly, the ground floor units facing Pendergast and the north have individual front doors and patios that address the street and courtyard, and re-inforce the sense of the street and boulevard as active and

shared space. Site lighting will illuminate the areas between buildings with ambient light to promote safety and visibility of landscaped areas. It is important to note also that this lighting will be shielded and kept at a lower mounting height in order to avoid glare and light pollution to neighbouring properties.

In preparing this rezoning and development permit application package the team has carefully considered community concerns, the relevant OCP objectives, and the DP Area Design Guidelines. The design is respectful of the neighbouring properties and proposes an elegant architecture that responds to the unique character of the community. We believe it will add to the strength and character of the Cook Street neighbourhood and we look forward to presenting the project to Council. If you have any questions or require further clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,

CASCADIA ARCHITECTS INC.

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

Gregory Damant, Architect AIBC LEED AP
Principal

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

Peter Johannknecht, Architect AIBC, LEED AP
Principal



200-524 Culduthel Road
Victoria BC V8Z 1G1
p. 250.412.2891
f. 250.412.2892

File No: 117.28

The City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attention: Mayor & Council

May 9, 2018

Re: Rezoning & Development Permit Application – Landscape Summary
1044, 1048, 1052/54 Pendergast St. and 324/328 Cook St.

Murdoch de Greeff Inc., in collaboration with the Aragon Properties Ltd. design team (Cascadia Architects and Murdoch de Greeff Landscape Architects) has developed the landscape plans for the site. The project site is located at the corner of Pendergast Street and Cook Street. It is comprised of three previously developed single family residential properties and commercial property with a few existing shops (a convenience store and a video rental shop).

Landscape Description

An integrated design approach has been used by the design team in an effort to retain trees, manage rainwater and create an urban landscape that functions for building residents and the Cook Street Village community. A significant contribution offered by the development are proposed improvements to the public realm. New sidewalks, streetscape planting bulges, street trees, on-street parking, bike parking, a parkette space, paving upgrades and integrated seating opportunities have been introduced to contribute to the sense of place. The proposed design interventions aim to create an enjoyable, vibrant atmosphere and socially interactive urban village that is fitting for both the neighborhood and the community.

A 1.5m wide SRW has been incorporated as part of the design along the Pendergast street frontage. This contributes to creating a pedestrian friendly street and an effective transition to the single family residential zone. Streetscape planting bulges help calm traffic and the addition of on street parking and new sidewalks create a safe pedestrian realm and adds green space (and storm water management) into the road right of way. The design of private residential patios on Pendergast use a grade separation, low landscape walls with a gate and amenity plantings to clearly delineate private spaces from the public sidewalk. These patios take advantage of their south facing aspect and provide outdoor living space to each unit. Architecturally integrated screens with vines are used to extend the green space on the vertical plane. Medium sized, deciduous trees provide a degree of spatial enclosure as well as contributing the streetscape public realm overall.

The mature Horse Chestnut trees on Cook Street will be retained. An arborist was brought on early in the integrated design process to review the viability of tree retention. The proposed boulevard improvements were designed to respect constraints identified by the arborist. Low impact development strategies (such as permeable paving) are proposed within the critical root zone (CRZ) areas. The new sidewalk alignment is setback from its current location allowing for more soil volume and less trunk flare encroachment. Pockets of low plantings are proposed within the understory to limit foot traffic disturbance (soil compaction) within the CRZ areas.

There are 35 existing trees on the proposed development site and surroundings that will be removed (23 within development lands, 7 neighboring trees in close proximity to property lines, 5 municipal trees on Pendergast Street and 3 municipal trees on Cook Street). Two of the 35 trees are bylaw protected. Three existing trees will be retained. 44 new trees are proposed, 12 of these are on neighboring properties.

Urban Forest Values

The integrated design team for this project has used the City of Victoria's (CoV) Urban Forestry Master Plan as a guide and will aim to incorporate tree values in a proactive manner. A key element of the landscape plan is the renewal of the urban forest. Proposed new tree plantings will re-establish urban biodiversity and offer improved habitat value in the long term. Generous soil volumes provided in the design for each tree will support large scale trees that will grow long into the future. New street trees on Pendergast were selected for their aesthetic values and the tree canopy cover they provide.

Integrated Rainwater Management

Rain gardens and rain planters have been integrated into the design to manage runoff from the buildings and where possible, the hardscape areas on the site. On street rain gardens treat municipal road runoff within planting bulges in the road right of way. These rainwater features will clean and slow storm water delivery to the city's storm drain network. Infiltration into site soils will help support the local urban forest by providing water for site trees. Permeable pavement and absorptive landscapes have been integrated into the design for areas that cannot be practically drained towards rain gardens or rain planters.

Water Conservation

Landscape plantings will include native and appropriate non-native plants that are adapted to site conditions, climate, and design intent. Native plants comprise 50% of the shrub and perennial plantings and 50% of the new trees planted. The use of native vegetation promotes regional identity and a sense of place, supports biodiversity, reduces pesticide use, and supports water conservation by minimizing the use of potable water for irrigation. A high-efficiency irrigation system will be used to reduce water demand in the landscape.

Regional Growth Strategy / OCP Goals and Objectives:

The proposed project design encompasses the following goals and priorities of the Regional Growth Strategy and the City's Official Community Plan (OCP):

- **Protect Regional Green and Blue Space:** A total of 44 trees will be planted on the site. Significant open space is provided around the site. The landscape has been extended into the streetscape realm with the addition of planters and trees.
- **Increase Transportation Choice:** In addition to bicycle parking facilities, pedestrian paths have been integrated into the plan to accommodate access for residents to the various street frontages. The design of the boulevard on Cook Street has carefully considered how it will integrate with the future municipal bike lanes along Cook Street.
- **Place making:** As called for by the OCP, the project seeks to preserve and enhance the sense of the site's unique identity. From a landscape perspective this is accomplished by building on the landscape character of the neighbourhood.

Additionally, the landscape plan responds to several relevant priorities laid out in Development Permit Area 5, Cook Street Village:

- Public realm improvements in the commercial zone are designed to be attractive to pedestrians;
- The design responds to local features such as attractive, treed boulevards; and
- The continuity of Cook Street boulevards is maintained and enhanced.

Landscape Benefits and Amenities

Key landscape benefits and amenities for the project include:

- Enhanced streetscapes on Cooks Street and Pendergast Street enhance the urban forest and create a pleasing and diverse pedestrian environment;
- Integrated rainwater management will clean and slow storm water delivery to the city's storm drain network. This will also help support the local urban forest by mimicking and enhancing the natural hydrological processes of the site including providing water for site trees; and,
- Significant tree planting around the building to replace trees lost, and to further enhance diversity and quality of the urban forest.

In preparing this rezoning and development permit application package, the team has considered the relevant OCP objectives and DP Area Design Guidelines. The design enhances linkages within the community, enhances ecological values, and provides a landscape that integrates with the surrounding neighbourhood.

If you have any questions or require further clarification, please feel free to contact our office.

Best regards,



Scott Murdoch

Registered Landscape Architect

Cc:

The CALUC Board of the **Fairfield Gonzales Community Association** held a regular, advertised meeting on **December 7th, 2017** at the Cook Street Activity Centre to receive a proposal relating to:-

324/328 Cook Street (at Pendergast Street)

The Chair was David Biltek of CALUC and David Barlow was note taker. There were also about 50 members of the public in attendance.

Following the usual introduction by the Chair, the proposal was presented by Greg Damant of **Cascadia Architects**, with Peter Johannecht and Luke Ramsay, Development Coordinator for **Aragon Properties** was in attendance.

The Proposal is for the demolition of three S-F dwellings and two low-rise commercial buildings on Pendergast at Cook Street (Pic-a-Flic and Mac's Convenience Store) and the construction of a 4-story condominium building with some commercial facilities at the ground floor. There will be 46 units, 1, 2 and 3 bedroom, with the main and some with individual entrances off Pendergast. It will have five habitable levels (mezzanines), but four main stories.

The Applicant explained that this proposal is to change the zoning for the subject property to accommodate this building.

We were first shown the site plan and a plan of the adjacent buildings. The low-rise buildings are within the Cook Street Village designation, but the S-F Dwellings are outside. The proposal accounts for the proposed Fairfield Community plan and Design Guidelines, especially height and streetscape.

There had been several well-advertised neighbourhood consultations to consider the height and footprint, resulting in this proposal for a 4-story building with three of the top-floor suites having an internal mezzanine level and access to the roof by staircase. A half-gable low-slope roof provides this additional space for three of the upper suites, off-setting the space lost due to the set-back of the perimeter roof-line. The building has been shifted as close as possible to Pendergast to reduce the impact on the Activity Centre (to the North). The roof line is set back and not obvious from the street.

We were shown the landscape drawings and (briefly) the shadow studies. Storm-water and roof drainage will be collected and used for the landscaping.

Questions and concerns. The appearance of the new building from the north side (occupants of the Activity Centre residences) would be similar to that from the south; i.e. balconies, with a decorative privacy screen, a variety of building materials. One reason for the height of the building is the use of 9 ft. floor to ceiling heights. This story height is needed for the ducts for heat-recovery heating. There was concern that the proposed building height would set a precedent for future proposals.

Parking was a concern to several people. There would be 78 stalls; a single level underground (5 for

2)

visitors) and eight spaces at grade on the north side for shoppers, under an overhang. There will be parking for cycles, for residents and shoppers. Concerns about parking for visitors and shoppers.

Sustainability Several were concerned. Three houses were to be demolished (as well as the commercial buildings) and several (not counted) large trees would have to be removed. There were several who valued these large urban trees very highly. Trees removed were to be replaced with new trees on the north side. Due to the location of the entrance at the west end off Pendergast, several large trees would have to be removed to make room for the ramp. Some suggested that the ramp could be relocated to preserve these mature trees. Trees were a subject of much concern. New trees would take a long time to mature. The underground parking lot roof might limit the depth of “soil volume” and the final size.

The proponent would submit a “Sustainability statement”. The building will be wired to be “Solar-ready”, possibly triple-glazing; natural materials that can be recycled at the end of life.

The building size (footprint). The average FSRatio is 2.19, though 2.5 for the front (Cook Street) section. The developer would pay a “Density Surcharge” .

Affordability There will be no “below market-priced” units in this building. Wood is used, rather than concrete to reduce costs.

The boulevards. Seating is proposed and an overhang will protect pedestrians. Landscaping is important. Some thought there should be amenities located on the Applicant’s property as well as the boulevard.

One CALUC Director commented that the proposed Fairfield Community plan shows a cycle route through Cook Street and the present plan is to have a protected cycling path on both sides, with no centre turning lane. The path will impact the landscaping and the loss of the centre lane will affect delivery to this building as well as other businesses in the Cook Street Village.

There were some compliments from the floor; that Aragon had done a good job in consulting the neighbours and dealing with their concerns.

The community would lose Pic-a-Flic and Mac’s; some commented that these are valuable amenities. The Developer would give preference for a small local retailer in the commercial space.

There was concern that the Traffic Study (promised in October) and Arborist's study were not ready for this meeting. We were told that there might be about 25 vehicle movements in the morning from this building each working day (exiting onto Pendergast, at the request of the City).

David Barlow; CALUC Director December 15^h 2017



Talbot Mackenzie & Associates

Consulting Arborists

CONSTRUCTION IMPACT ASSESSMENT
&
TREE PRESERVATION PLAN

324/328 Cook Street and 1044-1054 Pendergast
Street, Victoria

PREPARED FOR: Aragon Properties Ltd.
201 – 1628 West 1st Avenue
Vancouver, BC, Canada V6J 1G1

PREPARED BY: Talbot, Mackenzie & Associates
Noah Borges – Consulting Arborist
ISA Certified # PN-8409A

Graham Mackenzie – Consulting Arborist
ISA Certified #PN-0428A

DATE OF ISSUANCE: May 7, 2018

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 324/328 Cook Street and 1044-1054 Pendergast Street, Victoria

Date of Site Visit(s): October 24, 2017, April 10, 2018

Site Conditions: Even terrain. No construction activity present. One CR-3M (Commercial Residential Apartment Modified) and three R-K (Medium Density Attached Dwelling) lots.

Summary: Based on the site plans provided, the two protected trees on the subject property (**Plum #673** and **Cedar #674**) will require removal as they are located within the proposed building envelope. We anticipate it will also be necessary to remove trees on the neighbouring property to the west numbered **NT 09-12** to accommodate the proposed excavation for the underground parking area, as well as municipal tree **NT 01**, which is in the path of the proposed driveway. The remaining trees located on municipal property have a good potential for being retained providing their critical root zones can be adequately protected during the construction process and the proposed excavation does not go beyond the property line of the subject property.

Scope of Assignment: To inventory the existing bylaw protected trees and any trees on neighbouring properties that could be potentially impacted by construction or that are within 3 meters of the property line. Review the proposal to demolish the existing buildings and construct a 4-6 storey mixed commercial and residential building, and comment on how construction activity may impact existing trees. Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts.

Methodology: We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet. Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. The by-law protected trees with their identification numbers were labelled on the attached Site Plan. The conclusions reached were based on the information provided within the attached plans and from exploratory excavations carried out on April 10, 2018.

Summary of Tree Resource: 17 trees were inventoried. Eight are municipal trees and seven are on neighbouring properties. There are two protected trees on the subject property: Plum #673 and Cedar #674.

Trees to be Removed:

- **Plum #673 and Western Red Cedar #674** on the subject property will have to be removed for construction of the 4-6 storey building.
- **Trees NT 9-12 and NT 15** are on neighbouring properties within 1m of the property line. We anticipate that excavation for the underground parkade will result in substantial root loss, significantly impacting the health and stability of the trees. The trees should be removed prior to construction.
- **Municipal tree NT 01** is in the path of the driveway entrance on Pendergast Street to the underground parkade.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Underground Parking Excavation:** The excavation for the portions of the underground parking that encroach into the critical root zones of trees to be retained, must be supervised by the project arborist. This will be particularly important when excavating next to trees NT 02-08 and NT 13-14 if they are going to be successfully retained. To minimize the extent of the excavation into the critical root zones, it will likely be necessary to use shoring techniques such as sheet piling, shotcrete or similar methods to reduce the requirements for cut slope and over excavation. Any roots critical to the trees survival must be retained and any non-critical roots in direct conflict with the excavation must be pruned to sound tissue to encourage new root growth. It may be necessary to excavate using a combination of hand digging, small machine excavation and hydro excavation to expose roots in conflict with the proposed excavation and determine if they can or cannot be pruned without having a significant impact on the trees. If it is found that large structural roots must be pruned to accommodate the proposed construction, it may be necessary to remove additional trees to eliminate any risk associated with them. Once the excavation is complete the proposed new underground parking walls may have to be constructed using blind forming or similar techniques to reduce the amount of necessary working room required. Once the project is given approval and before the excavation work commences, we recommend a meeting take place with the excavation contractor, blasting contractor, the project arborist, and a representative from the City of Victoria Parks department to go over the methods of excavation, blasting and shoring that may be required.
 - **Municipal trees NT 02-08:** Excavation for the underground parkade will encroach within the estimated critical root zones of some of these trees, though we do not predict the impacts will be significant enough to warrant removal. If shoring techniques are used, we estimate that excavation will occur approximately 4-5m from **NT 06**, 6.8m from **NT 07**, and 11-12m from **NT 08**.
- **Exploratory excavations** carried out on April 10, 2018, examined an area 7.1 meters from the existing curb (5 meters from center of tree) within the subject property directly opposite **NT 07**(see attached pictures). The trench, hydro-excavated under our direction, was 3.6 meters long and 72 cm wide. The deepest part of the excavation was 180 cm deep and the majority of the roots encountered were between 90 cm – 120 cm deep, other than some small surface roots below the concrete. The area excavated appeared to have been disturbed previously and we encountered various types of fill soil and portions of dead tree roots approximately 5 cm in diameter. The live roots encountered included: 8- 2.5 cm, 2- 5 cm and

1- 4 cm, along with numerous roots less than 1 cm in diameter. Based on these findings, we do not anticipate the excavation for the proposed construction will have a significant impact on the health or stability of this tree provided the remaining critical root zone can be adequately protected and shoring and blind forming techniques are used to reduce an over excavation.

- Of the municipal trees on Pendergast St. (**NT 03-05**), structural roots from **Cherry NT 03** are most likely to be encountered during excavation. Exploratory digging to confirm their presence within the property boundary, however, is currently precluded by the presence of a private laurel hedge. We do not anticipate the tree's health will be significantly compromised by excavation for the underground parkade, and will likely be able to be retained.

An arborist should also be present to supervise all excavation within the CRZs of trees NT 02-08. If large structural roots are encountered, the arborist should re-assess the viability of the trees. If they are to be retained, the arborist should prune non-critical roots back to sound tissue to encourage rapid compartmentalization of wounds and root re-growth.

- **Trees NT 13 and 14** are located on the west neighbour's property, 1.5m and 1m from the property line, respectively. Excavation for the underground parkade will extend to the property boundary, which may significantly impact the trees' root systems. Both are fruit trees, with moderate tolerance to construction related impacts. The trees are located at the edge of a parking lot, which may limit root spread to the west and may exacerbate the impacts of excavation. We anticipate that the trees may require removal, particularly NT 13, but that determination should be made at the time of excavation when an arborist can evaluate the extent of root loss.
- **Clearance Pruning:**
 - **NT 03:** Limbs from this municipal cherry overhang the property line by 4-5 metres and will require clearance pruning to accommodate the building. According to the site plans provided, the southeast side of the proposed building's first and second storey is set back approximately 2.5-3m and 4.5m from the property line, respectively. The building does not encroach within the northwest portion of the tree's canopy. Provided that building scaffolding does not encroach additionally into the tree's canopy, the pruning required should be minor and not significantly impact the tree's health.
 - **NT 06-08:** Canopy measurements were supplied for NT 06 and NT 07 as well as surveys completed of the limbs in comparison to the proposed buildings. The most recent drawings supplied and attached show the building has been altered to set the building back from the canopy of NT07 and the balconies have been removed from the building in this area. NT06 will still require some pruning to accommodate the proposed construction. We estimate this would remove approximately 15% of the live canopy of the tree. The largest pruning cuts would be 13cm and 10cm. Some of the branches have suitable lateral branches to cut back to, others do not (so some small topping cuts may need to be made to avoid larger cuts). In our opinion, this young

tree will recover from the health impact and do not anticipate the pruning cuts will result in significant potential decay, but some less than ideal pruning cuts may need to be made.

- **Landscaping within CRZs of boulevard trees:** Installing any new plant material within the critical root zones of the municipal trees will have to be done carefully and will have to take into account any existing tree roots that are present. In order to improve the growing environment on the boulevard and to reduce the amount of foot traffic over the tree roots, we propose the following methodology:
 - Using an airspade, loosen the soil on the boulevard and amend with new soil and mulch where possible.
 - Through this process identify areas where grades can be raised and small shrubs and plantings may be able to be incorporated to deter foot traffic through the root zones of the trees.
 - Any proposed irrigation system will likely have to be placed over the existing grades and root systems.
- **Underground Services:** It is our understanding that connections for underground services (water, sewer, drain) will be made at the southwest corner of the subject property, off Pendergast St. Given that trees NT 09-12 will require removal for construction of the underground parking area, servicing will not impact any additional trees.
- **Hydro connection:** No information was provided regarding the location of a hydro connection.
- **Barrier fencing:** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
 - All municipal trees identified in the inventory should be protected with barrier fencing to reduce the risk of accidental mechanical injury and limit unnecessary soil compaction.
- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any roots encountered must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.

- **Methods to avoid soil compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
 - Installing a layer of hog fuel at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.
- **Demolition of the existing buildings:** The demolition of the existing houses and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.
- **Mulching:** Mulching is an important proactive step to maintaining the health of the trees to be retained and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. As much of the area within two times the dripline of the tree should be mulched, both inside and outside of the critical root zone. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

Exploratory excavation:

Pic. 1 – Location of exploratory excavation.



Exploratory excavation:

Pic 2. – Largest roots encountered.



Talbot Mackenzie & Associates

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank you.

Yours truly,



Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 2-page tree resource spreadsheet, 1-page site plan with trees, 18-page building plans, 1-page tree canopies vs. building, 1-page barrier fencing specifications

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Cook St. and Pendergast St.
Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) * over ivy approximate	Crown Spread (m)	CRZ (m)	Health	Structure	Relative Tolerance	Remarks and Recommendations	Retention Status
NT 01	Cherry	<i>Prunus spp.</i>	29	6	3.5	Fair	Fair	Moderate	Municipal.	Remove
NT 02	Cherry	<i>Prunus spp.</i>	17	4	2.0	Fair	Fair	Moderate	Municipal.	Retain
NT 03	Cherry	<i>Prunus spp.</i>	35	10	4.0	Fair	Fair	Moderate	Municipal. Limbs overhang property line.	Retain
NT 04	Cherry	<i>Prunus spp.</i>	15	4	2.0	Fair/poor	Fair	Moderate	Municipal. Minor dieback.	Retain
NT 05	Cherry	<i>Prunus spp.</i>	15	4	2.0	Fair/poor	Fair/poor	Moderate	Municipal. Dieback and deadwood.	Retain
673	Purple Leaf Plum	<i>Prunus cerasifera</i>	36, 32, 23, 22	12	10.0	Good	Fair/poor	Moderate	Codominant unions at base. Epicormic growth.	Remove
NT 06	Horsechestnut	<i>Aesculus hippocastanum</i>	51	12	6.0	Good	Fair	Moderate	Municipal. Y-pruned for utility line clearance. Asymmetric crown. Damaged surface roots.	Retain
NT 07	Horsechestnut	<i>Aesculus hippocastanum</i>	118	18	14.0	Fair	Fair/poor	Moderate	Municipal. Surface rooted and swelling at base (possible decay). Some exposed roots pruned. Significant dieback and large deadwood. Y-pruned for utility line clearance. Large pruning wounds throughout. Codominant union at 2m.	Retain
NT 08	Horsechestnut	<i>Aesculus hippocastanum</i>	112	18	13.5	Fair/poor	Fair/poor	Moderate	Municipal. Y-pruned for utility line clearance. Large wound on stem overhanging road with possible decay. Reaction wood and included bark at codominant union.	Retain
NT 09	Holly	<i>Ilex aquifolium</i>	20, 15	5	3.0	Good	Fair	Good	Neighbour's. 0.5m from property line.	Retain
NT 10	Western Red Cedar	<i>Thuja plicata</i>	55	10	8.5	Good	Good	Poor	Neighbour's. 0.5m from property line.	Remove
NT 11	Lawson Cypress	<i>Chamaecyparis lawsonii</i>	57	8	7.0	Fair	Good	Moderate	Neighbour's. 0.5m from property line.	Remove

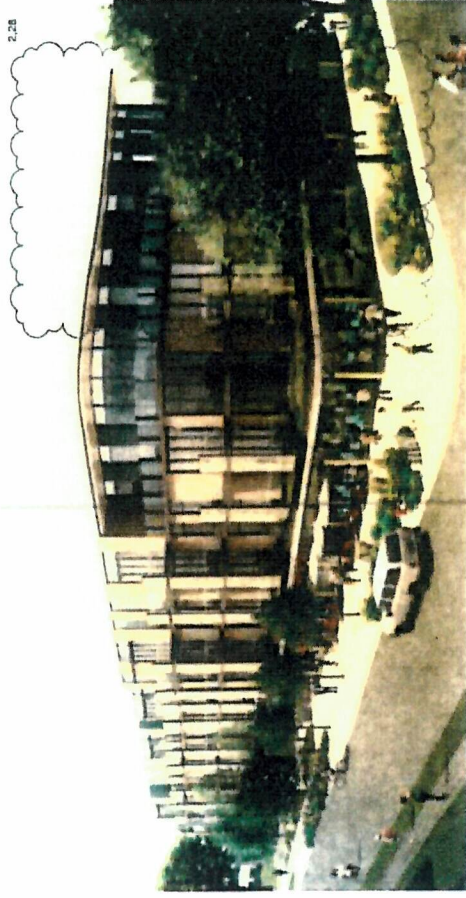
Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

Cook St. and Pendergast St.
Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) * over ivy approximate	Crown Spread (m)	CRZ (m)	Health	Structure	Relative Tolerance	Remarks and Recommendations	Retention Status
NT 12	Leyland cypress	<i>Cupressus x leylandii</i>	59	12	7.0	Fair	Fair	Moderate	Neighbour's. 0.5m from property line.	Remove
NT 13	Cherry	<i>Prunus spp.</i>	20, 20	8	4.0	Fair	Fair	Moderate	Neighbour's. 1.5m from property line.	TBD
NT 14	Apple	<i>Malus spp.</i>	35	8	4.0	Fair/poor	Fair/poor	Moderate	Neighbour's. 1m from property line.	TBD
NT 15	Cherry	<i>Prunus spp.</i>	40	10	5.0	Fair	Fair	Moderate	Neighbour's. Adjacent to fence.	Remove
674	Western Red Cedar	<i>Thuja plicata</i>	61	12	9.0	Good	Good	Poor	Minor dieback and browning foliage.	Remove

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

PROJECT INFORMATION TABLE	
Zone (existing)	CR-3M, R-K
Proposed zone or site specific zone If unsure, state "new zone"	NEW ZONE
Site area (m ²)	2875 m ² (DPA 5 = 1096 m ² , DPA 16 = 1776 m ²)
Total floor area (m ²)	6289 m ² (DPA 5 = 2747 m ² , DPA 16 = 3552 m ²)
Commercial floor area (m ²)	535 m ²
Floor space ratio	2.19:1 (DPA 5 = 2.5:1, DPA 16 = 2:1)
Site coverage (%)	65.7%
Open site space (%)	34.1%
Height of building (m)	16.15 m
Number of stories	4
Parking stalls (number) on site	80
Bicycle parking number (Class 1 and Class 2)	53 CLASS 1, 12 CLASS 2
Building setbacks (m) *	* MEASURED TO BUILDING FACE
Front yard	3.18 m (PENDERGAST STREET)
Rear yard	4.18 m
Side yard (indicate which side)	3.54 m (WEST P.L.)
Side yard (indicate which side)	0.46 m (COOK STREET)
Combined side yards	4.00 m
Residential Use Details	
Total number of units	48
Unit type, e.g., 1 bedroom	11 1BR, 26 2BR, 9 3BR
Ground-orientated units	7
Minimum unit floor area (m ²)	66 m ²
Total residential floor area (m ²)	5160 m ²



COOK & PENDERGAST CORNER PERSPECTIVE



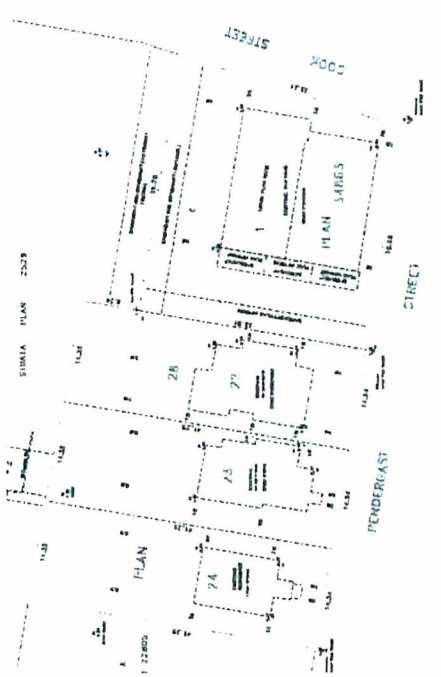
SITE CONTEXT PLAN

Scale	A0.00
North Arrow	1
Project No.	1719
Date	2018.03.09 & 05.29 AM
Author	Agustin Pendergast Ltd

Cook & Pendergast
 Issued for Re-zoning & Development Permit - May 4, 2018

- A9.01 Materials
- L1.01 Landscape Materials Plan
- L1.02 Tree Retention and Removal Plan
- L1.03 Stormwater Management Plan
- L1.04 Planting Plan & Plant List
- L1.05 Roof & Rooftop Landscape & Planting Plan
- C1.00 Preliminary Site Plan

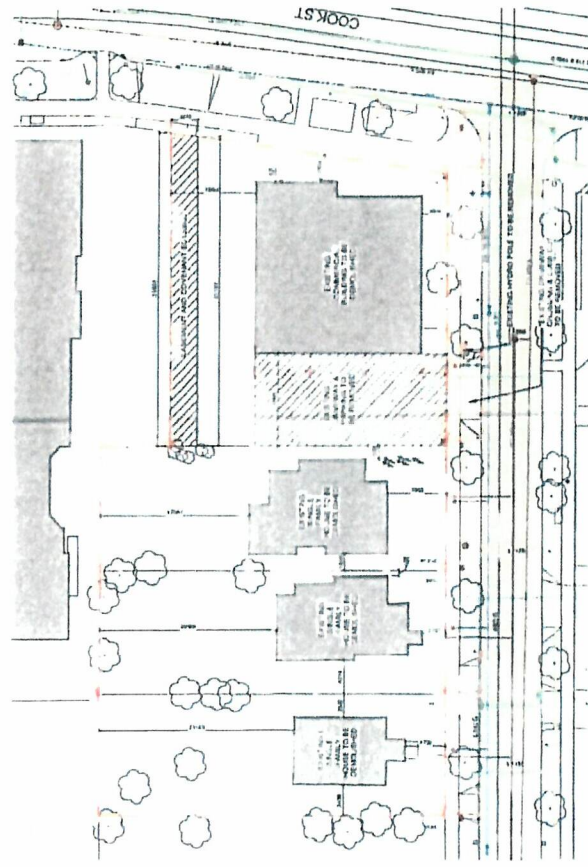
APPLICANT	PROJECT TEAM
ARAGON PROPERTIES LTD. 301-1028 WEST 1st AVENUE VICTORIA BC V8W 1G1 250.599.3822 CONTACT: LENNY MOY lenny@aragon.ca lmo@aragon.ca lmoys@aragon.ca lmoys@aragon.ca lmoys@aragon.ca	ARCHITECT CASCADIA ARCHITECTS 1060 NEARES STREET VICTORIA BC V8W 1G1 250.599.3822 CONTACT: PETER JOHANNNECHT peter@cascadiaarchitects.ca pj@aragon.ca pj@aragon.ca pj@aragon.ca pj@aragon.ca pj@aragon.ca
STUCTURAL ENGINEER FAST + EPP 201-1672 WEST 1st AVENUE ANACOUVER BC V8J 1G1 604.731.7412 CONTACT: ROBERT JACKSON rjackson@fastapp.com	MECHANICAL ENGINEER WILLIAMS ENGINEERING SUITE 202, 31 BASTION SQUARE VICTORIA BC V8W 1J1 78.468.0025 CONTACT: COLLIN CROONRIDGE ccroonr@williamsengineering.com
ELECTRICAL ENGINEER SMITH + ANDERSEN 338-6459 ROBERTS STREET BURNABY BC V5G 4E1 604.294.8114 CONTACT: RON SHARMA Ron.Sharma@smithandanderson.com	CIVIL ENGINEER J.E. ANDERSON & ASSOCIATES 4212 GLANFORD AVENUE VICTORIA BC V8S 4E1 250.727.2214 CONTACT: ROSS TUCK ruck@janderson.com
TRAFFIC CONSULTANT WATT CONSULTING GROUP 501-740 HILLSIDE AVENUE VICTORIA BC V8T 1Z4 250.388.0877 CONTACT: DANIEL CASEY dcasey@wattconsultinggroup.com	LANDSCAPE ARCHITECT MURDOCH & GREEFF INC. 200-524 CALDWELL ROAD VICTORIA BC V8Z 1G1 250.472.2891 CONTACT: SCOTT MURDOCH scott@midsdesign.com
ARBORIST TALBOT MACKENZIE & ASSOCIATES BOX 48153 RPO UPTOWN VICTORIA BC V8Z 7H6 250.479.8733 CONTACT: GRAHAM MACKENZIE graham@talbotm.com	



J.E. Anderson and Associates
 SURVEYORS ENGINEERS
 771 1/2 JAMES STREET
 FAIRFIELD PARK, VICTORIA, VICTORIA CITY
 PHONE: 525 1111
 FAX: 525 1112
 WWW: J.E.A.A.COM.AU

SITE PLAN
 THE LANDSCAPE PLAN OF THIS PROJECT IS TO BE CONSIDERED AS PART OF THE OVERALL DESIGN AND SHALL BE CONSIDERED AS A CONDITION OF THE DEVELOPMENT APPROVAL.
 THE LANDSCAPE PLAN SHALL BE CONSIDERED AS A CONDITION OF THE DEVELOPMENT APPROVAL.
 THE LANDSCAPE PLAN SHALL BE CONSIDERED AS A CONDITION OF THE DEVELOPMENT APPROVAL.

1 Survey Plan
 1:100



NOTE: TO LANDSCAPE PLAN FOR TREE INFORMATION INCLUDING LOCATION OF TREES TO BE REMOVED
 2 Existing Site Plan
 1:1250

AVERAGE GRADE CALCULATIONS

GRADE POINTS:

A:	5.66
B:	5.70
C:	6.20
D:	6.22
E:	6.00
F:	5.77
G:	5.91
H:	5.56
I:	5.43
J:	5.58
K:	5.40
L:	5.40
M:	5.59
N:	5.40
P:	5.37
Q:	5.40

GRADE POINTS:

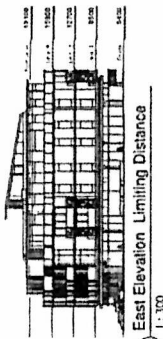
A-B:	(5.66+5.70)/2	x	07.9	-44.87
B-C:	(5.70+5.70)/2	x	04.7	-26.79
C-D:	(6.20+5.70)/2	x	05.9	-154.36
D-E:	(6.22+5.70)/2	x	05.9	-154.36
E-F:	(6.00+5.77)/2	x	26.6	-156.54
F-G:	(5.77+5.91)/2	x	04.9	-25.62
G-H:	(5.91+5.56)/2	x	08.5	-43.75
H-I:	(5.56+5.43)/2	x	02.1	-11.54
I-J:	(5.43+5.43)/2	x	02.1	-11.40
J-K:	(5.58+5.40)/2	x	08.7	-53.32
K-L:	(5.40+5.59)/2	x	05.9	-32.40
L-M:	(5.59+5.40)/2	x	03.5	-18.85
M-N:	(5.40+5.37)/2	x	03.5	-18.85
N-P:	(5.37+5.40)/2	x	13.2	-71.90
P-Q:	(5.40+5.40)/2	x	08.7	-52.33
Q-R:	(5.37+5.47)/2	x	05.3	-29.28
R-S:	(5.47+5.40)/2	x	07.0	-38.43
S-T:	(5.58+5.40)/2	x	05.6	-34.30
T-U:	(5.40+5.39)/2	x	03.8	-21.20
U-V:	(5.39+5.54)/2	x	07.3	-40.59
V-W:	(5.54+5.58)/2	x	01.5	-08.36
W-X:	(5.58+5.65)/2	x	03.5	-18.62
X-Y:	(5.65+5.67)/2	x	01.5	-08.49
Y-Z:	(5.67+5.67)/2	x	03.3	-18.70
Z-AA:				
AA-BB:				
BB-CC:				
CC-AA:				
TOTAL:			227.2	1276.82

AVERAGE GRADE = 1276.82/227.2 = 5.62

NO.	DESCRIPTION	DATE



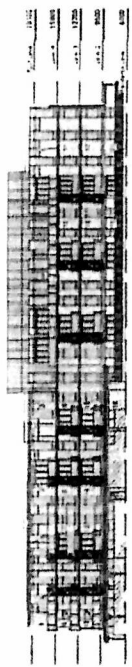
Cook & Pendergast	
Angus Properties Ltd. 228 Cook Street	
Survey, Existing Site Plan & Average Grade	
Project No.	1719
Date	April 6, 2018
Scale	1:1250
Sheet No.	1
Sheet Total	1
Scale	A1.00



1 East Elevation Limiting Distance
1:300

FORMER OCCUPANCY

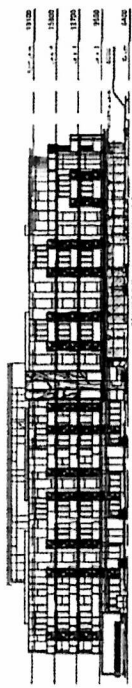
1st fl.	100%
2nd fl.	100%
3rd fl.	100%
4th fl.	100%
5th fl.	100%
6th fl.	100%
7th fl.	100%
8th fl.	100%
9th fl.	100%
10th fl.	100%
11th fl.	100%
12th fl.	100%
13th fl.	100%
14th fl.	100%
15th fl.	100%
16th fl.	100%
17th fl.	100%
18th fl.	100%
19th fl.	100%
20th fl.	100%



2 North Elevation Limiting Distance
1:300

FORMER OCCUPANCY

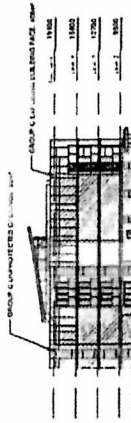
1st fl.	100%
2nd fl.	100%
3rd fl.	100%
4th fl.	100%
5th fl.	100%
6th fl.	100%
7th fl.	100%
8th fl.	100%
9th fl.	100%
10th fl.	100%
11th fl.	100%
12th fl.	100%
13th fl.	100%
14th fl.	100%
15th fl.	100%
16th fl.	100%
17th fl.	100%
18th fl.	100%
19th fl.	100%
20th fl.	100%



3 South Elevation Limiting Distance
1:300

FORMER OCCUPANCY

1st fl.	100%
2nd fl.	100%
3rd fl.	100%
4th fl.	100%
5th fl.	100%
6th fl.	100%
7th fl.	100%
8th fl.	100%
9th fl.	100%
10th fl.	100%
11th fl.	100%
12th fl.	100%
13th fl.	100%
14th fl.	100%
15th fl.	100%
16th fl.	100%
17th fl.	100%
18th fl.	100%
19th fl.	100%
20th fl.	100%



4 West Elevation Limiting Distance
1:300

FORMER OCCUPANCY

1st fl.	100%
2nd fl.	100%
3rd fl.	100%
4th fl.	100%
5th fl.	100%
6th fl.	100%
7th fl.	100%
8th fl.	100%
9th fl.	100%
10th fl.	100%
11th fl.	100%
12th fl.	100%
13th fl.	100%
14th fl.	100%
15th fl.	100%
16th fl.	100%
17th fl.	100%
18th fl.	100%
19th fl.	100%
20th fl.	100%

NOTED ELEVATION, GROUP & OCCUPANCY

ELEVATION	GROUP	OCCUPANCY	AREA OF EXPOSURE FACE	PERCENTAGE AREA OF EXPOSURE	PERCENTAGE EXPOSURE
1	1	100%	1000	100%	100%
2	1	100%	1000	100%	100%
3	1	100%	1000	100%	100%
4	1	100%	1000	100%	100%
5	1	100%	1000	100%	100%
6	1	100%	1000	100%	100%
7	1	100%	1000	100%	100%
8	1	100%	1000	100%	100%
9	1	100%	1000	100%	100%
10	1	100%	1000	100%	100%
11	1	100%	1000	100%	100%
12	1	100%	1000	100%	100%
13	1	100%	1000	100%	100%
14	1	100%	1000	100%	100%
15	1	100%	1000	100%	100%
16	1	100%	1000	100%	100%
17	1	100%	1000	100%	100%
18	1	100%	1000	100%	100%
19	1	100%	1000	100%	100%
20	1	100%	1000	100%	100%

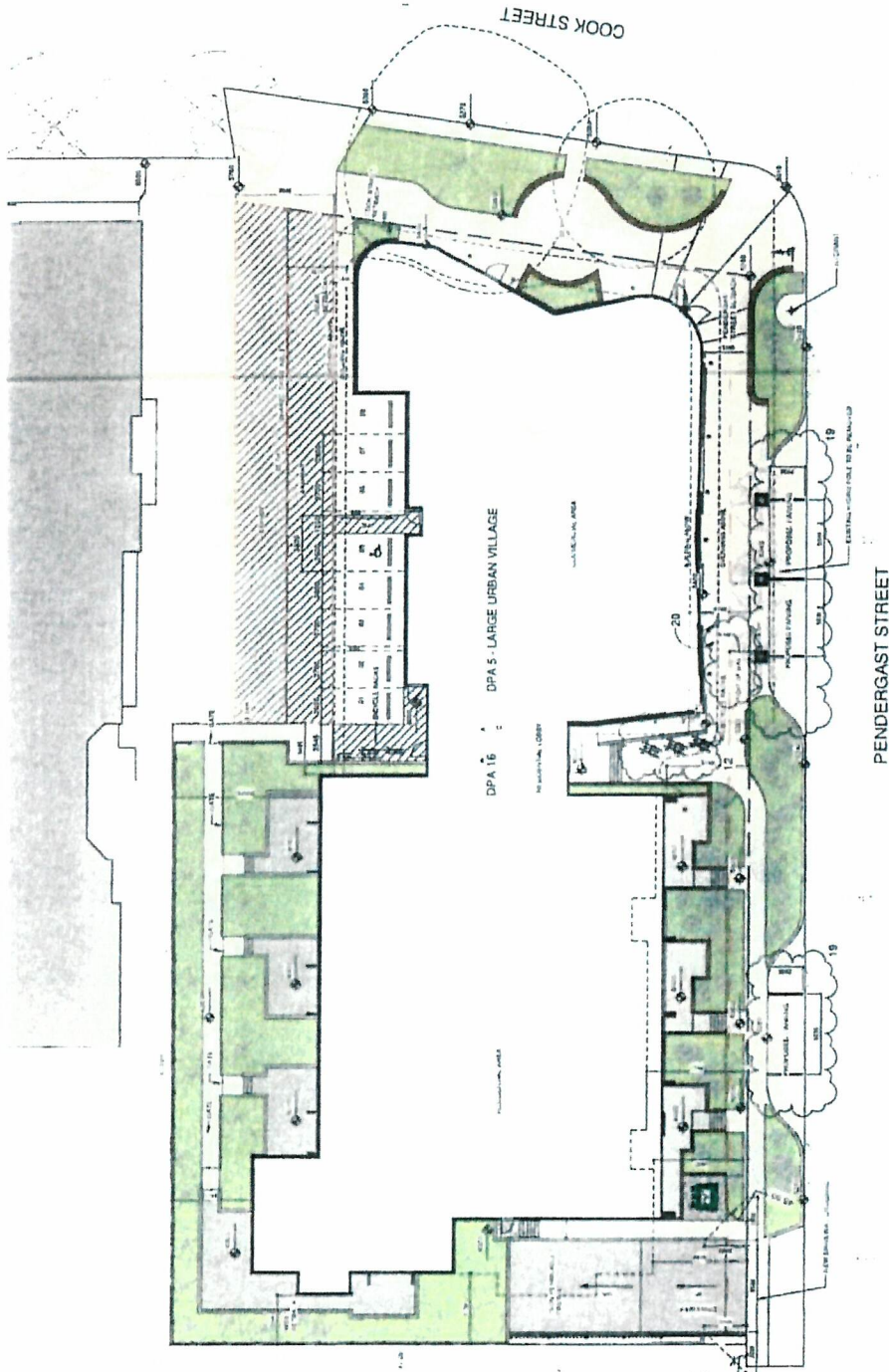
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC

Cook & Pendergast
 Register #144244-344
 328 Cook Street

Limiting Distance

DATE: April 4, 2018
 SCALE: 1:300
 DRAWING NO: 1719
 SHEET NO: A1.02



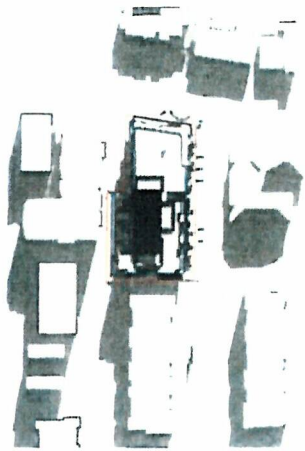
NOTE: TO LANDSCAPE PLAN FOR TREE INFORMATION INCLUDING LOCATION OF TREES TO BE REMOVED

1 Overall Site Plan
1:150

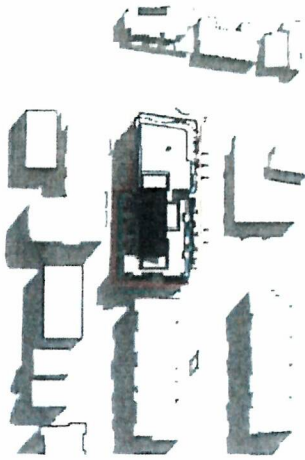
NO.	REVISION	DATE



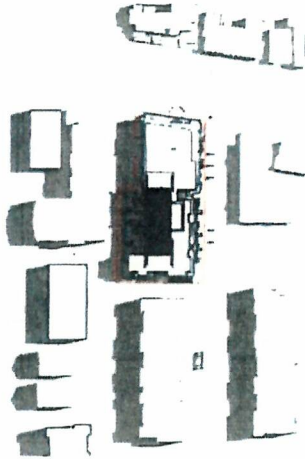
Cook & Pendergast Argon Properties Ltd 328 Cook Street	
Overall Site Plan	
DATE	April 4, 2018
SCALE	1:150
NO.	1719
DATE	Apr 11, 2018
SCALE	1:150
NO.	A1.03



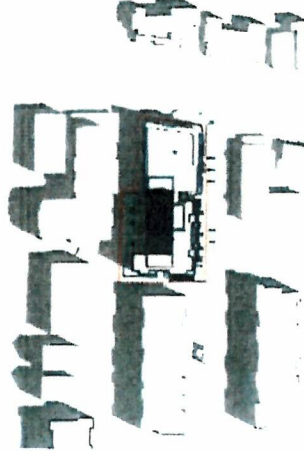
① Shadow - Equinox - 8 AM
1" = 1000'



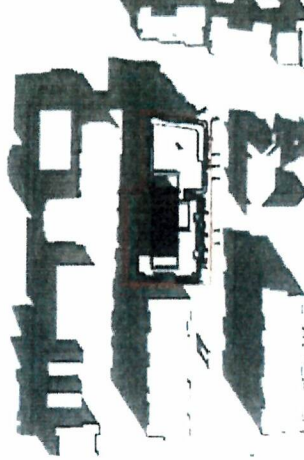
④ Shadow - Equinox - 10 AM
1" = 1000'



⑤ Shadow - Equinox - 12 PM
1" = 1000'



② Shadow - Equinox - 2 PM
1" = 1000'



③ Shadow - Equinox - 4 PM
1" = 1000'



⑥ Shadow - Equinox - 6 PM
1" = 1000'

NO.	DESCRIPTION	DATE

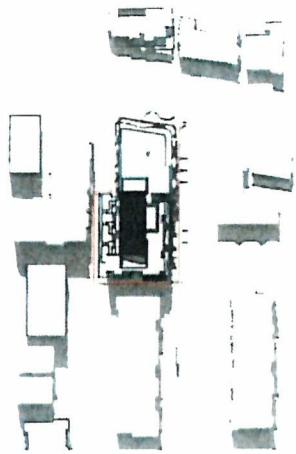


Cook & Pendergast
August Properties Ltd
328 Cooper Street

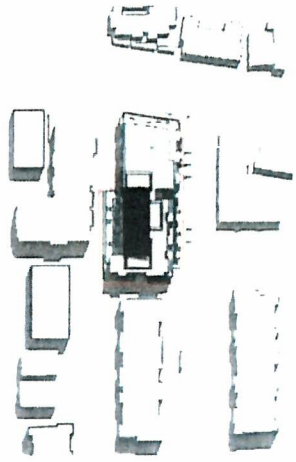
Shadow Studies - Equinox

DATE	APRIL 4, 2018
SCALE	1" = 1000'
PROJECT	1719
DATE	APRIL 4, 2018
SCALE	1" = 1000'
PROJECT	1719
DATE	APRIL 4, 2018
SCALE	1" = 1000'
PROJECT	1719
DATE	APRIL 4, 2018
SCALE	1" = 1000'
PROJECT	1719

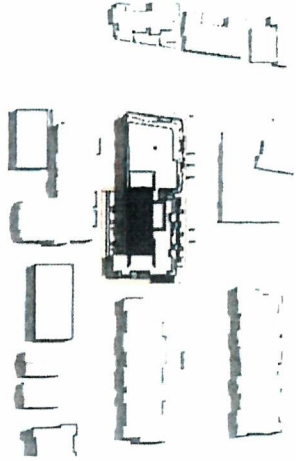
A1.04



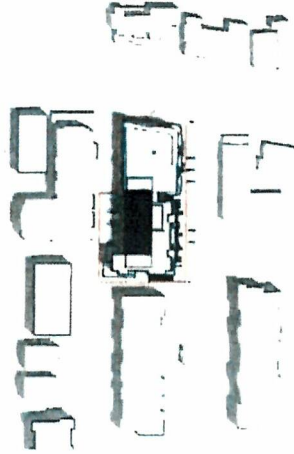
① Shadow - Summer - 8 AM
1 : 1000



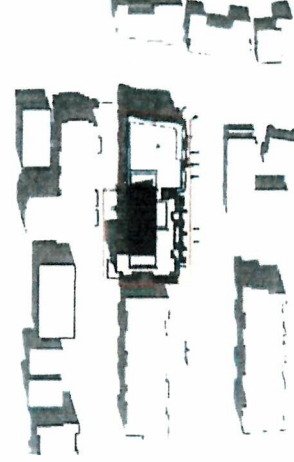
② Shadow - Summer - 10 AM
1 : 1000



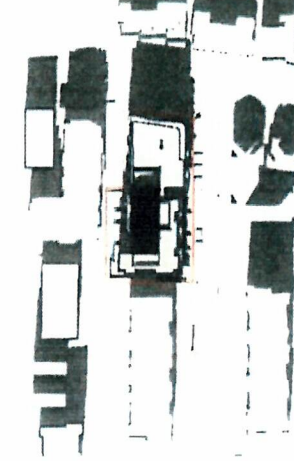
③ Shadow - Summer - 12 PM
1 : 1000



④ Shadow - Summer - 2 PM
1 : 1000





⑤ Shadow - Summer - 4 PM
1 : 1000



⑥ Shadow - Summer - 6 PM
1 : 1000

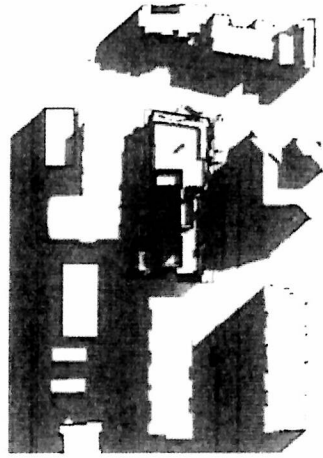
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC
 228 Cook Street
 Victoria, BC V8V 2E6
 Tel: 250-383-1111
 Fax: 250-383-1112
 www.cascadiaarchitects.com

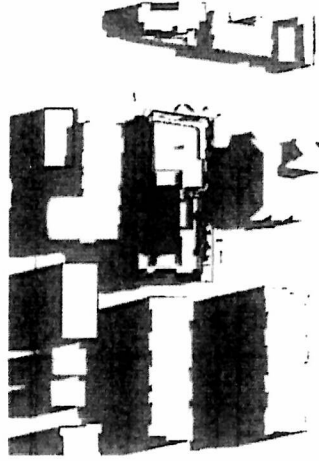
		Cook & Pendergast Anger Properties Ltd 228 Cook Street Victoria, BC V8V 2E6 Tel: 250-383-1111 Fax: 250-383-1112 www.cascadiaarchitects.com
Date: April 4, 2018 Scale: 1 : 1000 Project #: 1218 Sheet #: A1.05	Title: Shadow Studies - Summer	Author:  Date: 12/18 Scale: A1.05



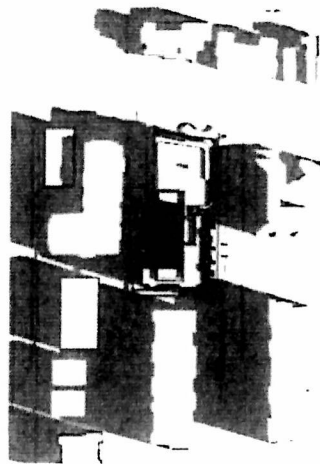
① Shadow - Winter - 8 AM
1 : 1000



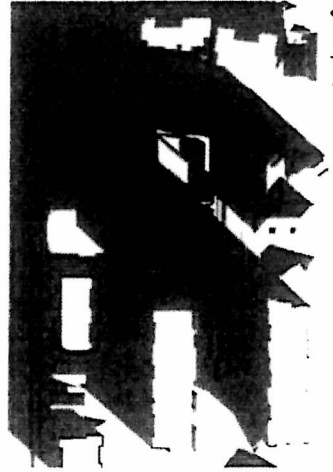
② Shadow - Winter - 10 AM
1 : 1000



③ Shadow - Winter - 12 PM
1 : 1000

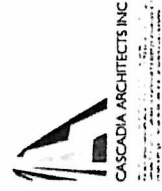



④ Shadow - Winter - 2 PM
1 : 1000

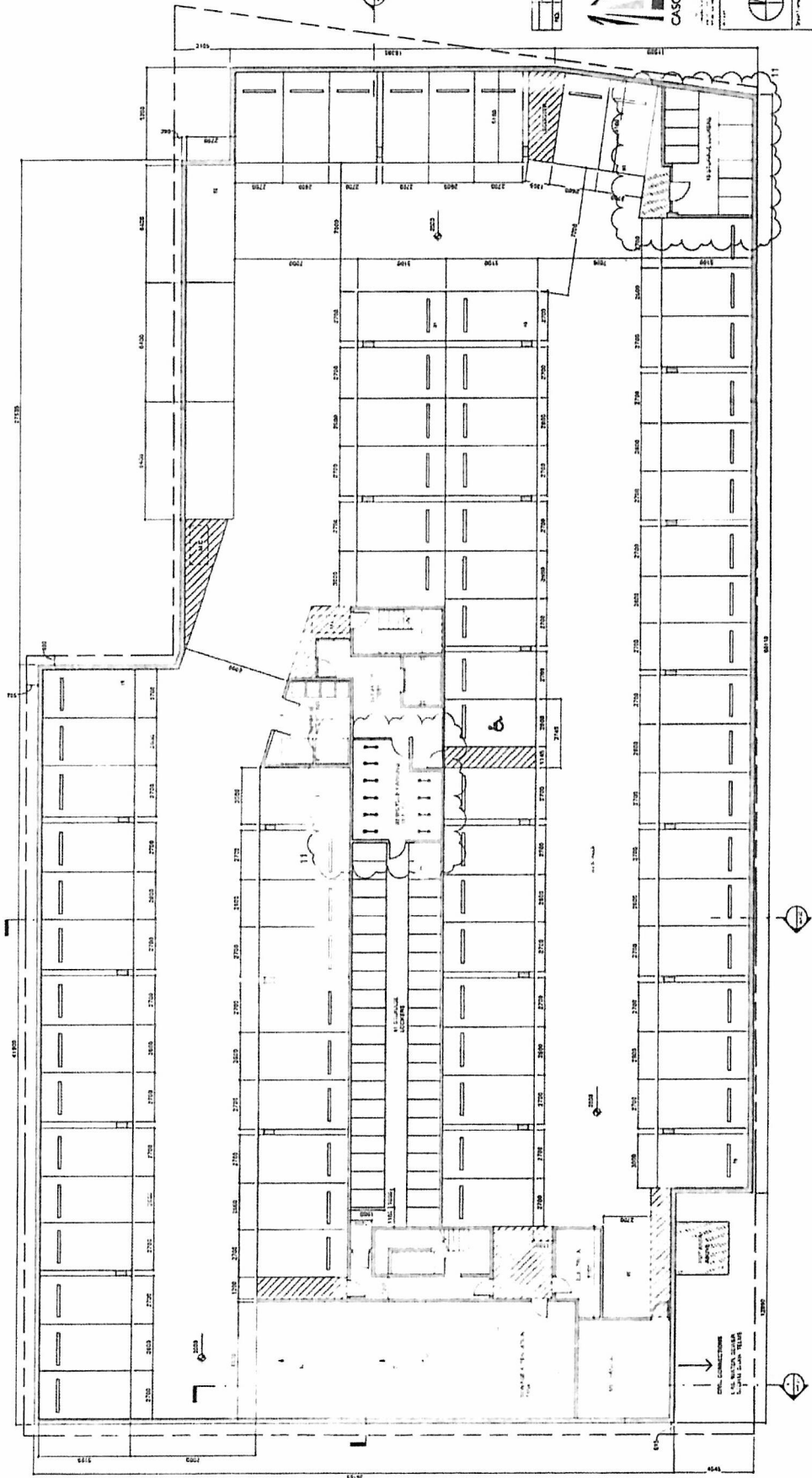


⑤ Shadow - Winter - 4 PM
1 : 1000

NO.	DESCRIPTION	DATE



		Cook & Pendergast Architectural Firm 322 Cook Street Seattle, WA 98101	
Project Name Shadow Studies - Winter		Date April 6, 2018	
Scale 1 : 1000		No. Pages 12/19	
Drawing No. A1.06		Date 11/11/2014	



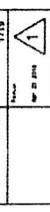
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC
 1000 1st Street, Suite 100
 Astoria, OR 97103
 Phone: 503.325.1111
 Fax: 503.325.1112
 www.cascadiaarchitects.com

Cook & Pendergast
 August Properties Ltd
 328 Cook Street
 Astoria, OR 97103

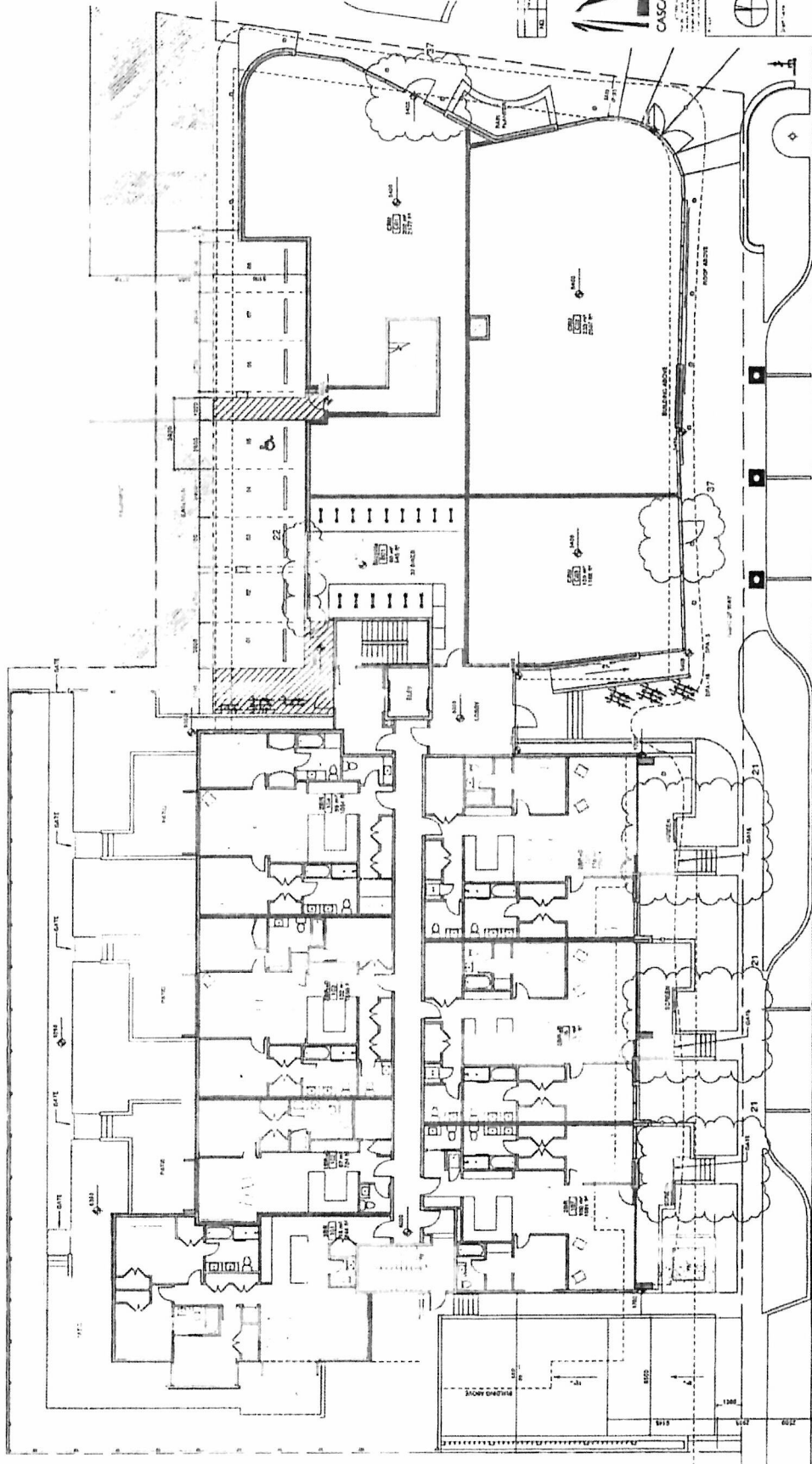
Parking Level

Date: April 4, 2018
 Project No: 1718



Scale: 1:120
 Drawing No: 2018-01
 Drawing Title: Parking Level

Sheet No: A2.00



DPA - 5 AREA = 557 m²
 DPA - 16 AREA = 840 m²

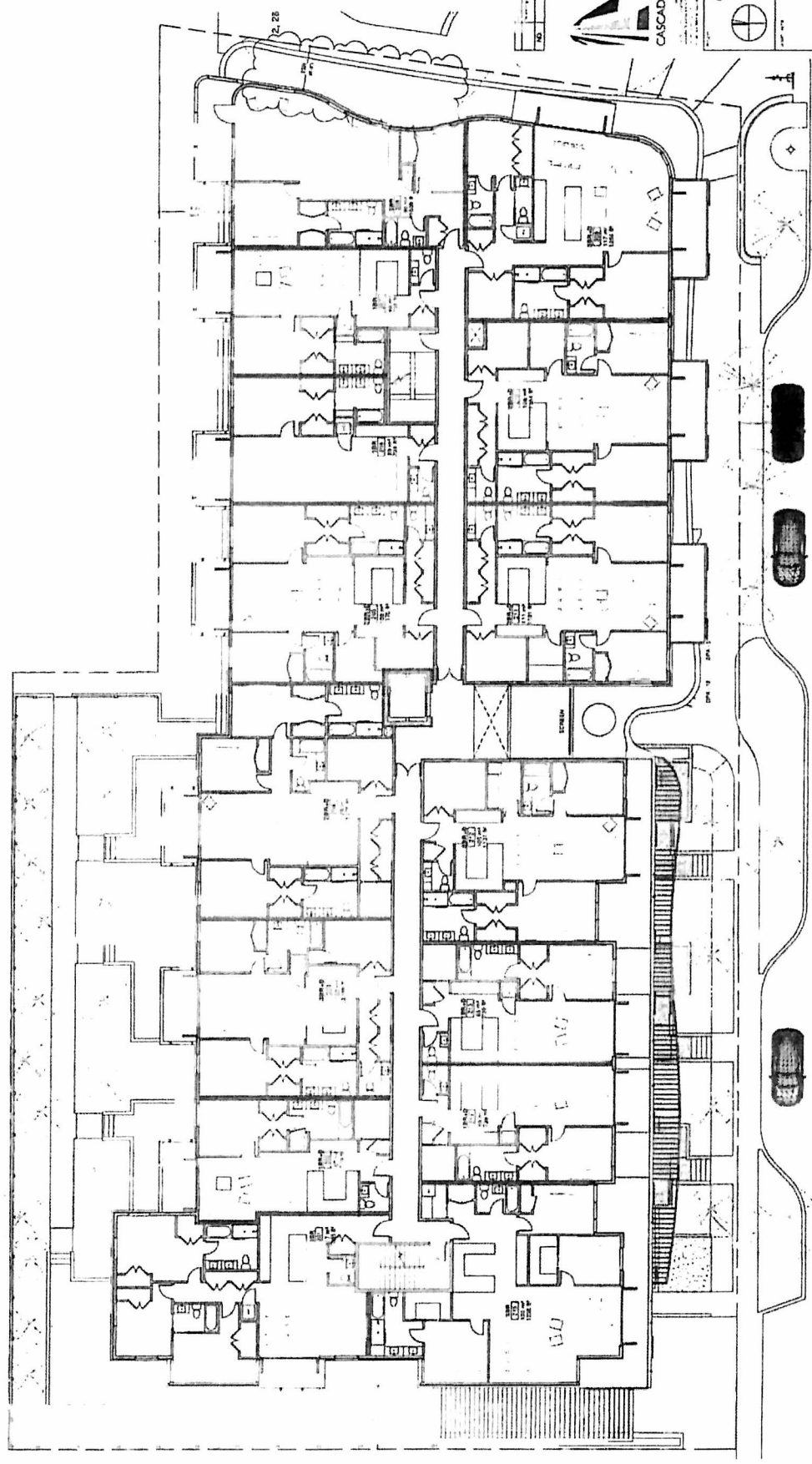
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC
 318 Cook Street
 Victoria, BC V8V 2E2
 Tel: 250-383-1111
 Fax: 250-383-1112
 www.cascadiaarchitects.com

Cook & Pendergast
 Argyle Properties Ltd
 318 Cook Street

Ground Floor	
Date	April 4, 2018
Scale	1:100
Project No.	1719
Rev.	1
Sheet No.	A2.01

© 2018 CASCADIA ARCHITECTS INC



NO.	DESCRIPTION	DATE

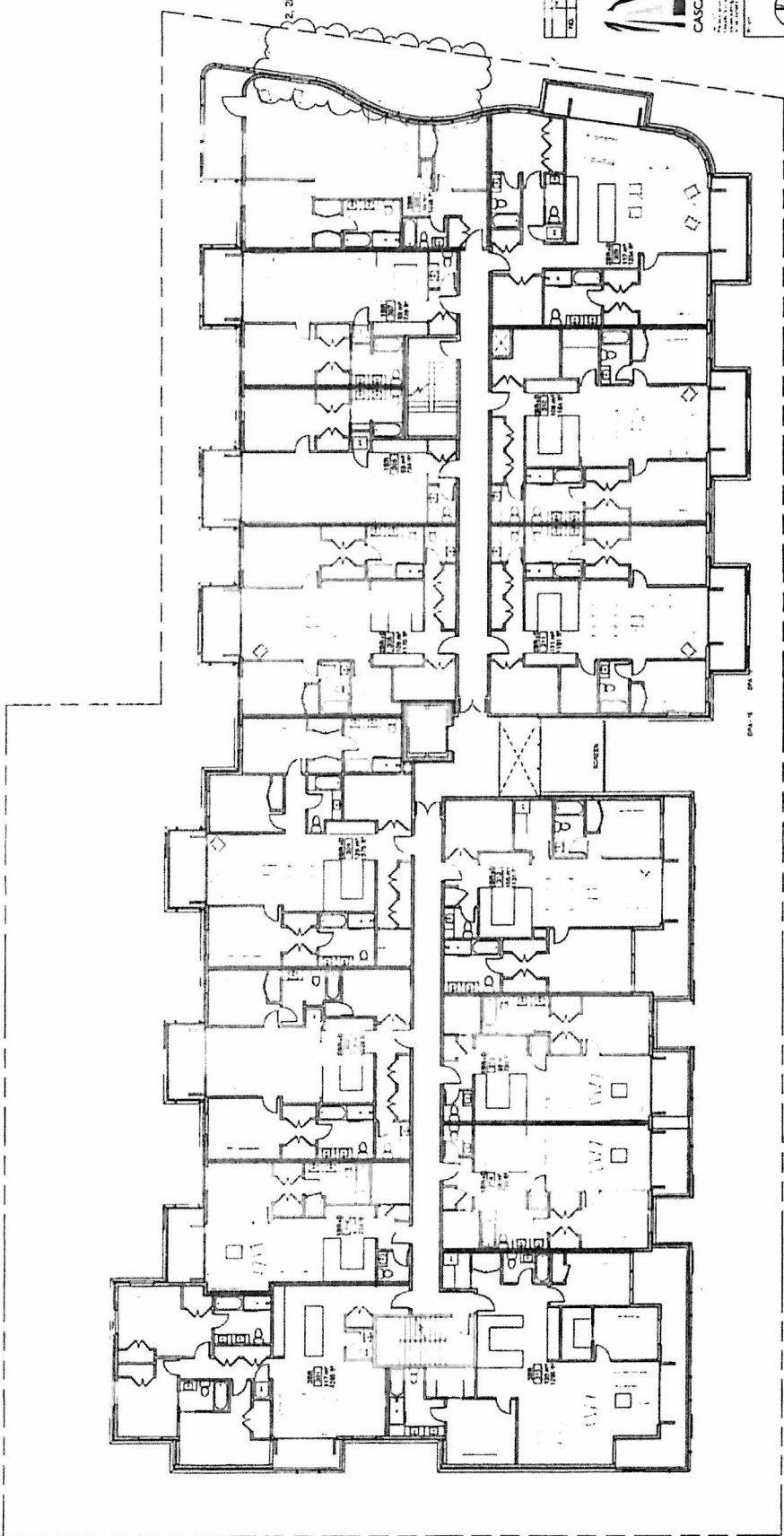


Cook & Pendergast
 Architects, Planners & Engineers, Ltd.
 202 Cook Street
 Victoria, B.C. V8V 2E6
 Tel: 250-383-1111
 Fax: 250-383-1112
 www.cookandpendergast.com

Level 2	
DATE	April 4, 2018
SCALE	1:100
PROJECT NO.	1719
DATE PLOTTED	Apr 04 2018
PLANNER	
DATE	

DPA - 5 AREA = 741.5 m²
 DPA - 16 AREA = 882 m²

A2.02
 11.04.17/27/18



2-28

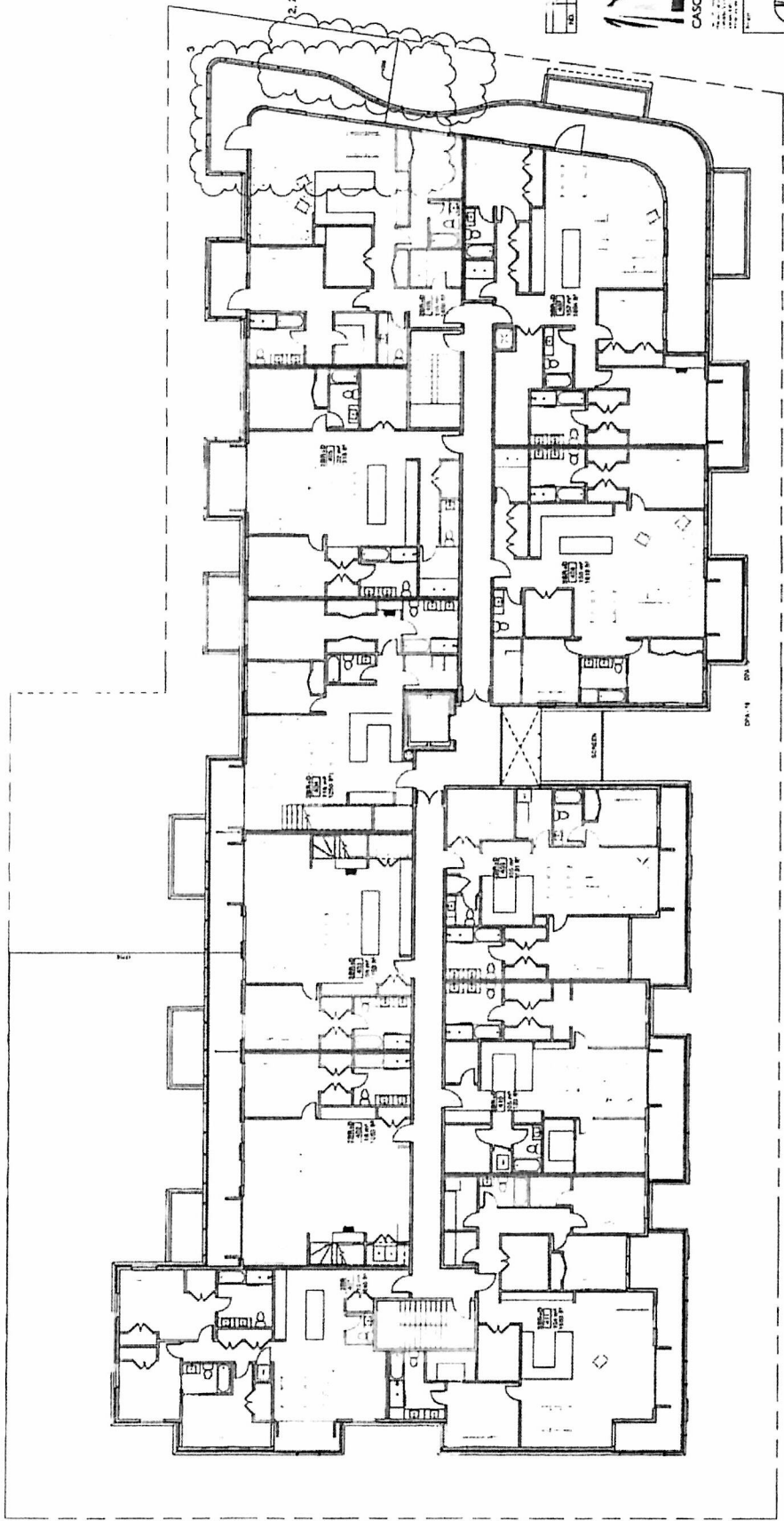
NO.	DESCRIPTION	DATE



Cook & Pendergast
 Architectural Firm
 228 Cook Street
 Seattle, WA 98101
 Phone: (206) 461-1111
 Fax: (206) 461-1112
 Website: www.cookandpendergast.com

Level 3	
Date	April 4, 2018
Scale	1" = 10'
Project No.	1719
Sheet No.	1
Sheet Title	A2.03

DPA - 5 AREA = 741.5 m²
 DPA - 16 AREA = 892 m²



2-28

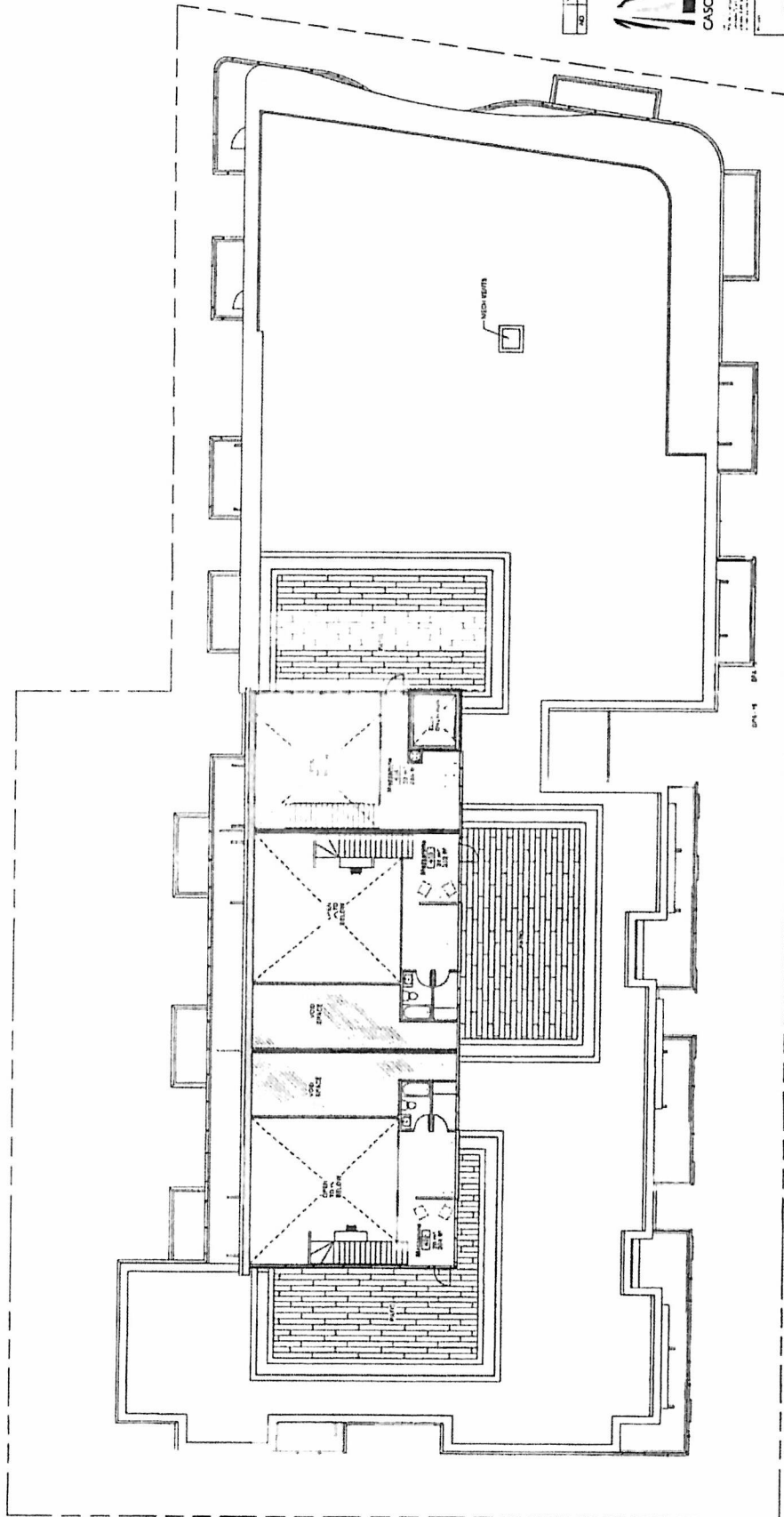
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC.
 2000 1st Avenue, Suite 200
 Seattle, WA 98101
 Phone: (206) 461-1100
 Fax: (206) 461-1101
 Website: www.cascadiaarchitects.com

Cook & Pendergast	
Project Program: UH 328 Cook Street	
Scale:	1:100
Date:	April 4, 2018
Sheet No.:	1713
Sheet Title:	Level 4
Scale:	1:100
Sheet No.:	1713
Sheet Title:	Level 4
Scale:	1:100
Sheet No.:	1713
Sheet Title:	Level 4

DPA - S AREA = 677 m²
 DPA - 16 AREA = 847 m²

A2.04



DPA - 16 AREA = 81 m²

NO.	DESCRIPTION	DATE

CASCADE ARCHITECTS INC
 1000 1/2 1st Avenue, Suite 200
 Victoria, BC V8V 2E2
 Tel: 250-383-1111
 Fax: 250-383-1112
 www.cascadearchitects.com

Cook & Pendergast
 Aragon Properties Ltd
 328 Cook Street
 Victoria, BC V8V 2E2
 Tel: 250-383-1111
 Fax: 250-383-1112
 www.cookandpendergast.com

North Arrow

Sheet Title: **Roof Level**

DATE	APRIL 4, 2018
SCALE	1:100
PROJECT	1713
DATE	APRIL 4, 2018
SCALE	1:100
PROJECT	1713

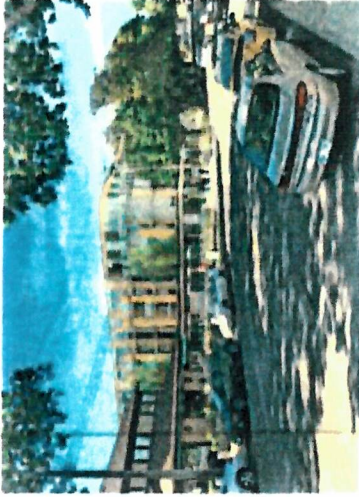
Sheet No: **A2.05**



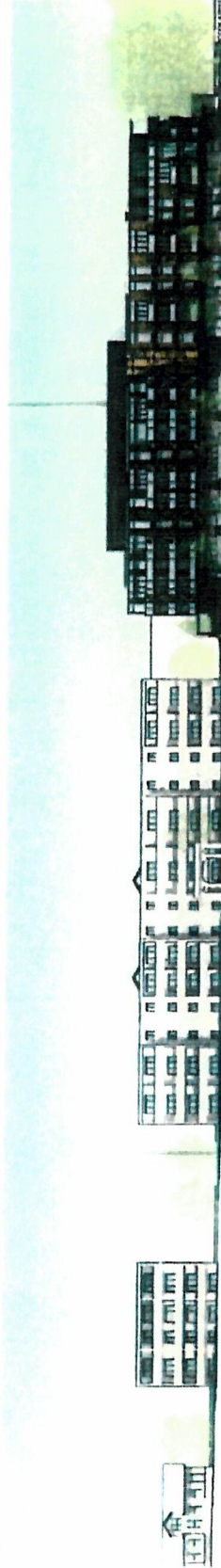
VIEW ALONG COOK STREET



VIEW ALONG PENDERGAST STREET



CORNER OF COOK STREET & PENDERGAST STREET



① Pendergast Street Elevation
1 : 300



② Cook Street Elevation
1 : 300

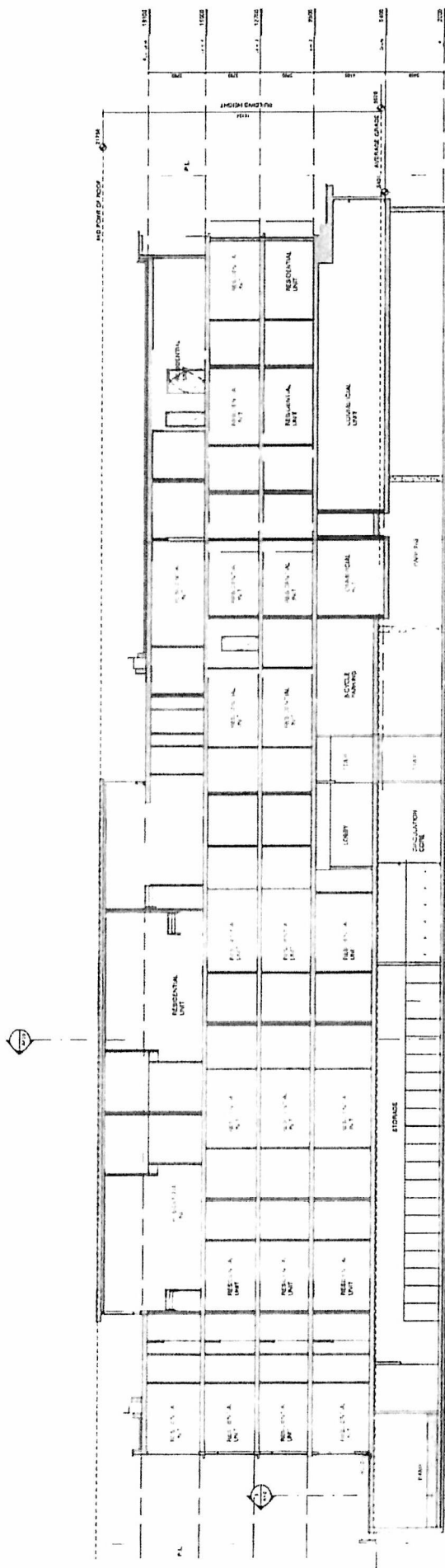
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC
 1000 1/2 1st Street, Suite 100
 Astoria, OR 97103
 Phone: 503.325.1111
 Fax: 503.325.1112
 Website: www.cascadiaarchitects.com

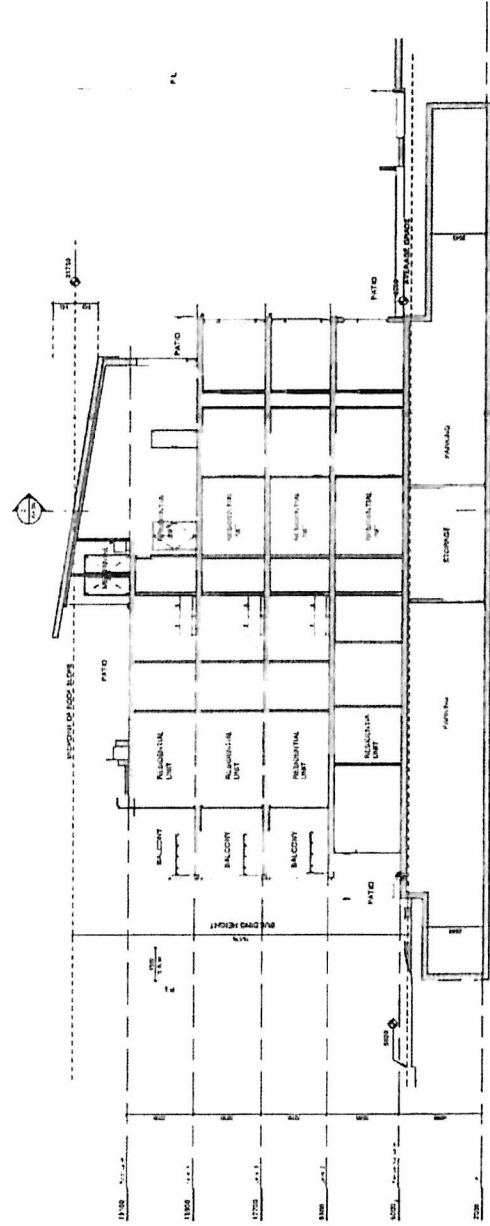
Cook & Pendergast
 Argonne Properties Ltd
 2200 Cook Street
 Astoria, OR 97103

Context Elevations

Scale: 1" = 300'
 Date: May 4, 2018
 Project No: 17118
 Drawing No: A3.01
 Sheet No: 1



② Longitudinal Section
1:100



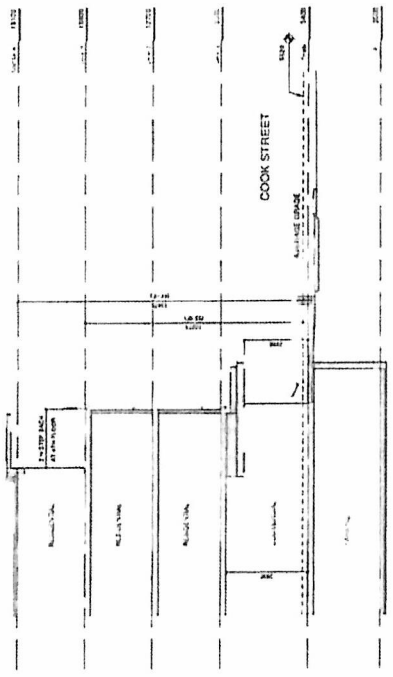
① Cross Section
1:100

NO.	DESCRIPTION	REVISED	DATE

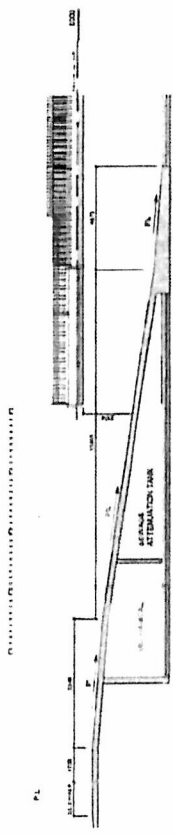


Cook & Pendergast
 Arupin Phippho, Jit
 228 Cook Street
 Building Sections

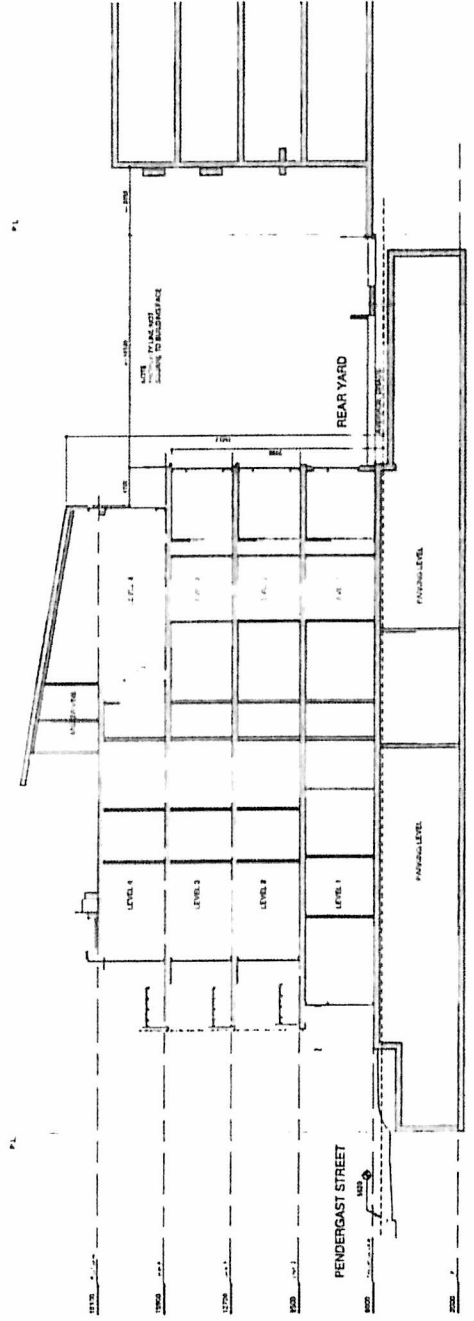
Scale	1:100	Sheet No.	1719
Date	April 4, 2019	Project No.	A4.00



1 Cook Street Section
1:100





3 Parking Ramp
1:100



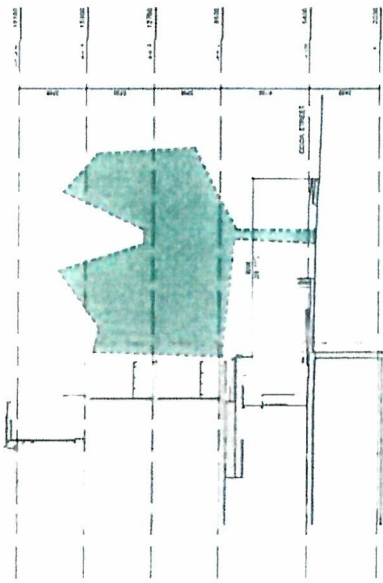
2 Site Cross Section
1:100

NO.	DESCRIPTION	DATE

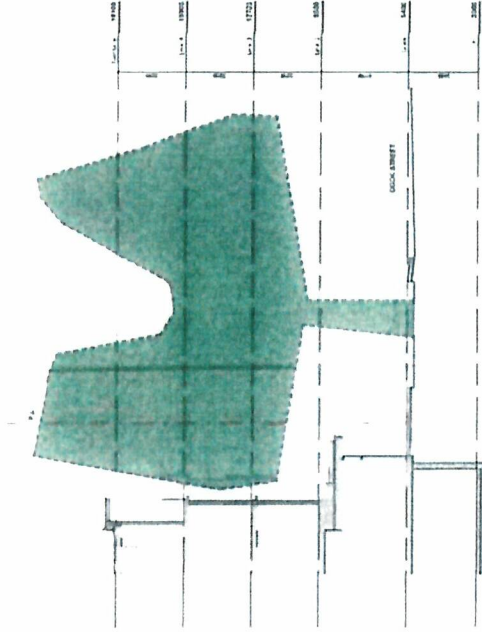


Cook & Pendergast Angus Properties Ltd 328 Cook Street		Date: April 4, 2018	
Context Sections		Scale: 1:100	Sheet: 1719
			
Project No.:		Sheet No. A4.01	

K. Bousquet/2018



① Tree 6 Section
1" = 100'



② Tree 7 Section
1" = 100'

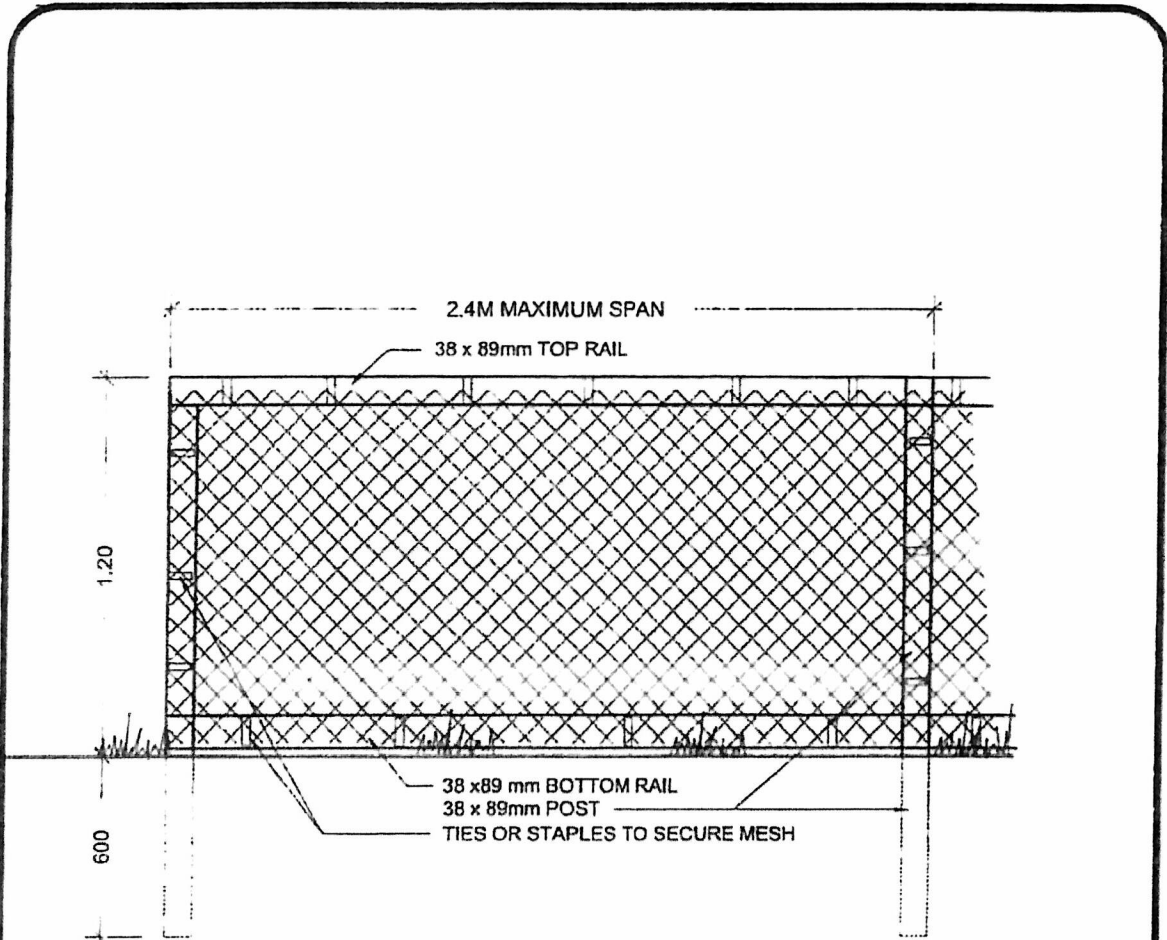
ID	DESCRIPTION	DATE



Cook & Pendergast
 Angelo Properties, Ltd.
 238 Cook Street

Tree Sections	
Sheet No.	1
Date	April 8, 2018
Project No.	17718
Scale	ASK 1:00

DRAFT



TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

DATE: Oct 30/07
 DRAWN: DM
 APP'D: RR
 SCALE: N.T.S.

E105
 DRAWING



**CORNERSTONE
PROPERTIES LTD.**

#301 - 1001 Cloverdale Ave., Victoria, B.C. V8X 4C9
email: info@cornerstoneproperties.bc.ca
webpage: www.cornerstoneproperties.bc.ca
Tel: (250) 475-2005 Fax: (250) 475-2008

VIA EMAIL

May 2, 2018

Aragon (Cook) Properties Ltd.
#201-1628 West 1st Avenue
Vancouver, BC V6J 1G1
ATTN: Luke Ramsay

Dear Mr. Ramsay:

RE: #02-380 Cook Street, Victoria, BC – Tree Removal Approval

We are writing as instructed by the Strata Council of Southgate Villa to thank you for your email dated April 9, 2018 requesting approval to remove the cherry tree located along the property line of 1063 Southgate Street and 380 Cook Street.

Please be advised the Strata Council approves your request to remove the cherry tree, providing the development receives City approval.

Should you have any further questions and/or concerns, please do not hesitate to contact the undersigned.

Yours truly,

CORNERSTONE PROPERTIES LTD.

A handwritten signature in black ink, appearing to read 'B. Moar', is written over a faint, larger version of the same signature.

Brenda Moar
Property Manager

BM/bb

cc: Strata Council



Sustainable Planning and
Community Development
1 Centennial Square
Victoria, BC V8W 1P6

T 250.361.0382
E housing@victoria.ca

Tenant Assistance Plan Application

Please complete this application with your rezoning or development application. This application form includes three steps:

Step 1:	BACKGROUND: Review relevant legislative and policy information
Step 2:	TENANT ASSISTANCE PLAN: Complete application form and all requirements
Step 3:	SUBMIT: Save and return the completed form to City Staff for Feedback by email to housing@victoria.ca

STEP 1 BACKGROUND

Please review the Rights and Responsibilities of Landlords and Tenants, that are regulated by the Province and is set out in the [Residential Tenancy Act](#). Please refer to the City of Victoria's website for more information regarding the Tenant Assistance Policy and other rental housing policies.

STEP 2 TENANT ASSISTANCE PLAN

Please provide information below regarding site information, current occupancy details and rent rolls.

a. SITE INFORMATION

SITE ADDRESS:	1044-1054 Pendergast Street
OWNER NAME:	Aragon (Cook) Properties Ltd
COMPANY NAME:	Aragon (Cook) Properties Ltd
TOTAL RENTAL UNITS:	4 single family market homes are currently being rented.

b. CURRENT OCCUPANT DETAILS & RENT ROLLS

Please attach the current tenant information and rent rolls as Appendix A. Please note that all information provided in Appendix A will remain confidential. At this stage, please identify existing vulnerable* tenants which will determine requirements within the Tenant Assistance Plan.

*Vulnerable tenants may include:

- Long-term tenants who may be paying significantly below market-rent, and for whom entering the current market may present financial challenges
- Tenants with specific housing needs due to a disability
- Seniors, who may be long-term tenants and living on a fixed income
- Families with young children, who may have difficulty finding appropriate units



Tenant Assistance Plan Application Form

c. TENANT ASSISTANCE PLAN:

Tenant Assistance Plan Components	Draft Tenant Assistance Plan <i>(Complete and submit for staff comment)</i>	City Staff Comments <i>(For staff use only)</i>	Final Tenant Assistance Plan <i>(Complete and submit with incorporation of staff comments)</i>
	Date: October 5, 2018	Date: November 15, 2018	Date: Nov 21, 2018
Compensation by tenancy length: <ul style="list-style-type: none"> Up to 5 years: 3 months' rent 5 to 9 years: 4 months' rent 10-19 years: 5 months' rent 20+ years: 6 months' rent 	Aragon will adhere to the compensation by tenancy length given in the left row. It will be provided in the form of free rent for the last 4-6 months of tenancy prior to vacancy.	Meets policy. Please confirm how tenants will be compensated should they move out within the 4-6 months period.	Aragon will adhere to the compensation by tenancy length given in the left row. It will be provided in the form of free rent for the last 4-6 months of tenancy prior to vacancy. The tenants have the option to take compensation in cash for the 4-6 months rent in lieu of free rent. If tenants leave
Notification: <ul style="list-style-type: none"> A minimum of 4 months notice to end tenancy 	Aragon will provide a minimum of 4 months notice to the tenants to end the tenancy.	Meets policy.	Aragon will provide a minimum of 4 months notice to the tenants to end the tenancy.
Moving Expenses: <ul style="list-style-type: none"> An insured moving company may be hired by the applicant, with all arrangements and costs covered Flat rates of \$500 bachelor or 1 BR or \$750 for 2+ BR 	Aragon will provide flat rates for moving expenses to the tenants of \$750 per unit.	Meets policy.	Aragon will provide flat rates for moving expenses to the tenants of \$750 per unit.
Relocation Assistance: <ul style="list-style-type: none"> Tenant Relocation Coordinator provided Three options provided comparable in size, location and rent amount (min. of one option in same neighbourhood) 	Aragon will hire a consultant to provide 3 options comparable in size and at market rental rates. As this is not dedicated rental housing, Aragon is not charging market rates, thus it is unlikely the same rent in this neighborhood is found.	Please provide further information: <ul style="list-style-type: none"> Please identify the consultant contracted The 3 options will need to be comparable in rent and size, and can be either non market and market housing options. 	- Aragon's property management and leasing team will locate the 3 options of comparable rent and size for the tenant. Minimum one option will be in the same neighborhood.
Right of First Refusal: <ul style="list-style-type: none"> Offer to return to the building, with rent rates discounted by 10% of starting rates 	After decommissioning these market single family homes. Aragon will develop a new property with no rental.	Meets policy.	After decommissioning these market single family homes. Aragon will develop a new property with no rental.
Vulnerable Tenants: <ul style="list-style-type: none"> Please identify additional assistance offered to vulnerable tenants 		Please clarify which tenants are vulnerable and how they meet the provided definition.	If the Tenant is vulnerable Aragon will compensate the tenant 10% of the rent of the chosen location of the



**CITY OF
VICTORIA**
REVISED AGENDA - COMMITTEE OF THE WHOLE

Thursday, December 06, 2018 at 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

Located on the traditional territory of the Esquimalt and Songhees People

A. APPROVAL OF AGENDA

B. CONSENT AGENDA

C. READING OF MINUTES

C.1 Minutes from the meeting held July 26, 2018 0

C.2 Minutes from the meeting held September 20, 2018 0

C.3 Minutes from the meeting held October 4, 2018 0

D. Presentation

*D.1 Third Quarter 2018 Operational Plan Progress Report 0

A report providing information regarding quarterly progresses.

Addenda: Revised VicPD Presentation; Revised Attachment B.

E. UNFINISHED BUSINESS

F. LAND USE MATTERS

*F.1 Update on OCP Amendment Application, Rezoning Application No. 00558 and Development Permit with Variances Application No. 000496 for 1303 Fairfield Road (Fairfield) 0

A report providing updated information regarding an application to construct a four-storey, mixed-use building consisting of commercial and church sanctuary uses on the ground-floor with rental residential units above recommending it move forward to a public hearing.

Addenda: Correspondence, Revised Report, Revised Plans, and Presentation

F.2 Rezoning Application No. 00634 & Development Permit Application No. 00527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street (Fairfield) 0

A report providing information regarding an application to rezone the property to construct a four-storey mixed-use commercial and residential building with a daycare facility and recommending the application move forward to public hearing.

Addendum: Presentation & Correspondence

F.3 Development Permit with Variances Application No. 00094 for 1137 Dominion Road (Victoria West) 0

A report providing information regarding an application to construct a new small lot house after the existing house was demolished without approvals in place, recommending the application move forward to an opportunity for public comment.

Addendum: Presentation

G. STAFF REPORTS

G.1 2018 My Great Neighbourhood Grants- Fall Intake 0

A report presenting the 2018 Fall applications for the My Great Neighbourhoods grant program recommending the approval of 23 applications.

H. NOTICE OF MOTIONS

I. NEW BUSINESS

I.1 Letter from Shell Canada Limited 0

A letter dated October 19, 2018, responding to a letter regarding climate

Attac
H_T
Assis
Plar

3. APPLICATIONS

3.1 Development Permit Application No. 00527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street

The City is considering a Rezoning and Development Permit Application to allow a four-storey mixed use building containing approximately 48 dwelling units and ground floor commercial space at a density of 2.19:1 floor space ratio (FSR).

Applicant meeting attendees:

GREGORY DAMANT	CASCADIA ARCHITECTS INC.
PETER JOHANNKNECHT	CASCADIA ARCHITECTS INC.
NOAH REGELOUS	CASCADIA ARCHITECTS INC.
LUKE RAMSAY	ARAGON PROPERTIES LTD.
CHRIS PAUL	CHRIS PAUL ARTIST
SCOTT MURDOCH	MURDOCH DE GREEFF INC.

Mr. Johnston provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- building massing, articulation and overall fit with Cook Street Village
- corner treatment and pedestrian facilities.

Mr. Johannknecht provided the Panel with a detailed presentation of the site and context of the proposal, and Scott Murdoch provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- How does the architecture and artwork respond to the community narrative and desires?
 - community feedback has indicated a strong preference for 4 storeys in the village
 - the proposal breaks up the building to give a more vertical orientation and a friendlier, more residential character
 - there are a series of responses to the neighbourhood's desire for a high degree of articulation, including the screens, which provide privacy and sun protection for south-facing patios while creating a second layer of rhythm with the vertical elements
 - Mr. Paul noted that the Salish artwork on the screens will not only be a connection to the past; the panels are contemporary pieces connecting the community and the location on Lekwungen and Salish territory
 - the panels are another opportunity to address the community's desire for dialogue
- are the panels all unique or repeated?
 - they are repeated
- what are the panel materials?
 - aluminum
- what is proposed for the screen at the residential entrance?
 - the large vertical screen has to do with community and the fabric of Victoria

- are the screens solid or transparent?
 - they have a laser-cut perforated pattern in the aluminum, visible from both sides

Carl-Jan Rupp left the meeting at 12:45pm.

- was the provision of smaller commercial spaces considered?
 - live-work spaces were considered along Pendergast Street, and there were no strong opinions in the community for or against
 - current tenants will have the first offer to return
 - the location of the walls has not been finalized
 - Mr. Johnston clarified that live-work uses were not envisioned in the residential zoning along Pendergast Street, but the Draft Fairfield plan is contemplating small commercial units in Cook Street Village
- on some elevations it appears that the glazing extends only to the living rooms; is this correct?
 - there will be glazing to the bedrooms; this is a graphics issue
- was a canopy at the top level considered to shelter the patios?
 - there has been discussion about adding a glass eyebrow
 - the roof does not overhang, but the doors at the top floor do have weather protection above
- are the 3m wide sidewalks along Cook Street narrowed by features such as seating?
 - the sidewalk width varies from 3-5m, and the 3m width is not obscured
- what are the materials for the canopy above the ground floor?
 - currently working with cross laminated timber (CLT)
- is the CLT sealed or exposed?
 - it will be sealed
 - if the desired look cannot be achieved with CLT, other materials will be used to maintain its appearance
- Will CLT be used in structural framing?
 - it will be used for framing the commercial component, and stick-frame will be used for the residential components
- how was the heat gain considered in the design for the south façade?
 - energy modeling is being conducted to determine the level of solar gain
 - there will be a lot of natural ventilation and additional cooling measures will be added as needed
- is a comprehensive energy model being completed?
 - the applicants are not certain yet whether this will be necessary
- how will the residential patio doors stay true as the building settles, given the stick frame construction?
 - the doors have 1/16" clearance in steel frames, packed with wood
- was opaque glass considered for the patios on the north façade?
 - privacy concerns are mitigated with landscaping and added distance
 - the proposed clear glass will allow communication between neighbours and help mitigate safety concerns without appearing too standoffish
- is the parking on the north side for commercial use?
 - yes, it will be dedicated to commercial use
 - the stalls will be covered to make them less visible from across the street.

Panel members discussed:

- appreciation for the project's level of thoughtfulness and clarity, visible in the final massing and form
- recognition of the critical nature of the screens to the project, powerfully embedding a First Nations story and breaking up the four-storey massing
- appreciation for the inclusion of nooks and crannies in a contemporary way
- the success of the curvilinear façade in animating the public realm
- the project's successful integration within the neighbourhood in terms of materials, massing, articulation and placemaking
- appreciation for the intimacy and human scale of the corner treatment
- desire for the addition of eyebrows on the top floor for weather protection
- the need to ensure adequate drainage on the level, flat roof
- appreciation for the wood soffits and balconies
- opportunity for additional measures to mitigate overlook issues on the north façade
- the project's well-conceived site plan and clear distinction between residential and commercial components
- opportunity to bring more light into the main entry
- the proposal's success in meeting the intent of the OCP
- the need to ensure the long-term suitability of the sidewalk width
- appreciation for the meandering aspect of the sidewalks
- the creation of a pleasant and interesting streetscape
- the rain gardens as an asset to the public realm
- opportunity to carry through the undulation of the canopies from Cook Street to Pendergast Street.

Motion:

It was moved by Justin Gammon, seconded by Sorin Birliga, to recommend to Council that Development Permit Application No. 00527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street be approved as presented.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of June 27, 2018 was adjourned at 1:15 pm.

Jesse Garlick, Chair

Katie Lauriston

From: Kat Nicholls [REDACTED]
Sent: Wednesday, January 03, 2018 4:51 AM
To: Development Services email inquiries
Subject: Re: Cook Street Village project

Dear Kati Lauriston:

Thank you for your reply to my email.

Unfortunately I did not get the full contact information for the gentleman in question. I know he was at the community meeting on December 7th and at the open house for the Cook Street/Fairfield development plan a few days prior to that. He did mention that the Condo that is being proposed did violate a number of bylaws as they are currently written and I was trying to do some more research and get some more facts on this.

I have to say that as the current proposal for the Condo to be built there stands I am against it for three reasons.

The first is that none of the units are affordable housing and the proposed development has already cost a number of people the homes that they rent. The three houses to be torn down have already been bought and the people who are living there have been told that their leases are not being renewed. I am not one of those people fortunately for me but one of those who are was at the meeting and she explained how she could no longer afford to live in Cook Street because of this development. The gentleman from the development company said (and this is almost an exact quote) "I'm sorry that you feel this way but there is a cost of living attached to this neighbourhood and if you can't afford it well . . ." I would like to point out that until his company bought the house they were renting she could afford to live in this neighbourhood. I feel that any situation where the rich simply move in and force out the people who were already living there simply because they don't have as much money is not something that is good for any city.

My second concern is the footprint of the building that they are proposing. The proposed site is five floors and will tower over everything else in Cook Street village and in building it they will have to demolish a number of cedar trees that are around a hundred years old.

My third concern is that the company has stated that in pushing the height of what this area allows to build they will build a "plaza" in the neighbourhood. I have seen the plans and it looks like to me what they are going to do is simply put a bunch of concrete benches out, some of them on public land. As the saying goes "you can paint a concrete mattress as pink as you want but it is still a concrete mattress."

I hope I have not wasted your time with this email. If this is not the appropriate place to send my concerns to please let me know and if you can, please tell me where I can redirect this email to.

Thank you very much for your concern.

Kat Nicholls.

From: Development Services email inquiries <DevelopmentServices@victoria.ca>
Sent: January 2, 2018 9:58 AM
To: Kat Nicholls
Subject: RE: Cook Street Village project

Good Morning Ms. Nicholls,

Thank you for your email regarding the proposal for 324 Cook Street and 1044, 1048 and 1052 Pendergast Street. At this time, the City has not received an application to rezone this property, but as you know there was a community meeting on December 7, 2017, regarding a potential mixed use retail/residential building.

As for the gentleman named Wayne that you spoke with, I am not aware of anyone in the City's Planning department with that name. Was this a member of City of Victoria staff that you spoke with?

Kindly,
Katie Lauriston
Planning Secretary
Sustainable Planning and Community Development
Development Services Division
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0498 F 250.361.0386



From: Kat Nicholls [REDACTED]
Sent: Sunday, December 31, 2017 5:12 PM
To: Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: Fw: Cook Street Village project

Dear Sir:

I hope I am emailing this to the right email address. I am hoping to get in contact with the gentlemen named Wayne who I spoke with at the open house and the town hall meeting about the condo that developers are wanting to put in on the corner of Cook Street and Pendergast Street. At both meetings you mentioned that this development broke a number of city bylaws and that if I emailed you you would send me a list of what bylaws were being broken.

I wish to contact my city councillor and tell him that I oppose this development and why but I need to be properly informed of what bylaws are being broken.

I hope this is the right email address and if so you can help me.

Thank you for your time and assistance.

Sincerely,

Kat Nicholls

Noraye Fjeldstad

From: Alec Johnston
Sent: Friday, January 12, 2018 9:01 AM
To: Noraye Fjeldstad
Subject: FW: IMPORTANT: CALUC Problems re Bullying and Withholding Information
Attachments: letter to council Pendergast .pdf; Executive Summary.pages.pdf; List of Questions and Requests.pages.pdf; List of Reasons to Nullify .pages.pdf

Hi Noraye,

Could you please add this email and attachments to a correspondence file for 324/328 Cook Street? The owner hasn't made an application yet but will likely be submitting one in the near future.

Thanks,
Alec

From: Jonathan Tinney
Sent: January 11, 2018 8:59 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: FW: IMPORTANT: CALUC Problems re Bullying and Withholding Information

For the file. JT

From: Mary Doody Jones [REDACTED]
Sent: January 11, 2018 12:05 PM
To: Jonathan Tinney <JTinney@victoria.ca>
Subject: IMPORTANT: CALUC Problems re Bullying and Withholding Information

Mr. Jonathan Tinney
Director

I recently (Dec. 7) attended a very difficult CALUC meeting which had some issues as well with the basis of the proposal. I have heard from others about difficulties and this one is a good place to start for correction. The presenters were disrespectful, even bullying, and much information was withheld from the citizens.

I have sent this to Mayor and Council and to Chris Coates. I'm not sure of the process, but the information needed can only come from City Hall.

I would be willing to speak with any staff and/or elected official either individually or in a group situation, including Committee-of-The Whole.

Attached you'll find 4 pages of a submission.

Please acknowledge receipt of this email and let me know what the process will be.
atio

Mary E. Doody Jones

**APPENDIX II: EXECUTIVE SUMMARY RE CALUC HEARING,
PENDERGAST AND COOK, DEC. 7, 2017**

The meeting from the start had negative elements accumulating during the meeting. The presentation began with the emphatic statement that the proposal's is based on the Draft Fairfield Neighbourhood Community Plan, unfinished in process. Residents still have the right to give input and there are specific aspects which residents do not want. The implication that The Plan would be passed by ignoring citizen's input became a source of "bullying;" all the more when answers on different topics kept repeating statements of that basis. The developer provided the 10 metre high walls along Cook St. [p. 61] which contradict a preceding statement of having "open" Cook St. borders [p.57].

The architect's patronizing words reassured as if talking to children. More serious were the many instances of missing information, first because a systematic presentation on the regular technical elements, like FSR, height etc. did not happen. Some technical numbers came out through questions.

Secondly, a real difficulty existed of receiving answers at all, so questions had to be repeated. Even then answers skirted issues, Further, denial of answers was partly due to two missing documents: *The Traffic & Parking Study* and *The Existing Landscape and Trees*. For a site to be cleared, questions on the number and kinds of trees matter. Scientific studies, already sent to Council, prove that removing trees hastens climate change, so numbers really matter. (A later check showed a whole grove.) The smiling arborist, who had to have surveyed, could not- or would not-reveal information.

Emotions included grief at the likely loss of our iconic 30 year-old PiC-A-FLIC store and annoyance at odd tokens, such as: a trellis to represent the West Coast, after removal of natural elements and the chair on the public boulevard, when the buildings take all the private space.

The treatment of the women renters was a strong form of bullying. The developer said they could stay until the team was ready, then-in brusque tones-denied any help when they left, nor the financial possibility they could use his buildings. One tenant stated that the developer had "berated" her."for not having money." The developer, to show he understood "berated" again in giving his own success from being poor to having a nice big house.

435 Kipling St.
Victoria, B.C., V8S 3J9
email: [REDACTED]
Phone: [REDACTED]

Jan. 10, 2018

Mayor and Council

RE THE CALUC HEARING ON DEC. 7, 2017 FOR PENDERGAST AT COOK

This letter is a submission containing important information about the CALUC meeting on Dec. 7th, 2017 re the North corner of Pendergast and Cook St. by Aragon Properties. The meeting became difficult immediately and had so many problems, including abuse and bullying, that letting Council know became important. I have written the information as accurately as possible.

When the architect introduced the plan as based on the Draft Plan for Fairfield, including Cook St., I went into detachment to be able to observe and record what happened, but winced the many times the presenters mentioned the Draft Plan. The negative answers to questions aided the unhappy ambiance, so that, until 10 days later, I remained detached to events in my own life. When a friend helped me realize I was still reacting to the bullying, then I could pick up my life again.

An event creating so much negativity at the city-provided session calls for correction.
Attached you will find:

APPENDIX I A: SPECIFIC QUESTIONS AND REQUESTS RE CALUC PROCESS TO COUNCIL;
APPENDIX I B: SPECIFIC QUESTIONS AND REQUESTS TO BE SENT ON TO CITY LAWYER;
APPENDIX II: EXECUTIVE SUMMARY RE CALUC HEARING, PENDERGAST AND COOK STS.;
APPENDIX III: LIST OF REASONS TO NULLIFY CALUC HEARING, PENDERGAST AND COOK STS (with details).

My requests are to obtain some information about regulations and for Mayor and Council to:

- 1) Nullify the meeting toward the proposal going ahead,
- 2) Request another CALUC meeting to redo properly,
- 3) Add some CALUC rules .
- 4) Make a clear policy that proposal applications are to be based on Official Documents and Plans, never on Draft Plans.

I would appreciate an acknowledgement of receiving this submission and answers when possible. I would be available for questions/clarifications, if you wish.

Thank you for your attention to this significant event.

Sincerely,



Mary E. Doody Jones

CC: J. Tinney , Director of Sustainable Planning and Community Development
Chris Coates, City Clerk in Corporate Affair

APPENDIX IA: SPECIFIC QUESTIONS AND REQUESTS RE CALUC PROCESS TO COUNCIL

Since Council created CALUC, then changes could be possible.

1. The abuse and bullying took many forms (see Appendix II; III A and B),

Question: Is it allowed to stop and reschedule meetings when abuse and bullying are happening?

Request: Those attending are requested to be respectful, Can presenters receive the same request?

Request: Please read the *Executive Summary* or *List of Reasons* (II or III) and consider nullifying the Dec. 7th meeting due to abuse and bullying.

Question: Does a rule exist that developers need only bring information on a limited list?

Request: Please add the two missing papers: Traffic & Parking and On-Site Landscaping.&Trees.

Hearings at the end deal with traffic and parking; The effect on the neighbours matters from the start.

2. Please translate concerns about climate change to policy for all development stages.

Requests: Please

1) Since there is scientific proof that removing trees hastens climate change, make a policy requiring all developments to retain landscaping and trees;

2) Deny clearing sites completely and having cement to cement to the boundaries;

3) At the CALUC and later city meetings, include lists and photos of landscaping and trees;

4) Add more protection generally for groves of mature trees which took a century to grow.

IB: SPECIFIC QUESTIONS AND REQUESTS TO BE SENT TO CITY LAWYER

1. Information was not available in several ways.

Questions: 1) Is the lack of essential information (answers skirting issues, not answered and missing information) a possible reason to stop the CALUC meetings to reschedule?

2) Is the lack of essential information a possible legal reason to nullify the Dec. 7th meeting?

2. Using a Draft Plan basis for a proposal seems to be alienating and democracy-breaking.

Is that action legally correct?

If it is legal to base a proposal on anything the developer wants, an important legal concern

arises: Democracy requires two things: action and appearance, i.e., democratic procedures followed and 2) democratic action evident and clear to citizens.

3. Insistence on the Draft Plan seems democratically abusive and illegal by implying that this Plan will go through with citizens' legitimate input ignored.

Questions: 1) Why not wait until a sure basis to save added costs? 2) Is this insistence the developer's idea? 3) Did planning staff support it? 4) Is the continual emphasis on the Draft Plan a legal point re depriving citizens of their rights by making them feel that is what is happening?

The serious anti-democratic effects on citizens are:

Less willingness by citizens to participate at opportunities leads to less democracy;

Without the participation of discouraged citizens, there is less correction;

With less corrections, a final version of the Draft Plan goes against what many want;

Less trust in the system follows to the point of cynicism about all politicians;

Anger arises, not at developers whom we expect to gain what they can, but at the decision-makers, implied by developers as ignoring citizens' rights and input.

Requests: 1) Please nullify the meeting to reassure the citizenry that they can be heard.

2) Make a policy that proposals must be based on existing Official Plans.

Final Question: Could the accumulation of reasons be enough to nullify the Dec. 7th meeting?

APPENDIX III A: LIST OF REASONS TO NULLIFY THE CALUC HEARING, PENDERGAST AND COOK STS, DEC. 7, 2017

The meeting right from the start had elements of abuse and bullying.

- The architects's patronizing tone reassured as if to children, (e.g., "just tuck parking in here").
- First, the presentation emphasized that the proposal is based on the Draft Fairfield Plan, which is still in progress of input and has elements many residents are anxious to remove.
- Answers on different aspects repeated the emphasis, implying that The Plan will be approved .
- Twice one participant reminded that Plan was still a draft with a process to go through.
- The developer stated following the Draft Plan's 10 metre high walls on Cook St [p. 61].
- That participant stated that a preceding Draft page wanted Cook St. borders left "open" [p. 57]. Many residents want removal of the 10 metre wall contradiction.

A great lack of information happened.

- First the usual systematic presentation was not given re: height, setbacks, storeys, FSR,, zonings.
- Answers to questions gave a few technical numbers.
- Answers often needed repeat questioning (2 to 3 times) and then tended to skirt the issues.
- Two important documents were missing: the Traffic & Parking Report for a busy Cook St. and On Site Landscape & Trees.
- The arborist smilingly stated the report wasn't here and he "couldn't tell" the number and kinds of trees affected by clearing the site.
- A participant gave to the architect two scientific articles proving that removal of trees hastens climate change, but received no answer to the number of trees.

The lack of respect included several neighbourhood values.

- The loss of PiC-A-Flic, a loved store of 30 yeas. The developer only said (without mentioning relief from the higher rents) that the the owner could rent.
- Small token parts represented big things: a) a chair "for hospitality" on the boulevard inspired an objection to the use of public land.
 - b) A trellis represented "the West Coast look" -with trees and landscaping removed.
- The developer's blunt "No" to using LEED standards evaded environmental issues.

The women tenants mostly received bullying, patronizing tones and negatives

- Re the tenants, the developer stated in generous tones .They can stay until we are ready"
- He also said emphatically, "No, I'm not going to to help them" [the families leaving].
- He warned a tenant that she could not financially be able to use the new building.
- One tenant stated that he had "berated" her "for being poor," Hie then proved her right by telling the story of working up to money and and now he has "a nice house. with lots of space."
- A woman tenant later looked at him and said firmly," We are women in our thirties with children."

IIIB: INFORMATION AFTERWARDS

1. After the meeting, the Aragon team showed with pride the few inches of cement to be given to the city along the whole border. Clearly the team is not aware how much the public is losing.
2. A check of the site's trees revealed an impressive, authentic West Coast grove among the houses, of around 20 middle sized to magnificent trees, especially on the lot behind the stores.
Removal of the trees would definitely hasten climate change.
3. A "resigned" renter stated that her child would be much affected by the change and they would have to leave Victoria to rent. The developer before had given notice; the new owners wanted the rent.

Hana Kalina
407-1063 South Gate Street
Victoria, BC V8V 2Z1

January 22, 2018

Alec Johnston, Area Planner
Sustainable Planning and Community Development Department
Development Services Division
Victoria City Hall
#1 Centennial Square
Victoria, BC V8W 1P6

Alec Johnston, please find letter enclosed with supporting photographs; also enclosed is a copy of a letter sent to Lenny Moy, President of Aragon Properties:

In 1975, we found here a charming little city set in a magnificent landscape. We also found a pace of life that was a tremendous relief compared to the one we had left behind in the busy, overpopulated city of Melbourne, Australia. Even then, Melbourne boasted a population of over two million citizens.

While it is true that change is inevitable, unfettered change is not. A *Victoria News* article remembering Peter Pollen (January 10, 2017), the mayor of Victoria in 1971-1975 and again in 1981-1985, states, "During his time as mayor, Peter kept a phone book in his office that had a photo on the cover of Vancouver's skyline filled with high rises. It was an image he didn't want" for Victoria. The article also states that, "In May 2011, the Hallmark Society — the region's oldest preservation group — honoured Peter with an award of merit for his contribution to heritage preservation...." In today's less-than-favourable climate not only toward heritage, but also toward sustainable growth, the powers that be at City Hall have obviously sold out on Pollen's measured and sensible approach toward the city.

The direction and pace of change requires vision. Unfortunately, the vision put forth by the current mayor and council at Victoria City Hall leaves a lot to be desired. Preposterous bike lanes are one thing, but the monstrosities being built in the downtown core — obviously with City Hall's blessings — are changing the landscape irrevocably and *not* for the better.

The driving force behind this rampant construction is foreign investment; it is not for the sake, or welfare, of Victoria's local population. While countless residents find themselves in dire straits due to the lack of affordable housing — including the construction workers employed at these building sites — the skyline of our garden city is being destroyed forever, for condos which will most likely serve the short-term, vacation market. Sadly, Victoria is only the latest victim in this worldwide trend of handing cities and towns over to investors and developers.

In 2013, I downsized to a small, top floor, south facing, one bedroom condominium in Cook Street Village. The south side of my building faces a small retail building (housing a Mac's Convenience Store and Pic-a-Flic Video and DVD rentals), and three old houses on large lots. (One of the houses is an old farmhouse which ought to qualify for heritage status.) These four lots were bought by Aragon Properties.

The proposed development for the four-lot site involves demolishing all existing buildings and all flora. Of special concern are the many mature trees which enhance the area aesthetically, provide fauna habitat, as well as water absorption and oxygen production. This development proposes a building containing 46 condominiums and 80+ above ground parking spaces. Although the development is presented as a four storey building, given that the lower suites will have nine foot high ceilings and the upper suites 12 foot high ceilings, suddenly the building's height exceeds that of a typical four storey building. And, an additional 'design feature' is a three meter roof elevation on one side, thus raising the building's height yet again.

Much to my dismay, regarding one of last year's public meetings about this development, my neighbour said that he doesn't attend public meetings because as someone who worked for developers, he knows first hand that all the decisions have already been made. In other words, for developers, public consultations are nothing more than PR exercises and jumping through bureaucratic hoops; in the end, Democracy steps aside meekly.

Nevertheless, I will continue opposing this development. First, allowing the cutting down of huge and mature trees flies in the face of Victoria's famed moniker, The Garden City. Second, presenting this development as a four storey building obscures (read: lies about) the actual height of the building, if the ceiling heights and roof extension are not taken into consideration. Third, the proximity of this proposed over-height building to the one I live in, will deprive the south side of our building of not only sunshine, but also any natural light. Lastly, the proximity of such new developments to sidewalks and other buildings, deprives everyone of privacy and much needed green spaces.

In addition to my arguments against this development, is the undeniable irony that it goes against the very goals of City Hall as stated in the Fairfield Neighbourhood Plan:

If the goals are to "... encourage housing above shops and limit building height to four storeys," and to "encourage neighbourhood commercial corners to thrive," and to "support local businesses and community gathering with new public spaces," how does City Hall propose to do this when retail rents are skyrocketing for small businesses and new developments are demanding *decreased* setbacks? If the plan for the area in question here — the area west of Cook — is to "... support small apartment buildings" then City Hall needs to address the fact that there is nothing small about the proposed development for Cook and Pendergast. If the goal is to "introduce new design guidelines ... to ensure good quality design," then please, delay not the introduction of these new guidelines! And lastly, if it is true that the goal is to "enhance the urban forest on private and public property," then City Hall can start by not allowing the cutting down of even a single tree on any of these four lots!

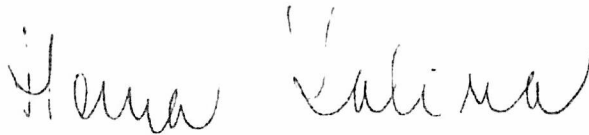
While these goals may be admirable, the Fairfield Neighbourhood Plan reads more like a Dear Santa Christmas wish list because there is nothing in it to indicate what by-laws will be needed, or just how City Hall plans to implement its goals.

There are many cities and towns, in many countries, that have actively preserved their older buildings and thus maintained their cities' characters. In Europe, for example, many towns were rebuilt after the wars exactly as they had been before they were bombed out. Victoria needs to recognize the inherent, long-term value of this kind of preservation and give preference to considerate developments which *do not demand drastic rezoning measures*. If significant rezoning is required, that in itself is a sign that the proposed development is not appropriate for the area.

If you are even slightly interested in educating yourself about the kind of future you are enabling — to quote Aragon's website with all this "*Forward Thinking*" — by allowing rapid and unprecedented development in Victoria, I highly recommend the Knowledge Network's series, '*Globalization and Its Discontents*.' This disturbing series examines the uncomfortable future already in progress. If you have children, you may wish to reflect deeply on the decisions you are currently making and the kind of a future you are passing on to them.

In conclusion, Mr. Johnston, please review carefully the enclosed photographs depicting what's at stake if this development is approved. It will be a series of losses to Cook Street Village with *nothing* in exchange for the people and community to benefit from — such as aesthetic, character-preserving, affordable housing. I have loved Victoria from the moment we first stepped off the plane. Now, I despair; those in positions of power best able to direct Victoria's future, are failing her miserably. May I suggest revisiting a page or two from Peter Pollen's playbook?

Hana Kalina

A handwritten signature in cursive script that reads "Hana Kalina". The signature is written in dark ink and is positioned to the right of the typed name.

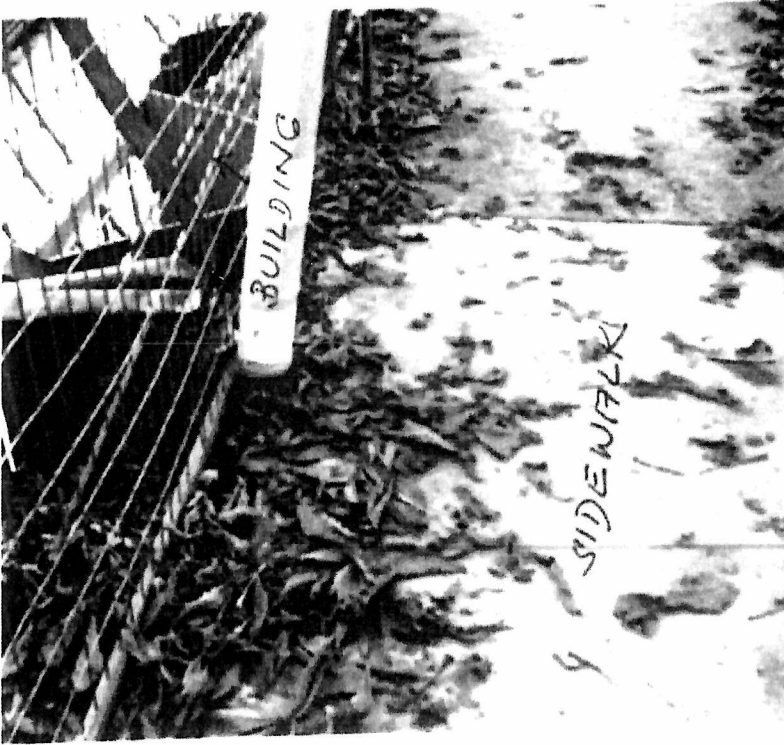
cc'd:

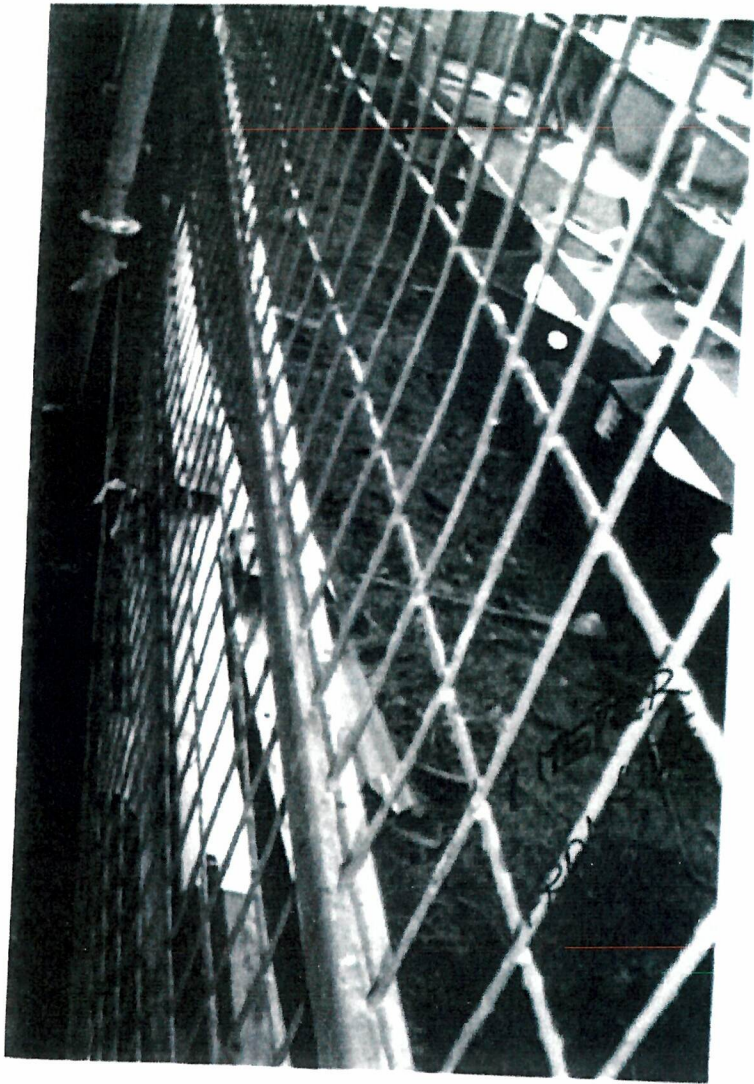
Mayor Lisa Helps, Office of the Mayor, Victoria City Hall

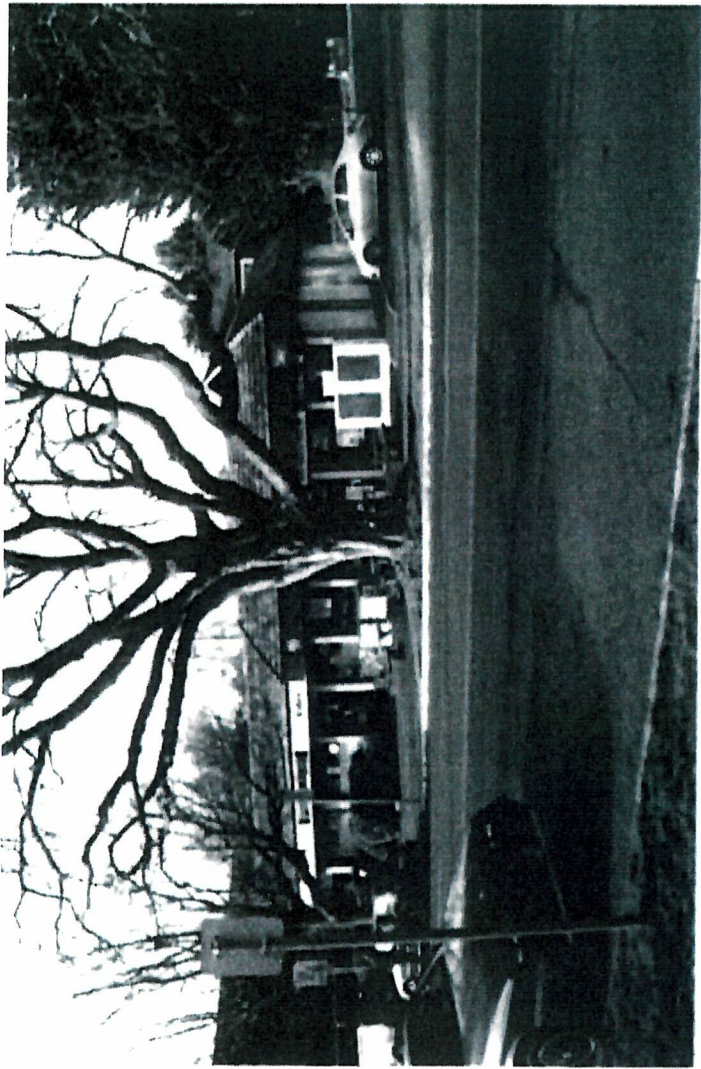
Members of Council, Victoria City Hall

David Biltek, Director of the Board, Fairfield Gonzales Community Association

Lenny Moy, President Aragon Properties







Hana Kalina
407-1063 South Gate Street
Victoria, BC V8V 2Z1

January 22, 2018

Lenny Moy, President of Aragon Properties
201-1628 West 1st Avenue
Vancouver, BC V6J 1G1

Mr. Lenny Moy,
having reviewed your Aragon Properties website, I would like you and Michael Lowe in Acquisitions, to deeply reconsider the following points:

First, your website boasts that you "*embrace the importance of living in a changing environment.*" (Grammatically speaking, what does that sentence even mean?) Now, let me set you straight: what you are doing *is* changing the environment and forcing people to live in that changed environment, according to your vision! Your vision for Pendergast Street in the Cook Street Village does not reflect the vision of those of us living here. (You do not live here, so how would you know?)

Furthermore, developments like yours only add to the already huge crisis in homelessness: those who must move to make way for new developments, but cannot afford to move back into those new developments, often end up homeless, and that includes more than just old men or old women, or young people, or the working poor, it also includes, in many instances, entire families. Those who can afford to move, do so and abandon the community. And many, like myself, who can afford to stay, but cannot afford to move, we are *forced* to live in this changed environment that, *if only* we had some power, we would have never chosen, or approved, such developments in the first place.

Second, your website states that, you are big on "*Forward Thinking.*" Forward thinking by its very intention involves no reflection on what all of this forward thinking is destroying. While you Sir may be the "*driving force*" within, and behind, your company's forward-thinking mission, you are in fact driving people into conflict between residents, neighbourhood associations and their municipal governments.

What you Sir see as a forward-thinking philosophy, residents and neighbourhood associations see as the destruction of the very communities they live in. Somewhat ironic wouldn't you agree that you see yourself as building communities, when what you are really doing is destroying established communities?

Building big-money and big-splash projects (read: unaffordable, luxury condos) against the wishes of communities that want to preserve the character of their communities — communities also starved for affordable housing — is definitely not what is needed or desired in Cook Street Village.

The opening line on your website reads, "*We are Aragon.*" Perhaps, more accurately, it should read, *We are Arrogant.*

Hana Kalina

Hana Kalina
407-1063 South Gate Street
Victoria, BC V8V 2Z1

January 22, 2018

Alec Johnston, Area Planner
Sustainable Planning and Community Development Department
Development Services Division
Victoria City Hall
#1 Centennial Square
Victoria, BC V8W 1P6

Alec Johnston, please find letter enclosed with supporting photographs; also enclosed is a copy of a letter sent to Lenny Moy, President of Aragon Properties:

In 1975, we found here a charming little city set in a magnificent landscape. We also found a pace of life that was a tremendous relief compared to the one we had left behind in the busy, overpopulated city of Melbourne, Australia. Even then, Melbourne boasted a population of over two million citizens.

While it is true that change is inevitable, unfettered change is not. A *Victoria News* article remembering Peter Pollen (January 10, 2017), the mayor of Victoria in 1971-1975 and again in 1981-1985, states, "During his time as mayor, Peter kept a phone book in his office that had a photo on the cover of Vancouver's skyline filled with high rises. It was an image he didn't want" for Victoria. The article also states that, "In May 2011, the Hallmark Society — the region's oldest preservation group — honoured Peter with an award of merit for his contribution to heritage preservation...." In today's less-than-favourable climate not only toward heritage, but also toward sustainable growth, the powers that be at City Hall have obviously sold out on Pollen's measured and sensible approach toward the city.

The direction and pace of change requires vision. Unfortunately, the vision put forth by the current mayor and council at Victoria City Hall leaves a lot to be desired. Preposterous bike lanes are one thing, but the monstrosities being built in the downtown core — obviously with City Hall's blessings — are changing the landscape irrevocably and *not* for the better.

The driving force behind this rampant construction is foreign investment; it is not for the sake, or welfare, of Victoria's local population. While countless residents find themselves in dire straits due to the lack of affordable housing — including the construction workers employed at these building sites — the skyline of our garden city is being destroyed forever, for condos which will most likely serve the short-term, vacation market. Sadly, Victoria is only the latest victim in this worldwide trend of handing cities and towns over to investors and developers.

In 2013, I downsized to a small, top floor, south facing, one bedroom condominium in Cook Street Village. The south side of my building faces a small retail building (housing a Mac's Convenience Store and Pic-a-Flic Video and DVD rentals), and three old houses on large lots. (One of the houses is an old farmhouse which ought to qualify for heritage status.) These four lots were bought by Aragon Properties.

The proposed development for the four-lot site involves demolishing all existing buildings and all flora. Of special concern are the many mature trees which enhance the area aesthetically, provide fauna habitat, as well as water absorption and oxygen production. This development proposes a building containing 46 condominiums and 80+ above ground parking spaces. Although the development is presented as a four storey building, given that the lower suites will have nine foot high ceilings and the upper suites 12 foot high ceilings, suddenly the building's height exceeds that of a typical four storey building. And, an additional 'design feature' is a three meter roof elevation on one side, thus raising the building's height yet again.

Much to my dismay, regarding one of last year's public meetings about this development, my neighbour said that he doesn't attend public meetings because as someone who worked for developers, he knows first hand that all the decisions have already been made. In other words, for developers, public consultations are nothing more than PR exercises and jumping through bureaucratic hoops: in the end, Democracy steps aside meekly.

Nevertheless, I will continue opposing this development. First, allowing the cutting down of huge and mature trees flies in the face of Victoria's famed moniker, The Garden City. Second, presenting this development as a four storey building obscures (read: lies about) the actual height of the building, if the ceiling heights and roof extension are not taken into consideration. Third, the proximity of this proposed over-height building to the one I live in, will deprive the south side of our building of not only sunshine, but also any natural light. Lastly, the proximity of such new developments to sidewalks and other buildings, deprives everyone of privacy and much needed green spaces.

In addition to my arguments against this development, is the undeniable irony that it goes against the very goals of City Hall as stated in the Fairfield Neighbourhood Plan:

If the goals are to "... encourage housing above shops and limit building height to four storeys," and to "encourage neighbourhood commercial corners to thrive," and to "support local businesses and community gathering with new public spaces," how does City Hall propose to do this when retail rents are skyrocketing for small businesses and new developments are demanding *decreased* setbacks? If the plan for the area in question here — the area west of Cook — is to "... support small apartment buildings" then City Hall needs to address the fact that there is nothing small about the proposed development for Cook and Pendergast. If the goal is to "introduce new design guidelines ... to ensure good quality design," then please, delay not the introduction of these new guidelines! And lastly, if it is true that the goal is to "enhance the urban forest on private and public property," then City Hall can start by not allowing the cutting down of even a single tree on any of these four lots!

While these goals may be admirable, the Fairfield Neighbourhood Plan reads more like a Dear Santa Christmas wish list because there is nothing in it to indicate what by-laws will be needed, or just how City Hall plans to implement its goals.

There are many cities and towns, in many countries, that have actively preserved their older buildings and thus maintained their cities' characters. In Europe, for example, many towns were rebuilt after the wars exactly as they had been before they were bombed out. Victoria needs to recognize the inherent, long-term value of this kind of preservation and give preference to considerate developments which *do not demand drastic rezoning measures*. If significant rezoning is required, that in itself is a sign that the proposed development is not appropriate for the area.

If you are even slightly interested in educating yourself about the kind of future you are enabling — to quote Aragon's website with all this "*Forward Thinking*" — by allowing rapid and unprecedented development in Victoria, I highly recommend the Knowledge Network's series, '*Globalization and Its Discontents*.' This disturbing series examines the uncomfortable future already in progress. If you have children, you may wish to reflect deeply on the decisions you are currently making and the kind of a future you are passing on to them.

In conclusion, Mr. Johnston, please review carefully the enclosed photographs depicting what's at stake if this development is approved. It will be a series of losses to Cook Street Village with *nothing* in exchange for the people and community to benefit from — such as aesthetic, character-preserving, affordable housing. I have loved Victoria from the moment we first stepped off the plane. Now, I despair; those in positions of power best able to direct Victoria's future, are failing her miserably. May I suggest revisiting a page or two from Peter Pollen's playbook?

Hana Kalina

A handwritten signature in cursive script that reads "Hana Kalina". The signature is written in dark ink and is positioned to the right of the typed name.

cc'd:

Mayor Lisa Helps, Office of the Mayor, Victoria City Hall

Members of Council, Victoria City Hall

David Biltek, Director of the Board, Fairfield Gonzales Community Association

Lenny Moy, President Aragon Properties

Hana Kalina
407-1063 South Gate Street
Victoria, BC V8V 2Z1

January 22, 2018

Lenny Moy, President of Aragon Properties
201-1628 West 1st Avenue
Vancouver, BC V6J 1G1

Mr. Lenny Moy,

having reviewed your Aragon Properties website, I would like you and Michael Lowe in Acquisitions, to deeply reconsider the following points:

First, your website boasts that you "*embrace the importance of living in a changing environment.*" (Grammatically speaking, what does that sentence even mean?) Now, let me set you straight: what you are doing *is* changing the environment and forcing people to live in that changed environment, according to your vision! Your vision for Pendergast Street in the Cook Street Village does not reflect the vision of those of us living here. (You do not live here, so how would you know?)

Furthermore, developments like yours only add to the already huge crisis in homelessness: those who must move to make way for new developments, but cannot afford to move back into those new developments, often end up homeless, and that includes more than just old men or old women, or young people, or the working poor, it also includes, in many instances, entire families. Those who can afford to move, do so and abandon the community. And many, like myself, who can afford to stay, but cannot afford to move, we are *forced* to live in this changed environment that, *if only* we had some power, we would have never chosen, or approved, such developments in the first place.

Second, your website states that, you are big on "*Forward Thinking.*" Forward thinking by its very intention involves no reflection on what all of this forward thinking is destroying. While you Sir may be the "*driving force*" within, and behind, your company's forward-thinking mission, you are in fact driving people into conflict between residents, neighbourhood associations and their municipal governments.

What you Sir see as a forward-thinking philosophy, residents and neighbourhood associations see as the destruction of the very communities they live in. Somewhat ironic wouldn't you agree that you see yourself as building communities, when what you are really doing is destroying established communities?

Building big-money and big-splash projects (read: unaffordable, luxury condos) against the wishes of communities that want to preserve the character of their communities — communities also starved for affordable housing — is definitely not what is needed or desired in Cook Street Village.

The opening line on your website reads, "*We are Aragon.*" Perhaps, more accurately, it should read, *We are Arrogant.*

Hana Kalina

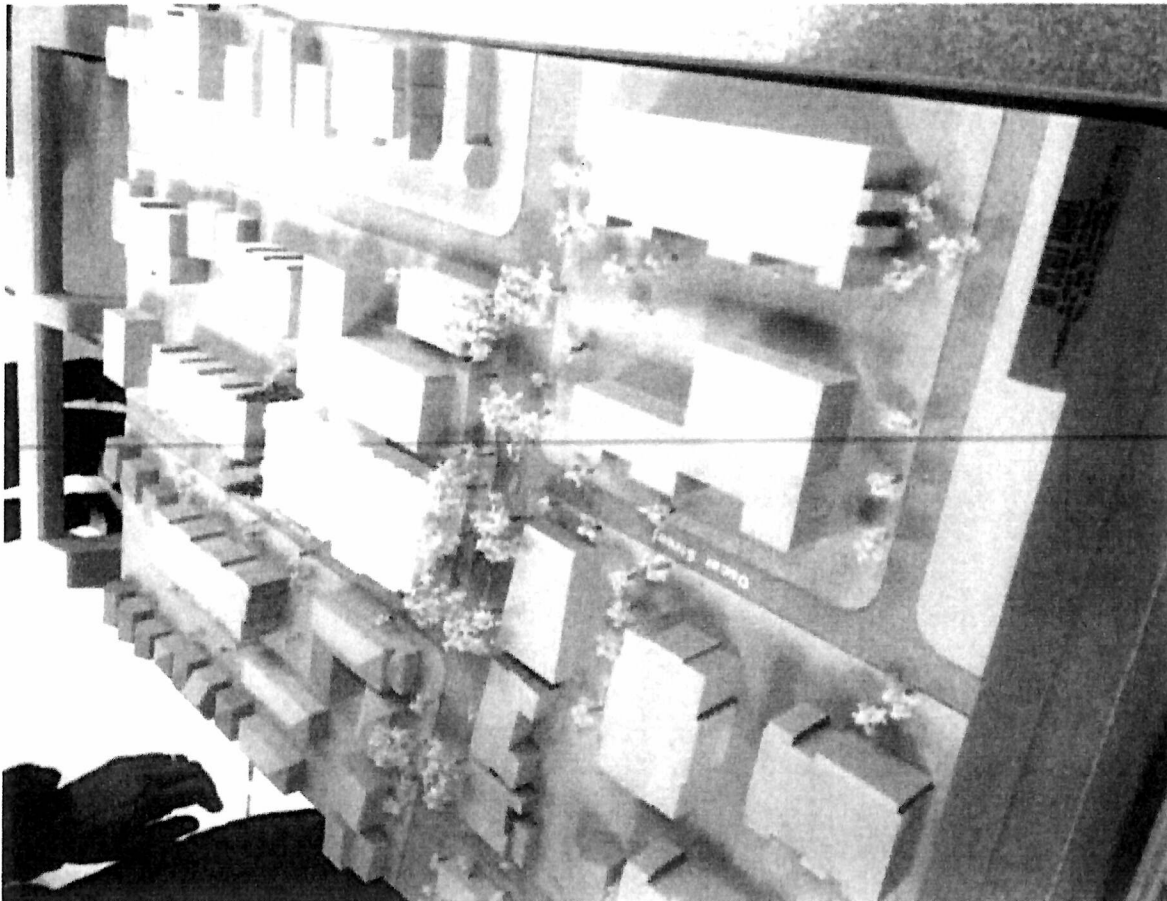
Lacey Maxwell

From: Marne [REDACTED]
Sent: March 4, 2018 11:10 AM
To: Victoria Mayor and Council
Subject: Aragon's Pendergast and Cook Proposal

Dear Mayor and Council

I attended the March 1, 2018 open house for Aragon's proposed building on Pendergast and Cook. I was pleased to see a model of the building in context. It is helpful for lay people like myself to visualize the proposal with a 3D model. It should be a requirement from the city to include models for proposals. The representative team for Aragon was sincere, respectful and informative. I went away feeling very positive about their proposal.

My main worry is that the building fills it's Lot too tightly, like a tightfitting dress. I think the term is easements. Contrast this proposal's easements to those of the older apartments along Cook Street which are set well back from the street and disappear behind the canopy, a calm, modest and private look. I prefer the project to insinuate generosity than stinginess. Let there be more land and less profit.
Respectfully
Marne St Claire



Lacey Maxwell

From: Christopher Petter [REDACTED]
Sent: March 26, 2018 10:30 AM
To: Victoria Mayor and Council
Subject: 324/328 Cook/ Pendergast St., Aragon zoning Application:-- 1 of 3, zoning

- Why is the application is linked to 2017 zoning bylaw, Not the present zoning bylaws?

The present zoning for Cook St. dates from 1999 and for Pendergast is 2003. So are they referring to OCP which is not a zoning document even though developers seem think that is?

- Maximum height limit of 13.5 metres: proposed 4 storeys on Cook frontage (not 3) going to 5 on Pendergast!
Present zoning is for 3 storey buildings
from March 1, 2018 COTW Meeting Main Motion as amended:
That Council direct staff to amend the plan as follows:
6. Design of Cook Street Village Built Form
a. Detailed review of plan policies and guidelines by staff to consider additional adjustments/ revisions based on feedback (e.g. character, setbacks, massing, street wall, shading, impacts to street trees, transitions) through additional urban design analysis. To be incorporated in next version of plan.
b. that consideration be given to a two storey street wall with step backs of any additional storeys.
- No 3 metre upper story set-back on Cook. Actually balconies extend out almost to the property line (see Longitudinal Plans A4 .0) March 1, 2018 COTW Meeting Main Motion as amended: 6b. that consideration be given to a two storey street wall with step backs of any additional storeys. Setback of street level on Cook only 1 metre not 2 -3 and not unimpeded: cluttered with landscaping on city property
- Setbacks on Pendergast/Cook upper storeys were measured to the building and not the balcony. The rain gardens on Pendergast appear to be on City property.
- Underground parking appears to come right up to the property line and 3m in or ½ building height i.e right under sidewalk?
- Is the 5th floor Mezzanine really allowed, even under the Draft Fairfield neighbourhood plan?

Lacey Maxwell

From: Christopher Petter [REDACTED]
Sent: March 27, 2018 10:03 AM
To: Victoria Mayor and Council
Subject: 2. Tenancy Loss 324/328 Cook/ Pendergast St. Aragon zoning Application

- All units to be condominiums so, no income diversity measures. The developers offers: "wider housing options" instead of income diversity. This does not conform to the community's plan. Will families in Fairfield (avg. annual income \$50,000) be able to afford to live here?
- Does this development conform to the 'No net loss of rental units' regulations for the 3 houses to be torn down on Pendergast (8? tenants). The developer has sought no agreement to compensate tenants: At the public meeting the developer didn't even know how many tenants would be dislocated and said that they would eventually "put together a package" for any tenants concerned. Does this conform to City regulations?

Also tenants in Activity Centre apartments will lose their parking during construction but the developer said that they: 'will be provided with parking elsewhere within a few block.' However there appears to be no recognition that many senior and disabled people who use the Activity Centre depend on parking in order to use the Centre and may not be able to walk blocks to get there. Compensation would have to be provided in terms of free taxi service for these people during construction.

Lacey Maxwell

From: Christopher Petter [REDACTED]
Sent: March 28, 2018 9:17 AM
To: Victoria Mayor and Council
Subject: 3. Other concerns: 324/328 Cook/ Pendergast St. Aragon zoning Application

Here are some other concerns with the Aragon Pendergast project:

- Massing too great for land particularly along Pendergast (i.e. 4-5 story). And no CAC for the community to compensate the community for the disruption and the loss of traditional residential streetscape. The building would look like an ocean liner hauled up along Pendergast to Cook St. How does this conform to the Motion passed by Council March 15th?
Motion: That Council direct staff to amend the plan as follows:
3. Urban Place Designation West of Cook Street Village (Cook Street to Heywood Street)
a. Support "gentle density" approach i. Re-instate OCP designations for traditional residential areas but expand option for larger houseplexes (4+ units), emphasize adaptation of heritage properties, ground-oriented housing up to 3 storeys, and creative housing on laneways in this area
- No agreement to retain trees on private property but 44 new trees. There is also a loss of large number of trees including 2 heritage protected trees. The 3 houses will be torn down and not moved to other locations because it is not feasible due to tree canopy. They only agreed to use 50% of the building materials in the new building.
- Although the parking might at first appear adequate: about 1/3 of it is provided for visitors not residents.
- Although they advertise the proposal as LEED they will not apply for LEED certification because it is "too expensive". Thus no way that public can know if it has achieved that standard.
- Do design elements create a "built and public environment?". Is this really a CAC?
- Does the Pendergast piece require to be broken up by 'significant changes in setbacks, pedestrian walkways or public mews'?
- Are the retail spaces small enough? (talked about retaining Pic-A-Flic (a true community amenity) but will Pica-A-Flic be able to afford to stay here?)
- Much of the landscaping looks to be on city land (public space) viewed as an amenity by the developer and LEED rain gardens around the building (some in public space) see Landscaping plans L1 + 2

Lacey Maxwell

From: Amy White [REDACTED]
Sent: April 20, 2018 10:21 AM
To: publichearings@victoria.ca; Victoria Mayor and Council
Subject: Concerned Citizen re: Aragon Properties Development Proposal CSV

Hello,

I am writing to you as a tenant in a house in Cook Street Village that will be demolished in the coming year or two: <http://www.aragon.ca/in-development/cook-street-village>. I am grateful to the developer, Aragon Properties, who purchased the house we live in to allow us to stay until they break ground; but at the same time I am extremely saddened and frustrated that such a beautiful home (3 of them in fact) and the surrounding greenery is going to disappear. The large development proposal sign went up yesterday and it has attracted a lot of attention - on the first day there were already negative comments written on the sign by passer-byers.

I really just wanted to reach out to the people involved in the decision making at city hall as Aragon has submitted their rezoning application and let you all know what a tragedy it will be to remove this house and the two adjacent. In each of the 3 houses there lives a young family with kids, and 1 additional unit a young woman has lived in for 13 years. We have yards for our kids to play in and driveways for our vehicles. Unfortunately as times are changing, families no longer have the right to rent a home with a yard. We are forced into too-small apartments as we make way for high-density, multi-million dollar projects.

Aragon Properties, is known for high end units and is quickly swallowing up many parts of Victoria and surrounding areas. Where will all the renters all go? We can't even be placed into the new development because the current proposal offers NO rentals. My partner and I have a 3.5 year old son and we have lived in this house for 2.5 years. We want him to go to school in this neighbourhood, I work in Cook Street Village, and my partner works 2 jobs downtown Victoria in addition to being a well-known local clothing designer. We are very worried about the day we have to leave because there is literally nowhere left to go in Victoria, and that day is going to be very soon.

I am not asking this development be halted; I realize that is not realistic. But I am begging for some kind of stipulation be placed on the project that will require rental units be offered, or that the current renters be assisted with finding new accommodations. At one of the early community meetings hosted by Aragon, I asked the owner of the company, Lenny Moy, if there will be any affordable units offered and I mentioned I am concerned because we will likely be forced out of Victoria. I was shut down immediately by Mr. Moy who proceeded to tell me that his company was a for-profit company that he worked very hard his whole life to build and that it is not his problem if we can't afford to live in Victoria it is my problem. That was his response, completely void of any sort of empathy. Well you know what, it is not just my problem it is a social problem and it WILL be his problem when Victoria becomes the next Vancouver and there is no one left to work in the restaurants downtown he wants to go to, or at the stores he shops because all the lower income population will be forced to move away. It's just that simple. Lenny Moy does not care about Cook Street Village no matter how the architects try to spin their salespitch.

Mayor Lisa Helps and any interested Councillors. I am extending an invitation to our home at a time that is convenient for you. I would like you to come see what a beautiful house it truly is, from the original wood details to the stunning magnolia tree and large cedars outside, and hopefully you will understand then the sadness we feel having to leave. All you need to do is spend 10 minutes watching the reactions of people

reading the proposal sign on the lawn to see the disappointment that has washed over the neighbourhood over this project.

Thank you so much for your time. I really hope to meet with you in the future.

Amy White



Lacey Maxwell

From: Jane Ramin [REDACTED]
Sent: May 10, 2018 6:31 PM
To: Alec Johnston
Cc: Jonathan Tinney; Victoria Mayor and Council
Subject: Cook and Pendergast Development proposal

Alex, After being away for several months, I am now surprised/concerned to see that the Aargon proposal for Cook and Pendergast is being pitched as a 4 storey building by the developer and listed as such on the City's Development Tracker. My concerns are as follows:

- 1) there is a 5th storey Mezzanine (mentioned briefly in the developer's letter to Mayor and Council on the Development tracker) which includes living accommodation (e.g. bedrooms and bathrooms). A mere stairwell to roof top gardens resulted in an additional storey under previous zoning restrictions. How far can the definition of a storey be stretched/ignored??
- 2) the additional height of this Mezzanine is 8.69 Ft at it's mid point, hence exterior walls for this additional accommodation will be at least an additional 10 feet (usually considered a floor) above the 4 storeys
- 3) The developer has erroneously argued that his plan is consistent with the draft Fairfield Neighbourhood Plan. This contemplates a maximum 4 storeys in the Cook St. Village, not the height of 5 as proposed. Furthermore, since the 4 storeys have higher ceilings than the surrounding 4 storey buildings, the roof line of just the 4 storeys of this proposal is virtually an additional floor higher than the surrounding 4 storey buildings. The additional walls and roofs, to provide additional living accommodation is unacceptable, or at least should be presented clearly as such.
- 4) the additional 5th storey Mezzanine is placed in the NW corner which is designated urban residential under the current OCP which only allows for a maximum of 4 storeys, even without anticipating the outcome of the LAP. Will this require an amendment to the OCP as required for the Fairfield United church site???

As a public servant it is not your job to represent the proposal as it actually is and not as the developer hopes to portray it.
Thanks, Jane Ramin (concerned Fairfield resident)

Catherine Kuipers
1034B Sutlej street
Victoria
V8V 2V8
18th July 2018

Mayor and Council

Victoria BC

RE: rezoning application for 324/328 Cook Street and 1044, 1048 & 1052/1054 Pendergast Street

I am writing to object to the proposed development at the above address on Cook street. I live with my family in a rental in Sutlej street near the proposed zoning change at the pic-a-flic rental store. First, I would be sorry to lose the video store it is a real part of the community here – and perhaps the last video rental store in BC - and I'm assuming they won't be able to afford the rent of the commercial use section of the new development.

Second, and this is my major objection, there are already 2 blocks of luxury apartments being built in this area. I would dearly like to buy a property in Victoria ideally in the cook street village location as I run a home-based client serving business. These expensive condos (5 million CAD for the park facing ones being constructed on Heywood avenue right now) are only making the situation worse for the residents of Victoria who live and work here by pushing up the prices in an already expensive area.

Luxury condos are affordable to few, and often purchased as investment properties. We are watching the situation in Vancouver as many people struggle to rent or buy while investment properties remain empty. Please consider your residents and take measures now to stop the same situation developing in Victoria. We need more rentals and more affordable options for first time buyer small families.

Regards,



Catherine Kuipers (Bryant)

409-1063 Southgate St
Victoria BC V8V 2Z1
Sept 11, 2018.

BY EMAIL & BY HAND

City of Victoria Council
City Hall
Victoria BC

**Re: Rezoning Application by Aragon Properties Ltd, Folder No REZ 00634,
For 324-328 Cook St and 1044, 1048, 1052 & 1054 Pendergast St,**

Your Honour & City of Victoria Councilors:

We live at 409-1063 Southgate St. Victoria, BC. Our condominium borders the proposed redevelopment on the North side.

We purchased our condominium at 1063 Southgate Street in July, 2017 but were out of the Country when the public hearings occurred for the proposed development so were unable to be present. Indeed, we only found out about the proposal through minutes of our strata council which were emailed to us overseas!

We believe the proposed development in its present form is inappropriate for a variety of reasons as set forth below

Proposed Density Vastly exceeds the Maximum Total Floor Space Ratio For a "Large Urban Village"

According to Section 5 of the Land Management and Development Plan (page 39) the "ordinary" density for a Large Urban Village is a maximum FSR of 1.5:1. This maximum FSR of 1.5:1 is the current zoned FSR for the 3 houses on Pendergast which make up a substantial portion (indeed, the majority) of the development land). The proposed redevelopment exceeds the FSR under the LM&D Plan by a VERY large amount!

In terms of exceptions, Column 5 of the LM & D Plan states the following:

"Increased density... may be considered in strategic locations for the advancement of Plan objectives".

The Cook Street Village is not considered a "strategic" location so there is no reason for the City of Victoria to approve the massive increase in density requested by the developer.

We also note that no provision is made for "rental housing" which is in very short supply in the City of Victoria. Many new developments in the City of Victoria are making part of the development into rental housing and that, understandably, makes the City Council more sympathetic to requests for rezoning for development. The developer in question makes no such provision which otherwise might persuade the City of Victoria to consider increasing the FSR to a certain extent. We note the developer is proposing 10 feet high ceilings for the development which is clearly for "luxury" housing, inconsistent with rental housing (and will take it out of affordability for all but the wealthiest purchasers which will include sellers of residential property in Vancouver or Toronto, not to mention Asian buyers looking for a second home).

Removal of Land zoned for "family Housing"

The majority of the land is currently zoned for "townhouse" development. That is family oriented housing which is in short supply in Fairfield. It could be argued that this proposal is an inappropriate conversion off "family housing" to condominiums. There are currently condominiums being built on Heywood Avenue (across from Beacon Hill Park) and at the corner of Cook Street and Oliphant street. Do we really need another condominium development in the area at the cost of reducing the availability of "family" housing? (We know the first thing the new Strata Council will do is prohibit children (under 18 years old from occupying the condominiums. Goodbye family housing!)

Destruction of the Environment

On the Northeast corner (the back corner) of the property at 1052-54 Pendergast is located a group of Cedar trees that have morphed into a single tree. This "tree" is at least 80 feet (25 meters) in height! It is in front of our living room. We are on the fourth floor of 1063 Southgate and this Cedar tree towers above our building. It is a MAGNIFICENT tree. (We are told it is the oldest tree in the area.) It is one of the reasons we purchased our condominium in July, 2017.

Under the current zoning, only 45% of the land at 1053-54 Pendergast can be occupied by buildings and 55% must be "landscaped" so, there is no reason for the tree to be removed under the present zoning. However, because of the excessive density requested by the developer, underground parking must be provided for 80 cars. As a result, almost all of the area of the proposed development must be excavated underground for car parking and that excavation results in the roots of this magnificent cedar tree being destroyed. We believe this environmental destruction is NOT appropriate and is another reason for rejecting the proposed development in its present form!

In addition to the destruction of the 25 meter cedar tree at 1052-54 Pendergast, there is a HUGE chestnut tree on the Cook Street Boulevard directly in front of the Mac's Convenience Store (part of the proposed redevelopment). The Chestnut tree has a trunk that is 48 inches (120 centimeters) in diameter. The roots of this tree go under the sidewalk and obviously the roots go under the Mac's store as well. Since the underground parking will go almost out to the sidewalk, there is a risk to the root system of this tree as well as the total destruction of the cedar tree on the Pendergast property. We understand the developer has supplied an opinion from a private arborist that the underground parking will not fatally injure the root system of this chestnut. However, we believe the arborist of the Victoria City Parks Department should be asked for a second "independent" opinion as to the effects of the underground excavation. This ancient tree is MUCH TOO VALUABLE to the ambience of the Cooks Street Village to be put at risk!!!!

In addition to the root system on this HUGE Chestnut tree going under the proposed redevelopment, the canopy of the tree also extends far over the redevelopment in the air! A four storey building will interfere with the existing canopy and its future growth!!!

What the developer is creating is a future fight between the City of Victoria and the owners of the condominiums he is building! The owners will inevitable demand the canopy of the tree be cut back to preserve their building. However, the branches of this huge tree are at least 12 inches (30 centimeters) in diameter. You can't just remove branches without damaging the tree! (We note parenthetically that the current zoning of the commercial property that faces Cook Street is 3 storeys in height with a 3 meter setback from Cook Street so construction of a 3 storey commercial building on the property would not interfere with the canopy of this Chestnut tree.

In summary, the environmental damage of the proposed development is too great! It can NOT be justified and the proposed development in its present form should be rejected by the City Councilors!

The Destruction of Access to Light and Air Flow for the Owners of 1063 Southgate

At the present time, the commercial property at 324-328 Cook Street is zoned for a 3 storey commercial building with a 3 meter setback from Cook Street. If a 3 storey commercial building were constructed on this site, it would have a minor effect on 1063 Southgate; it would interfere with light and air flow to a minor degree as it would occupy a small amount of the total degree of exposure to the South. If townhouses were built on the Pendergast residential properties (as currently zoned), it would have no effect whatsoever because only 45% of the surface area can be built on with a maximum height of 13 meters. However, the developer wants a building that is 4 storeys and 16.15 meters in height that will stretch from the Cook Street sidewalk along half a block of Pendergast Street! That is a TOTAL destruction of the access to light and air flow for ourselves and the other owners at 1063 Southgate! It is at least 120 degrees on the compass that the building will block for us to the South! Will the developer compensate us from its profits for the loss of light (LOL)? Will the City of Victoria compensate us for the loss of light from the increased taxes you will collect (LOL again)? Surely the City of Victoria has a responsibility to protect the owners at 1063 Southgate who will bear the greatest loss if this application is approved! We urge you again to reject this application in its present form on this ground as well as the other reasons given above!

Is there an Acceptable alternative?

We believe an acceptable alternative would be a three storey building (which is the current zoning for the commercial property). Such a three storey building would have the following advantages:

1. The reduction in the number of condominium units would reduce the requirement for underground parking by a substantial amount (perhaps 20 parking spots from the existing 80 spots). This reduction in required parking would, in turn, mean the roots of the Chestnut on Cook Street could be avoided by suitable design. It could also mean the Cedar tree on the 1058-62 Pendergast property could be spared as its roots could also be avoided by suitable design of the underground parking. (It might also require some modification of the building for the canopy of the Cedar but is that too high a price to ask for the preservation of that magnificent Cedar tree for the enjoyment of all the people who visit the Cook Street Village?)
2. A three storey building will not interfere with the canopy of the huge Chestnut tree on the Cook Street Boulevard (referred to above) as much. We note also that there currently is only one building in the Cook Street Village that is 3 storeys high. All the others are one or two storeys. The three storey building is the one on the West side of Cook Street at the corner of Cook Street and Sutlej Street, extending Southward on Cook Street (the building housing Mother Nature's food store among others). Thus a three storey building would fit into the existing ambience much better.
3. A 3 storey building would give some access to light by the owners of 1063 Southgate.

A reduction to three storeys would still give the developer a substantial profit from the rezoning without boxing in ourselves and the other current owners of 1063 Southgate.

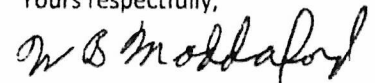
Another alternative for the proposed redevelopment would be to follow the design of our building at 1063 Southgate. Our building is "L-shaped" and extends out to Cook Street. (It houses the Fairfield Activity Centre and has several commercially zoned units on the ground floor so it, too, is a "mixed use" building.)

Our building is a 4 floor condominium. However, the portion of our building that extends out to Cook Street is only one storey high. That portion is about 75 feet (25 meters) deep. The result is the 4 storey portion is set well back from Cook Street so it does not interfere with the ambience of the Cook Street

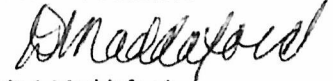
Village. Another advantage of the 1063 Southgate approach is our building does not interfere with the canopy of the Chestnut trees on the boulevard. Also, our underground parking does not extend out under the one storey portion so it does not interfere with the roots of the Chestnut trees. A similar approach with the proposed building by Aragon Properties Ltd would eliminate both the chestnut tree root and canopy problems and the building would not "overpower" the Cook Street Village ambience. It would also benefit our Southgate properties as we would not be boxed in as much. (However, unlike our proposal for a 3 storey building, it would not save the cedar tree on the Pendergast property referred to above.)

In summary, we believe the current proposal is unsuitable for the location and we urge you, the mayor and City Councilors of Victoria, to reject the application for a site specific zoning based on the current proposal by the developer. The developer should be told to go back to the drawing board and come up with a design that is more suitable for the neighborhood for which it is proposed. With some evidence of goodwill on the part of the developer, we are confident this can be resolved to the satisfaction of all concerned while still maintaining a suitable profit for the developer for the trouble it has gone to for its proposal.

Yours respectfully,



William B Maddaford



Doris A Maddaford

cc Mr Luke Ramsay LRAMSAY@ARAGON.CA
ajohnston@victoria.ca

F. LAND USE MATTERS

F.2 Rezoning Application No. 00634 & Development Permit Application No. 00527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street (Fairfield)

Committee received a report dated November 23, 2018, from the Acting Director of Sustainable Planning and Community Development regarding an application to increase the density and construct a four-storey, mixed-use building with commercial uses and residential uses at an overall density of 2.19:1 FSR.

Councillor Dubow withdrew from the meeting at 12:19 p.m.

Moved By Councillor Alto

Seconded By Mayor Helps

Rezoning Application No. 00634

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements:
 - a. Statutory Right-of-Way securing 1.38 metres of the site adjacent Pendergast Street, to the satisfaction of the Director of Engineering and Public Works.
 - b. Housing Agreement ensuring that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - c. Section 219 Covenant securing an amenity contribution in the amount of \$136,163.47 toward the Local Amenities Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - d. Section 219 Covenant to secure the construction of the following public realm improvements, to the satisfaction of the Director of Engineering and Public Works:
 - rain gardens along Pendergast Street enhanced boulevard planting and low seating walls permeable and impermeable concrete sidewalk pavers.
 - e. Section 219 Covenant to secure the maintenance of the proposed rain gardens and boulevard planting for a period of one year, to the satisfaction of the Director of Parks, Recreation and Facilities.

Moved By Mayor Helps

Seconded By Councillor Alto

Amendment:

That the motion be amended to include the following:

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Collins

Amendment:

That the motion be amended to include the following:

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

CARRIED UNANIMOUSLY

Moved By Mayor Helps
Seconded By Councillor Isitt

Amendment:

That the motion be amended to include the following:

Direct staff to work with BC Housing and report back on BC Housing purchasing 10% of the units to be used for affordable rental in perpetuity.

Committee discussed:

- *Consideration of reducing the on-site parking to achieve affordable housing.*

Moved By Councillor Isitt
Seconded By Councillor Collins

Amendment to the amendment:

That the amendment be amended as follows:

Direct staff to work with BC Housing and/or the applicant to secure and report back on BC Housing purchasing 10-20% of the units to be used for as affordable rental housing in perpetuity.

CARRIED UNANIMOUSLY

Moved By Councillor Isitt
Seconded By Councillor Alto

Amendment to the amendment:

That the amendment be amended as follows:

That Council direct staff to work with BC Housing and/or the applicant to secure 10-20% of the strata units affordable rental housing in perpetuity.

CARRIED UNANIMOUSLY

Moved By Councillor Collins
Seconded By Councillor Loveday

Amendment to the amendment:

That the amendment be amended to include the following:
ensure the tenants who are being displaced have first right of refusal

CARRIED UNANIMOUSLY

Moved By Councillor Isitt
Seconded By Councillor Collins

Amendment to the amendment:

That the amendment be amended to include the following:

provided they meet the income eligibility requirements for the affordable units

FOR (4): Mayor Helps, Councillor Isitt, Councillor Dubow, and Councillor Collins

OPPOSED (3): Councillor Alto, Councillor Loveday, and Councillor Potts

CARRIED (4 to 3)

Moved By Mayor Helps
Seconded By Councillor Isitt

Amendment to the amendment:

That the amendment be amended as follows:

Remove the word "income"

CARRIED UNANIMOUSLY

On the amendment:

CARRIED UNANIMOUSLY

Moved By Councillor Isitt
Seconded By Councillor Collins

Amendment:

That the motion be amended to include the following:

Refer back to staff and applicant to consider revising the application to create rental housing, including non market rental housing rather than strata housing, as a condition of the rezoning

FOR (3): Councillor Isitt, Councillor Potts, and Councillor Collins

OPPOSED (4): Mayor Helps, Councillor Alto, Councillor Loveday, and Councillor Dubow

DEFEATED (3 to 4)

Main motion as amended:

Rezoning Application No. 00634

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, and that staff report back to Committee of the Whole once the following conditions are met:

1. Preparation and execution of the following legal agreements:
 - a. Statutory Right-of-Way securing 1.38 metres of the site adjacent Pendergast Street, to the satisfaction of the Director of Engineering and Public Works.
 - b. Housing Agreement ensuring that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - c. Section 219 Covenant securing an amenity contribution in the amount of \$136,163.47 toward the Local Amenities Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - d. Section 219 Covenant to secure the construction of the following public realm improvements, to the satisfaction of the Director of Engineering and Public Works:
 - i. raingardens along Pendergast Street
 - ii. enhanced boulevard planting and low seating walls
 - iii. permeable and impermeable concrete sidewalk pavers.
 - e. Section 219 Covenant to secure the maintenance of the proposed rain gardens and boulevard planting for a period of one year, to the satisfaction of the Director of Parks, Recreation and Facilities.
2. Update report to Council on the proposed day-care facility located at 380 Cook Street and execution of any necessary legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit Application No. 00527

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00634, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00527 for 324/328 Cook Street and 1044, 1048, 1052/1054 Pendergast Street, in accordance with:

1. Receipt of final plans, generally in accordance with the plans date stamped November 23, 2018, with refinement to artwork panels, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. The Development Permit lapsing two years from the date of this resolution."

Direct staff to work with BC Housing and/or the applicant to secure 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

FOR (6): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Dubow, Councillor Potts, and Councillor Collins

OPPOSED (1): Councillor Isitt

CARRIED (6 to 1)

Councillor Young returned to the meeting at 1:19 a.m.

I.1.c.e Rezoning Application No. 00634 & Development Permit Application No. 00527 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street (Fairfield)

Moved By Councillor Alto
Seconded By Mayor Helps

Rezoning Application No. 00634

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, and that staff report back to Committee of the Whole once the following conditions are met:

1. Preparation and execution of the following legal agreements:
 1. Statutory Right-of-Way securing 1.38 metres of the site adjacent Pendergast Street, to the satisfaction of the Director of Engineering and Public Works.
 2. Housing Agreement ensuring that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development.
 3. Section 219 Covenant securing an amenity contribution in the amount of \$136,163.47 toward the Local Amenities Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.
 4. Section 219 Covenant to secure the construction of the following public realm improvements, to the satisfaction of the Director of Engineering and Public Works:
 - i. raingardens along Pendergast Street
 - ii. enhanced boulevard planting and low seating wall
 - iii. permeable and impermeable concrete sidewalk pavers.
 5. Section 219 Covenant to secure the maintenance of the proposed rain gardens and boulevard planting for a period of one year, to the satisfaction of the Director of Parks, Recreation and Facilities.
2. Update report to Council on the proposed day-care facility located at 380 Cook Street and execution of any necessary legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit Application No. 00527

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00634, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00527 for 324/328 Cook Street and 1044, 1048, 1052/1054 Pendergast Street, in accordance with:

1. Receipt of final plans, generally in accordance with the plans date stamped November 23, 2018, with refinement to artwork panels, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. The Development Permit lapsing two years from the date of this resolution."

Direct staff to work with BC Housing and/or the applicant to secure 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

Motion to refer:

Moved By Councillor Isitt

Seconded By Councillor Potts

That Council refer the application back to staff to engage with the applicant and report back to Council on the prospects of substantially improving affordability in this project.

FOR (2): Councillor Isitt, and Councillor Young

OPPOSED (7): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

DEFEATED (2 to 7)

Amendment:

Moved By Councillor Loveday

Seconded By Councillor Alto

That the motion be amended by striking the following wording:

"prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00634 for 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, and that staff".

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the motion be amended by striking point #1.

Mayor Helps recalled the previous amendment motion.

Motion to refer:

Moved By Councillor Isitt

Seconded By Councillor Loveday

That this matter be referred to the January 10, 2019 Committee of the Whole meeting for discussion.

Amendment on the motion to refer:

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the referral motion be amended as follows:

"That this matter be referred to staff with direction to work on:

Direct staff to work with BC Housing and/or the applicant to secure 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

Update report to Council on the proposed day-care facility located at 380 Cook Street and execution of any necessary legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development."

FOR (7): Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Mayor Helps, and Councillor Alto

CARRIED (7 to 2)

Mayor Helps recalled the amendment on the motion to refer.

Amendment on the motion to refer:

Moved By Councillor Isitt

Seconded By Councillor Young

That the referral motion be amended as follows:

"That this matter be referred to staff with direction to work on:

Direct staff to work with BC Housing and/or the applicant to incorporate affordability into the project, including the option of securing 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

Update report to Council on the proposed day-care facility located at 380 Cook Street and execution of any necessary legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development."

CARRIED UNANIMOUSLY

On the motion to refer as amended:

That this matter be referred to staff with direction to work on:

Direct staff to work with BC Housing and/or the applicant to incorporate affordability into the project, including the option of securing 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

Update report to Council on the proposed day-care facility located at 380 Cook Street and execution of any necessary legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development.

FOR (7): Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young
OPPOSED (2): Mayor Helps, and Councillor Alto

CARRIED (7 to 2)

Devon Cownden

Subject: Pendergast project commercial parking proposal

From: linda macnayr [REDACTED]
Sent: December 5, 2018 9:32 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Pendergast project commercial parking proposal

Dear Mayor Helps,

I respectfully request you reject the Pendergast developer's proposal to accommodate commercial parking requirements by means of street parking and the destruction of highly valued grass boulevards.

This was never discussed in the local community plan nor is it in CSV design guidelines and would further erode the distinction between City and Neighbourhood.

The Pendergast project is already problematic, exacerbating, as it does, the need for affordable housing in Fairfield. Please support initiatives promoting social inclusiveness (Gentle Density) and environmental sustainability.

Thank you for your attention and action.

With regards,

Linda MacNayr

Monica Dhawan

From: Kim Hardy <[REDACTED]>
Sent: Thursday, December 06, 2018 3:44 PM
To: Victoria Mayor and Council
Subject: Fwd: Pendergast Project

----- Forwarded message -----

From: Kim Hardy <[REDACTED]>
Date: Thu, Dec 6, 2018 at 3:41 PM
Subject: Pendergast Project
To: Mayor Lisa Helps <mayor@victoria.ca>, Ben Isitt (Councillor) <bisitt@victoria.ca>, <gyoung@victoria.ca>, <cthorton-joe@victoria.ca>, <lcollins@victoria.ca>, <spotts@victoria.ca>, <sdubow@victoria.ca>, <jloveday@victoria.ca>

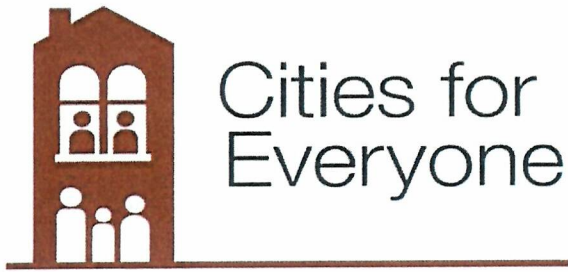
I am a resident of Cook Street Village (1127 Chapman St.) and am concerned with the proposal to turn grassy boulevards into on-street parking associated with the Pendergaast Project.

Cook Street Village has seen significant changes in the way of new development in recent years and, I fear is in danger of losing it's charm that distinguishes it from downtown. There have been many new commercial and residential developments that have changed the feel of the village with the loss of green space. The idea of turning boulevards into parking seems ludicrous given the move towards increasing bike traffic. I believe my neighbours share my vision to retain the leafy green characteristic of our Village.

I worry that this lack of regard for the Village's green character is also an indication of another development that once again displaces affordable rental housing for high priced condominiums.

I hope Council will remove the element of this project that removes green boulevards for paved parking space.

Kim Hardy
[REDACTED]
1127 Chapman St.



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

Victoria Mayor and City Council
mayorandcouncil@victoria.ca
Victoria City Hall
12 December 2018
Re: Aragon Cook Street Village Development

Dear Victoria Mayor and Council,

I am writing on behalf of *Cities for Everyone* in support of Aragon Development's [proposed project](#) at Pendergast and Cook in the Cook Street Village. This will provide needed housing in a walkable neighborhood where residents can minimize their automobile travel and associated costs. I would like to address a couple of concerns that have been raised about this and other similar developments.

Some people argue such developments lack affordable housing. That is partly true: unless subsidized, new housing is generally unaffordable to lower-income households, which rely primarily on older housing stock. However, it is affordable to many middle-income households and increasing the supply of middle-priced housing helps increase lower-priced housing supply through *filtering*, as some low-priced housing occupants move into the new middle-priced units, and over time as the new units depreciate. Victoria's current shortage of lower-priced housing is the result of decades of underbuilding middle-priced housing. To bring prices down Victoria needs lots more middle-priced housing development, such as Aragon proposes.

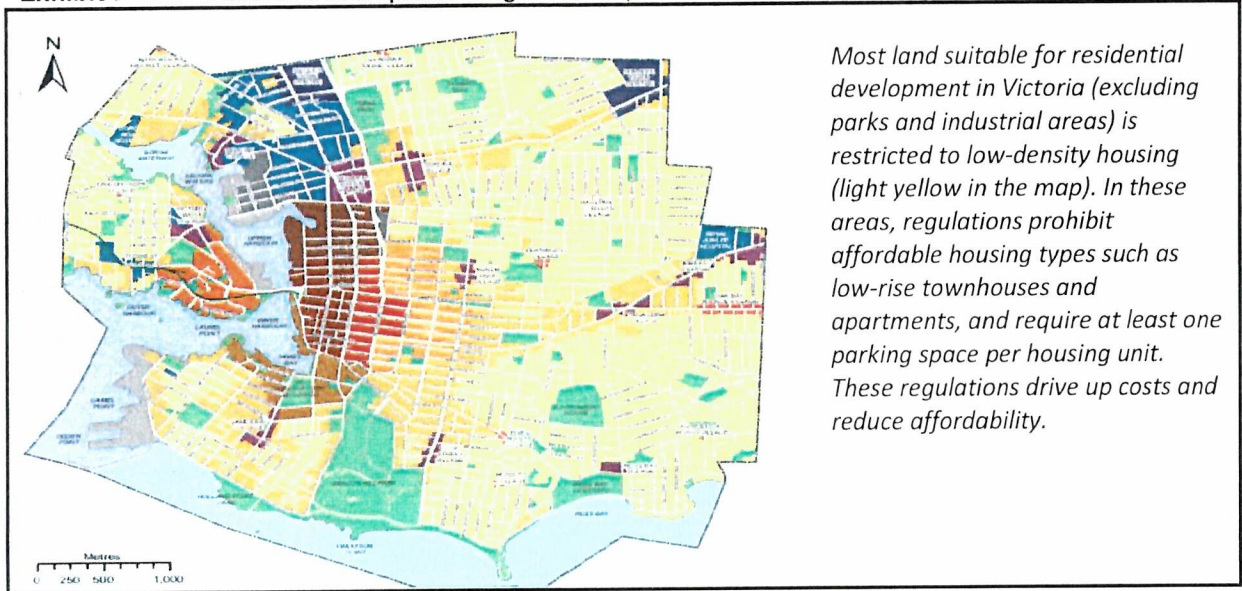
An article in yesterday's *Times Colonist* helps put this into perspective. According to "[Affordable Housing Fuels Construction in Greater Victoria](#)" about 3,500 new housing units, mostly multi-family rentals, were started in our region this year. That is good news for affordability: this rate of housing development should help drive down rents in both old and new housing stock. For example, after [Seattle](#) and [Portland](#) built thousands of new rental apartment units, Seattle experienced [a 2.4% decline](#), and Portland a [2.6% decline](#), in average rents.

However, the bad news is that most of this new middle-priced housing is being developed in automobile-oriented areas where residents must spend much more time and money on transport. Physically and economically disadvantaged people are far better off locating in walkable neighborhoods, such as the Cook Street Village area, where they don't need a car.

Victoria has thousands of units under development, but those are mostly downtown highrises, which are costly to build and unsuitable for many households' needs. [Cities for Everyone's 1.5%](#)

[Solution](#) sets a 1.5% annual growth target in residential neighborhoods to serve unmet demand, but current zoning regulations limit such development. Most of the City's land is zoned *Traditional Residential*, which limits buildings to two stories and requires 1-2 parking spaces per unit, forcing car-free households to pay for expensive parking spaces – typically adding \$20,000-60,000 per space – that they do not need.

Exhibit 7 Victoria Development Regulations (Victoria Official Community Plan 2012)



Many peer cities are now implementing policy reforms to allow much more development in walkable neighborhoods. [Portland](#), [Seattle](#) (and more [Seattle](#)), [Minneapolis](#), [Vancouver](#), [Olympia](#), [San Francisco](#) and [Metro Everett](#) are all implementing policy changes to allow more compact housing (multiplexes, townhouses and low-rise apartments), reduced parking requirements, and minimize fees on lower-priced housing, as [affordability advocates](#) recommend.

These changes will, almost certainly, raise opposition, but our recent municipal election indicated strong public support for reforms to allow more affordable infill. Opposition to affordable infill reflects a vocal minority, mainly property owners who have nothing to lose from housing supply restrictions.

Critics are likely to complain that Aragon's proposed development is too large. Some want to limit the Cook Street Village to three stories although four-story buildings already exist nearby, and reducing building size and height generally reduces the number of middle-priced housing units that can be built, as illustrated in the following nearby example.

In 2003 a developer proposed the Bohemia and Castana, a pair of three- and four-story mixed-use buildings with 71 residential units, a third of which were to be moderate-price rentals. The proposal was rejected due to local residents' objections to what they considered the project's

Cities For Everyone

excessive size. Instead, the developer constructed a three-story building with 51 condominiums but no rental units. In a city with nearly 50,000 houses, 20 fewer moderate-priced units is too small to notice, but if this is typical, it indicates that community resistance reduces affordable infill housing development by 40% compared with what developers want to build.

Critics sometimes argue that upzoning to allow taller buildings, and therefore more and larger units, only increases “greedy” developers’ profits. This overlooks other beneficiaries:

- Building industry workers including architects, sales staff, trades and suppliers.
- Property owners, whose land becomes more valuable.
- Future residents, who have better housing options.
- All regional residents who benefit from less traffic congestion, accident and pollution emissions compared with those households living in automobile-dependent developments.

An abundance of good research indicates that filtering increases lower-priced affordability, including Stuart Rosenthal's 2014 study, [Are Private Markets and Filtering a Viable Source of Low-Income Housing? Estimates from a 'Repeat Income' Model](#), published in the *American Economic Review*, and Miriam Zuk and Karen Chapple's 2016 study, [Housing Production, Filtering and Displacement: Untangling the Relationships](#), published by the Berkeley Institute of Government Studies. Similarly, [recent research](#) by the City Observatory, a sustainable development advocacy group, shows that displacement rates are lower in neighborhoods that increase housing supply and therefore reduce competition for available housing units.

For these reasons, *Cities for Everyone* encourages City Council to support policies that allow much more middle-priced infill housing in walkable urban neighborhoods.

Sincerely,

A handwritten signature in black ink that reads "Todd Litman". The signature is written in a cursive, flowing style.

Todd Litman
Cities for Everyone

Devon Cownden

Subject: WARNING: Pendergast CALUC was abusive, incomplete; Over 20 trees on site

From: Mary Doody Jones [REDACTED]

Sent: December 13, 2018 1:45 PM

To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Ben Isitt (Councillor) <Blisitt@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Laurel Collins (Councillor) <lcollins@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; cthorton-joe@victoria.ca

Cc: Alec Johnston <ajohnston@victoria.ca>; Alison Meyer <ameyer@victoria.ca>; David Biltek [REDACTED]

Subject: WARNING: Pendergast CALUC was abusive, incomplete; Over 20 trees on site

To Mayor and Councillors

Since Council is working on the Pendergast proposal, knowing background facts can be useful.

1A. The Pendergast at Cook St. CALUC last December 7 was very unhappy due to:

- Abusive statements by the developer to and about the single parent tenants, by deriding them for not having money;
- Continual references to working by the draft plan, as if residents' chance of changing parts did not exist;
- Developers' denial of helping the tenants move;
- No building to higher LEED standards;
- Developer's unwillingness to reduce oversize.

1B. A number of aspects lacked the usual information

- First the usual systematic presentation was not given re height, setbacks, storeys, FSR, zonings.
- Answers to questions gave few technical numbers.
- Answers of ten needed repeat questioning and then skirted the issues.
- Two documents were missing, re traffic and Parking report and On site landscaping and trees.
- the arborist smilingly stated the report wasn't here and twice he "couldn't tell the number and kinds of trees affected by clearing the site.

I took the time before last Christmas to write up a very careful account of the meeting to have it nullified, as being neither informative nor respectful.

- Efforts to find who is the overseer able to say that the meeting doesn't count proved unsuccessful.

- Council apparently could not. Mr. Coates was little help.

I was referred back to the CALUC group itself.

So be aware that the CALUC meeting was never properly done.

Attached you will find my executive summary and letter to Council.

2. A grove of trees, along with houses having 4 apartments for single parents would be affected.

Please visit this site on CookSt. after Fairfield before the Council meeting.

- I made an attempt at counting the trees; there were more than 20 (24?), some ordinary, others much larger. See examples below.

- If you go past Mac's to the parking area, you will see a line of trees in a row and tall ones in the yard, obviously the remnant of a grove..

The houses all have trees in the back yard, assisting us against climate change and representing the West Coast more than any trellis on an oversize building.

All the proposals now want cement to cement borders, so all the landscaping goes. The loss of such large trees would really hasten climate change and affect other trees around.
Could you please request retention of at least some trees here.
Mary Doody Jones



409-1063 Southgate St
Victoria BC V8V 2Z1
January 24, 2019.

BY EMAIL

City of Victoria Council
Victoria BC

**Re: Rezoning Application by Aragon Properties Ltd, Folder No REZ 00634,
For 324-328 Cook St and 1044, 1048, 1052 & 1054 Pendergast St,**

Dear Madam Mayor & City Councilors:

First of all, may we congratulate each of you on your reelection (or first time election for one of you) last October. It was a hard fought election with many candidates.

On Sept 10, 2018 we wrote to you about the above referenced development and our concerns. We understand this proposal went to COTW on Dec 6, 2018 but we spend 6 months in Manila, Philippines doing volunteer work so we could not make a presentation at that meeting due to our absence from Victoria.

We have been in touch with Alec Johnston and he advised us that, on Dec 13, 2018, a motion was passed at the COTW referring the matter back to staff to, *inter alia*:

“Direct staff to work with BC Housing and/or the applicant to incorporate affordability into the project...”

In connection with affordability, we would like to draw to your attention to the fact that the plans submitted by the developer to you provide for 10 foot ceilings in the condo units, rather than the usual 8 foot ceilings. Those higher ceilings are usually associated with “luxury” units. We suggest to you that 10 foot ceilings are the antithesis of affordability. The developer obviously wants to maximize its profit from the development but that, we suggest, is not in the interests of the residents of Victoria who need affordable housing, not luxury housing.

Our concern with the current proposal for 10 foot ceilings is also in the context of the blocking of light to our building at 1063 Southgate. The proposed development is parallel to ours on the South side just a few meters away. It will result in substantial blocking of light from the South to our units (the only access to light we have). The 10 foot ceilings add about 2 meters in height to the three stories of condo units (2 feet times 3 stories equals 6 feet which is almost 2 meters). If the units are reduced to 8 foot ceilings this will result in less blockage of light to our building. (It will also result in more “affordable” units as noted in the previous paragraph.)

May we also repeat the plea in our previous letter to save the magnificent 30 meter cedar tree(s) on the northeast corner of 1052-1054 Pendergast! These are irreplaceable! The proposal by the developer to

plant some new trees along the North side of the development will never amount to much. They will have no room for root development due to the underground parking in the development and they will be constantly be pruned back by the condo owners in the future so they will resemble Japanese bonsai, not the magnificent trees that are currently there!

Thank you for the opportunity to make our views known.

Yours respectfully,

William B Maddaford

Doris A Maddaford

Cc Alec Johnston
Luke Ramsay

Lucas De Amaral

From: Pauline Kenneally [REDACTED]
Sent: June 24, 2019 7:38 PM
To: Victoria Mayor and Council
Subject: Development behind Cook St. Activity Centre

Categories: Planning, Awaiting Staff Response

Dear Madam Mayor and Council members;

I attend the Cook St. Activity Centre three times a week so am aware of a proposed new development where Pic a Flic and some houses behind will be demolished to allow it to happen.

My big concern is that there are huge, old-looking trees on the properties proposed to be knocked down and I went to your office today and if I understood it correctly the trees on the actual properties are scheduled to come down and this distresses me if it is in fact the case.

There is quite dense population living all around that area and I consider those trees to be a big part of keeping us healthy.

I was informed that the developer has gone through the usual process and will soon return to Council to tell you of the changes he has made to his plans.

I would appreciate knowing whether any or all of those trees are under threat of being knocked down and if they are I do hope some intervention might save them - we only get one chance to do that.

Yours truly,

Pauline Kenneally

To:

Mayor Lisa Helps and Councilors
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

RE: Support of Proposed Development at 328 Cook Street

I am writing to express my support of the proposed Mixed-use development at 328 Cook Street in Victoria.

Many stay at home moms are building their own business, mixed use would present opportunity to live and promote and showcase, their wares and skills. Mini village menatily is enjoyable and represents the culture of Victoria.

Yours truly,

Sharice Singh
sharicesingh@gmail.com

To:

Mayor Lisa Helps and Councilors
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

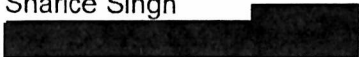
RE: Support of Proposed Development at 328 Cook Street

I am writing to express my support of the proposed Mixed-use development at 328 Cook Street in Victoria.

Many stay at home moms are building their own business, mixed use would present opportunity to live and promote and showcase, their wares and skills. Mini village menatily is enjoyable and represents the culture of Victoria.

Yours truly,

Sharice Singh

A black rectangular redaction box covering the signature area.

Heather McIntyre

From: [REDACTED]
Sent: February 27, 2020 1:54 PM
To: Victoria Mayor and Council
Cc: Vanessa Hammond; Carol Turnbull
Subject: 328 Cook St Rezoning Application

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access medical and health space at the Cook St Village Activity Centre. We will be able to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents.

Kevin Campbell

204, 1020 View Street, Victoria BC V8V 4Y4
[REDACTED]

Sent from [Mail](#) for Windows 10

Heather McIntyre

From: lg proudfoot [REDACTED]
Sent: February 27, 2020 7:59 AM
To: Victoria Mayor and Council
Subject: 328 Cook St. Rezoning Application

Dear Mayor Helps and Council,

Regarding Rezoning of 328 Cook Street

I wish to voice my support for rezoning. As an RN I have provided nursing foot care at the CSVAC for five years. Assessment, education and advocacy are a part of care focusing on care and prevention. Foot care specifically supports mobility.

Currently there is a room available one day a week and there is an extensive waiting list. More space would extend this service.

My medical assessment includes the whole person and frequently includes referrals to other professionals. Additional space for wellness will be well utilized when the community can be seen by a Nurse Practitioner and other health providers.

Clients voice their appreciation for the Centre, a centre of, and in, the community for meeting their psycho social needs, for exercise, education, happiness and well being.

If you have any questions please feel free to contact me.

Sincerely and with appreciation for the quality of life we enjoy in Victoria

Lorna Gail Proudfoot, RN
Foot Care Nurse
Canadian Association for Foot Care Nurses, BC Advisor

Heather McIntyre

From: Phyllis Webster [REDACTED]
Sent: February 27, 2020 3:50 PM
To: Victoria Mayor and Council
Cc: [REDACTED] Vanessa Hammond
Subject: RE: 328 Cook Street Rezoning Application

Those of us who are relatively new or are new residents of Victoria know how hard it is to find primary health care services. My husband and I have been fortunate but it is horrifying to think that 70,000 people in our area do not have a doctor or nurse practitioner to help them look after their health.

I am writing in support of the Victoria Health Co-op in their application to access space at 328 Cook Street. The Health Co-op will be able to provide Nurse Practitioner services, a medical office assistant, health and wellness treatments.

What a remarkable addition to the community it would be to have the practitioners working together for the well being of our citizens. I urge you to accept this rezoning application for the Victoria Health Co-op.

Phyllis Webster
#10-977 Convent Place
Victoria, BC V8V 2Y9

[REDACTED]

Heather McIntyre

From: annie sylvan [REDACTED]
Sent: February 28, 2020 7:55 PM
To: Victoria Mayor and Council
Subject: an appeal

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the well being of community residents.

*Thank you for your attention to this matter,
annie sylvan*

Heather McIntyre

From: Bruce Chambers [REDACTED]
Sent: February 28, 2020 7:49 PM
To: Victoria Mayor and Council
Subject: 328 Cook St Rezoning Application

Hi,

I've had the same wonderful doctor for 16 years but she's retiring at the end of June. This leaves me like 70,000 other people in Greater Victoria without a family doctor. What I need most is continuity of care. Someone who knows and treats my conditions and can refer me to specialists when necessary. I understand that Nurse Practitioners are increasingly filling this role. Therefore, I support the Victoria Health Co-op's plans for exam and treatment space for Nurse Practitioners. This is an essential service and I'd like the city to give its full support.

Thank you.

Bruce Chambers
#103, 280 Douglas Street
Victoria BC V8V 2P2
[REDACTED]

Heather McIntyre

From: Rapaport [REDACTED]
Sent: February 28, 2020 7:10 PM
To: Victoria Mayor and Council
Cc: Carol Turnbull
Subject: 328 Cook St. Rezoning Application

As a senior approaching 80, CSVAC provides me with a unique opportunity to participate both as a member and as a volunteer. As a member, to share in activities including exercise classes, games and educational opportunities, and, as a volunteer, to interact with members of the community in a leadership role, responsible for a number of decisions and functions.

Due to the growth of our membership and of our programs and activities, CSVAC has outgrown its current walls and requires an expansion of it's facilities in order to continue meeting the current level of needs of our seniors' community. To help fulfill these needs, the addition of Unit 2 would provide crucial space which we are already relying on.

Thank you for your consideration.

Frances Rapaport
Director

Heather McIntyre

From: Kori Doty [REDACTED]
Sent: February 28, 2020 7:10 PM
To: Victoria Mayor and Council; [REDACTED]
Subject: 328 Cook & Primary Health Access

To Mayor Helps and Victoria City Council,

I am contacting in support of the rezoning approvals required for the Victoria Health Co-op to provide Nurse Practitioner services out of the space at 328 Cook St.

I grew up in the region and have returned to Victoria to raise my child. We both have medical conditions that would really benefit from having the level of care a Nurse Practitioner could provide. We were under the care of a Nurse Practitioner in our previous residence in the Slocan Valley, where even from a rural place, we received a high level of comprehensive care from a compassionate and knowledgeable care provider. At current, without a primary care provider, aspects of my child's and my health are held by me as a parent, and in silos of specialist clinics, walk-ins and emergency rooms.

I also work with queer and trans youth in local programs. Conversations among these youth, many of whom have unmet health care needs, often return to the lack of options for accessing comprehensive care.

Approving the rezoning required to support VHCC and Cook St Village Activity Centre is a step council can take to improve access to comprehensive health care for its residents, improving the health of our city.

In Solidarity,

Kori Doty
(they/them)

Parent

Director Trans Tipping Point Youth Arts Mentorship

Coordinator Victoria Pride Society - Youth Leadership Council

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents.

--

Kori Doty

[REDACTED]

Inciting Revolution through Imagination and Education

[REDACTED]

Grateful to be living and working on Unceded Territory of the Lekwungen Speaking Songhees, Esquimalt and WSÁNEĆ peoples.

Heather McIntyre

From: Marg MacQuarrie [REDACTED] on behalf of Marg MacQuarrie <[REDACTED]>
Sent: February 28, 2020 4:39 PM
To: Victoria Mayor and Council
Subject: 328 Cook St Rezoning Application

Dear Council, my Doctor recently retired, leaving no one to carry on her work. She has been my Doctor for 25 years, but now I will join the 700,000 other British Columbians who are without a Doctor. The odds of finding another one are abysmally low, and so I would encourage you to please approve the rezoning of the Cook Street Activity Centre.

The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. They hope to serve some of the 70,000 people in our area who do not currently have primary health services and adequate wellness services.

Thank you for your consideration,
Margaret MacQuarrie
1537 Morrison Street
Victoria, BC.

Heather McIntyre

From: tamara walker [REDACTED]
Sent: February 28, 2020 7:55 PM
To: Victoria Mayor and Council
Subject: 328 cook street rezoning application

To whom it concerns

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents.

Sincerely a young and local entrepreneur mother of 1 who had her baby in the NICU for a month and has no doctor for follow up appointments,

Tamara Parks

Heather McIntyre

From: Allen Evans [REDACTED]
Sent: February 29, 2020 4:07 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Re: 328 Cook St. Rezoning Application for Unit 2 additional space:

To: Victoria Mayor & Council.

I would appreciate your support and approval of this rezoning application on Thursday, March 19th. for the needed expansion of our Cook Street Village Activity Centre. I am a very happy new member of this centre and I want to continue with my attendance as it is friendly with good activities and supportive of us seniors.

The need for additional space becomes very obvious with our increasing active memberships and the lack of room for the needed activities offered. I gather with this space the centre will be able to accommodate their planned new services for the community and increase the individual activities for their members.

Thank you for this opportunity and your continued support for the Cook St. community.

Yours truly,
Allen Evans.

My address:

#202-420 Linden Ave.
Victoria, B.C. V8V 4G3
Phone: 250-[REDACTED]

Heather McIntyre

From: [REDACTED]
Sent: February 29, 2020 9:24 PM
To: Victoria Mayor and Council
Cc: [REDACTED] 'Victoria Health Co-Op'
Subject: 328 Cook St Rezoning Application

Dear Mayor Helps,

We emailed you in July, 2019 stating that as seniors living in Victoria without a Family Doctor or primary healthcare provider, we fully support the efforts of Victoria Health Co-op to offer Nurse Practitioner services at the Cook Street Village Activity Centre.

The Victoria Health Co-op needs exam and treatment room space to serve some of the tens of thousands of people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. The Nurse Practitioners, patients and those practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents.

We hope that we can depend on your support for the rezoning application to allow the exam rooms for the Nurse Practitioner services at Cook St.

Thank you,

Alan and Barbara Humphries
Superior Street, Victoria V8V 1V1

Heather McIntyre

From: Diane Taylor [REDACTED]
Sent: February 29, 2020 7:41 AM
To: Victoria Mayor and Council
Subject: 328 Cook St Rezone application

I am in full support of this project
Diane Taylor
504-250 Douglas. Owner and full time resident

Sent from my iPad

Heather McIntyre

From: Laura Bernard [REDACTED]
Sent: February 29, 2020 3:15 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook St Rezoning Application

Hello,

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents.

After having my family doctor close her practice October 2019 I can testify to what a hardship it is to not have a dedicated family doctor or nurse practitioner to make appointments with for prescription renewals.

Thank you,
Laura Bernard
Text only: 2 [REDACTED]

Heather McIntyre

From: Cathie [REDACTED]
Sent: March 1, 2020 2:05 PM
To: Victoria Mayor and Council
Subject: 328 Cook St. Rezoning Application

Mayor and Council:

I urge you to approve this zoning change – to assist the Health Co-op, who has worked tirelessly to bring this much needed service to our community.

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents.

Thank you, Cathie Ballard

Heather McIntyre

From: Debi LaHaise [REDACTED]
Sent: March 1, 2020 8:55 PM
To: Victoria Mayor and Council
Subject: rezoning 328 Cook Street

Dear Mayor and Council,

Primary health care is a very real concern for many in Victoria. The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary health services. The proposal for 328 Cook Street will address this concern by enabling the Victoria Health Co-op to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Please consider accepting this proposal for the wellbeing of community residents.

Thank you,

Debi LaHaise

1498 Myrtle Ave, Victoria, BC V8R 2Z6

Heather McIntyre

From: Joy.Hillier [REDACTED]
Sent: March 1, 2020 9:32 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: "328 Cook St Rezoning Application"

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who like me do not currently have Primary Health Services and adequate wellness services.

The proposal for [328 Cook St](#) enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents.

Kindly,

Marina J Hillier

Heather McIntyre

From: Lyn Stewart [REDACTED]
Sent: March 1, 2020 8:49 AM
To: Victoria Mayor and Council
Cc: Carol Turnbull; Victoria Health Co-Op
Subject: 328 Cook St Rezoning Application

Dear Mayor Helps,

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services.

The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments on a monthly and continual basis, so that all residents of Victoria have the ability to access to health care if needed. And particularly for residents of Victoria who have no family doctor.

Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents for a long term solution.

Regards,

Lyn Stewart

Heather McIntyre

From: Margarete Helmuth [REDACTED]
Sent: March 1, 2020 10:26 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook Street Rezoning Application

To Whom It May Concern:

Since we have moved to Victoria, we have noticed that there exists a serious and grave need for Primary Health and adequate Wellness Services.

This is our reason that we fully support the Victoria Health Co-op needs for exam and treatment space to serve some of the apparently 70 000 people in our area who do not currently have Primary Health Services. The proposal for 328 Cook Street would enable to Victoria Health Co-op to access space to provide Nurse Practitioner services, a medical office assistant, health and wellness education and wellness treatments. Those practitioners and patients, currently working or being treated at the Cook Street Village Activity Centre would be able to work together for the well-being of the Community residents. We hope that our petition for this additional space will not go unnoticed and that the City will be able to fulfill the urgent and grave needs of our community.

Sincerely Yours,
Margarete Helmuth

Heather McIntyre

From: Medwyn McConachy [REDACTED]
Sent: March 1, 2020 7:32 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook Street - Rezoning Application

Dear Mayor and Council,

I am a member of the Victoria Health Co-op and very interested in the work they are doing to provide Nurse Practitioner and Wellness services to residents in my community.

I moved to Victoria in September 2017 and was surprised to find that not only could I not find a family doctor, but I was among thousands in this community who are in the same situation. The Victoria Health Co-op is a great example of citizens stepping up to help themselves in a situation where existing systems and structures are falling short.

The Victoria Health Co-op has partnered with Cook Street Village Activity Centre to create a space where Nurse Practitioners and other wellness service providers can offer medical treatments and support to the community. This rezoning application will facilitate the creation of a centre which is much needed.

I am writing to urge Council's approval of the rezoning application

thank you for reading my letter

sincerely

Medwyn

Medwyn McConachy
[REDACTED]
[REDACTED]

I acknowledge with gratitude and respect the Lekwungen speaking peoples on whose traditional territory I reside and the Songhees, Esquimalt and WSÁNEĆ whose historical relationships with this land continue to this day. I am thankful each day to live on this beautiful land, nourished by the ocean, the trees and touched by the traditions and ceremonies once banned by settler occupiers. I commit to actively supporting the indigenous peoples of the country called Canada as they stand strong protecting their hereditary rights.

'...age does not necessarily mean getting old. At least, not in the ordinary sense. I feel many things more intensely than ever before, and for me life grows more fascinating.'
written at age 93 by Pablo Casals, cellist, (December 29, 1876–October 22, 1973)

Heather McIntyre

From: Cathy Bannink [REDACTED] >
Sent: March 2, 2020 5:15 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook St Rezoning Application

Mayor and Council Members,

I'm writing to lend my support to the proposal for the dedication of space at the Cook Street Village Activity Centre for the Victoria Health Co-op to provide Nurse Practitioner Services. The Health Co-op has been providing education and services to the community for many years. When we lost our medical practitioners at the James Bay Community Project it left even more people in the community without primary health services. Walk In Clinics in this city are overwhelmed, making it very difficult for many people in the community to see a doctor.

When I first joined the Victoria Health Co-op and began using the medical clinic we had a Nurse Practitioner who provided a wonderful service. We need a Nurse Practitioner now to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The space at Cook Street would also allow the important health and wellness education and wellness treatments of the health co-op to continue for the wellbeing of community residents.

Please allow the exam rooms at the Cook Street Village Activity Centre to be built. This is a very important project to move forward with as quickly as we can.

Thank you for your attention to this matter.

*Sincerely, Cathy Bannink
410 Government Street, Victoria, BC*

Heather McIntyre

From: Carolyn Hammond [REDACTED]
Sent: March 2, 2020 12:06 PM
To: Victoria Mayor and Council
Cc: executivedir@csvac.ca
Subject: 328 Cook St Rezoning Application

Dear City Council,

I encourage you to grant the rezoning application to establish a Nurse Practitioner-run health clinic at the Cook Street Village Activity Centre.

I am a senior citizen who recently lost my primary care physician due a closure of the practice.

Kind regards,
Carolyn Hammond
Victoria Resident

Heather McIntyre

From: David [REDACTED]
Sent: March 2, 2020 6:46 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook St Rezoning Application

328 Cook St Rezoning Application

I am one of the thousands of people in Greater Victoria who lack a primary care physician. After 30+ years of stable support from one doctor, when he retired ~3 years ago I found myself joining the ranks of those without a family doctor. My doctor had worked out of 547 Michigan Street so I became familiar with and joined the Victoria Health Coop.

I am aware of the VHC's proposal to establish a team of Nurse Practitioners and I would gladly join such a practice. But they need a space to offer this service.

By this letter I am asking you to look favourably on the 328 Cook Street Rezoning Application to support establishing a Nurse Practitioner service. It will help fill a pressing community need.

Sincerely,

David Malcolm

d [REDACTED]

Heather McIntyre

From: Hope Walsh [REDACTED]
Sent: March 2, 2020 7:55 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook St Rezoning Application

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the well being of community residents.

Please support this initiative.

Heather McIntyre

From: Joan Mason [REDACTED]
Sent: March 2, 2020 4:45 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook Street Rezoning Application

Mayor, Council and City of Victoria staff

I am writing in support of the rezoning application for 328 Cook Street. I and my husband have been residents of Victoria for 35 years and 78 years, respectively. We have been extremely fortunate to have a family physician for over 30 years. Last year, following the retirement of our doctor, we were lucky to find another family physician. However, most of our friends and family here in Victoria are searching for a physician without success, following the retirement of their doctors. Many of them are older adults, with some ongoing health concerns that require management.

As this is an issue throughout the Province and one that is unlikely to change in the foreseeable future, I see a need for new models of primary health care. I believe that the Victoria Health Coop can fill this need. The Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. The Cook Street Village location is ideal for such a clinic and would provide an important service to those living in the Cook Street Village and Fairfield areas.

I urge you to approve the rezoning application to allow Aragon Properties to build this mixed residential and commercial development and provide a home for the Victoria Health Coop.

Yours sincerely
Joan Mason and Larry Elford
777 Pemberton Road
Victoria, BC V8S3R3

Heather McIntyre

From: Moira Nasim [REDACTED]
Sent: March 2, 2020 10:16 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook St Rezoning Application".

Hi Folks;

My husband & I have been Victoria residents for 20 years now; we did have a primary doctor until recently, but she has now left her family practice. Prior to that we had 3 other family doctors - all of whom have left FP or moved on to other specialties. In the past several months we have tried in vain to find a new doctor. We do hope the proposed venture at Cook St. Activity Centre can become a reality very soon.

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents.

Please consider supporting this new endeavour.

With kind regards,
Moira and Cyril Nasim
244 Moss Street

Heather McIntyre

From: Mary Jane Collins <[REDACTED]>
Sent: March 2, 2020 7:44 PM
To: Victoria Mayor and Council
Cc: [REDACTED]; Vanessa Hammond
Subject: 328 Cook St Rezoning Application

Hello Mayor and Council,

In the last ten years I have had four Family Physicians, each of whom have had a change in their lives that meant leaving their practice. Each time this happened, I experienced a pause between doctors as I looked for someone taking new patients. I am very fortunate to have found someone each time. I am now in that pause place and very hopeful of seeing a Nurse Practitioner with the Victoria Health Co-op.

The approval of the proposal for 328 Cook Street would enable the Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments.

For me, and I believe for most of us, these services are essential to maintaining the best health possible. I value continuity of care, and as I age I hope this continuity will be in place for me.

I am excited at the prospect of space for an expanded community of health care practitioners, current and Co-op, at the Cook Street Village Activity Centre. I hope you are too.

I value the work we do together towards supporting the health and well-being of the residents of our community.

Thank you for your consideration.
warm regards,

Mary Jane Collins
#306- 1145 Hilda Street
Victoria V8V 2Z5

Heather McIntyre

From: George Balanyi [REDACTED]
Sent: March 3, 2020 8:47 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook St. Rezoning Application

I am supporting CSVAC in the need of additional space which will be a great Benefit for the community. CSVAC is important for me. Excellent activities! Great people!
Sincerely,
George Balanyi (member)

Heather McIntyre

From: Jean Kucy [REDACTED]
Sent: March 3, 2020 10:04 AM
To: Victoria Mayor and Council
Cc: Carol Turnbull
Subject: Re: 328 Cook St. Rezoning Application

To Victoria City Mayor and Council:

It is my understanding that a request has been made to the Victoria City Council to use Unit 2 available within the building and behind the Cook Street Village Activity Centre. As this would be an ideal place for a wellness centre to serve the community, I offer this letter of support asking the Victoria City Council members to vote in favour of the request.

In view of the urgent need in Victoria of family doctors, the inclusion of a nurse practitioner to serve residents is even more crucial at this time. A number of my neighbours and members of the Centre have mentioned that they are without a family doctor. With an easily accessible location and the services of a variety of health professionals, a facility such as this would be a definite asset and beneficial to the larger community.

With the additional space in Unit 2, it would be a great chance to expand the wellness services and relieve some of the pressure of juggling current space within the Centre to accommodate both these services and the other programs and activities that members enjoy. In this way, more programs and courses could be offered and would further enhance the Centre's value in the community.

On a personal level, I have been a member of the Centre for many years. It provides me with the opportunity to meet members of this community in a social and friendly atmosphere. In addition, I am pleased to be able to volunteer my services in the Centre contributing to make Victoria a welcoming place for Seniors and members of the public. Even "snow birds" visiting our Centre share a variety of experiences with us and enjoy the ambiance.

I look forward to your support of this Rezoning Application as I see it as a Win-Win situation.

Yours sincerely,

Jean Kucy

Suite 205, 1035 Southgate St.

Victoria, BC V8V 2Z1

Heather McIntyre

From: KAREN ULDALL-EKMAN [REDACTED]
Sent: March 3, 2020 2:45 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Victoria Health Co-op

Dear mayor & Council

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents.

It is becoming increasingly difficult to access in-person health care these days. Please support this initiative!

Thank you,

Karen Uldall-Ekman
2892 Dysart Road
Victoria, BC

Heather McIntyre

From: LAUREN MARTIN <[REDACTED]>
Sent: March 3, 2020 2:13 PM
To: Victoria Mayor and Council
Cc: [REDACTED] a
Subject: 328 Cook Street Rezoning Application

Dear Mayor and Council:

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in the area who do not currently have primary health services and adequate wellness services. The proposal for 328 Cook Street will enable the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. The Co-op's practitioners, patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the well being of community residents. I wholeheartedly support this endeavour.

Thank you.

Lauren Martin
Victoria Health Co-op Member

Heather McIntyre

From: Yvonne Parti <[REDACTED]>
Sent: March 3, 2020 12:15 PM
To: Victoria Mayor and Council
Cc: Carol Turnbull
Subject: 328 Cook St. rezoning application

Dear Mayor and Council

You have an application before you to rezone 328 Cook St. to allow for the expansion of Cook St. Village Activity Centre (CSVAC). CSVAC is a community hub - a place to get information, to socialize, to learn and enjoy oneself, even to pick up fresh fruits and veggies once a week: its staff and many volunteers create a welcoming, inclusive environment.

I participate in activities at CSVAC several times a week, and appreciate the wide range of interests and abilities that are catered to in their programming. There is so much going on at CSVAC that space is at a premium, and with every nook and cranny in use, it is often hard to find a quiet corner to sit with a friend over coffee! You could say, it is bursting at the seams.

Thank you for considering our rezoning application.

Yvonne Parti
Pakington St., Victoria

Lucas De Amaral

From: Freda Knott [REDACTED]
Sent: March 4, 2020 10:49 AM
To: Victoria Mayor and Council
Subject: 328 Cook St Rezoning Application

The Victoria Health Co-op is in need of exam and treatment room space to serve some of the 70,000 people in the Fairfield/James Bay area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access space to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Their practitioners, patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the well being of community residents. My daughter and her family including 2 children ages 11 and 10 are in dire need of a permanent practitioner. Please consider this as a priority.

Thank you

Freda Knott

#202, 1063 Southgate St., Victoria,

Lucas De Amaral

From: Jovelyn Dabu [REDACTED]
Sent: March 3, 2020 6:35 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook Street Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor Helps, and City Council

The community would greatly benefit with more space for healthy activities. We hope to have room for Nurse Practitioner in the near future.

Many people do not have a family doctor and have to line up between 6:30 and 8:00 at the Drop in Clinic to get an appointment for that day (in the cold and rain).

CSVAC is important to me for the following reasons.

- A. Exercise
- B. Singing together
- C. Friendship with other members
- D. Movie and popcorn Saturday afternoon

Thank you for your consideration.

Nadine Kenney
934 Collinson Street

Lucas De Amaral

From: Jed Goldberg [REDACTED]
Sent: March 4, 2020 10:13 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Cook St. Village Activity Centre

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Helps and Council

I am a resident of Fairfield and a frequent user of the Cook St. Activity Centre.

The Cook St. Village Activity Centre is a major hub in our neighbourhood that is extremely well used and vital to the health of the community. So many varied activities and programs are offered there that would not be accessible to most without the Centre. Since I am in the Centre multiple times a week I have noticed that it is cramped and needs more space. The activity I participate in twice a week needs to move from room to room without a permanent home because of the lack of space.

It is my understanding that there is available space located on the west side of the Centre that has been vacant for some time.

I would strongly suggest that Council move to have this vacant space given to the Centre for the benefit of the entire Fairfield community and beyond.

Sincerely

Jed and Shayla Goldberg
Richardson St.
Victoria

Lucas De Amaral

From: Joni Hockert [REDACTED]
Sent: March 4, 2020 10:27 AM
To: Victoria Mayor and Council
Cc: Carol Turnbull
Subject: Unit 2 380 Cook Street

Follow Up Flag: Follow up
Flag Status: Flagged

I write to you with both a sense of desperation and a sense of hope. My desperation comes from being recently diagnosed with bladder cancer and not having a GP. As you may or may not be aware, cancer treatment involves multiple appointments, including appointments with a GP. Since I don't have a GP I am forced to stand in line at my local clinic, frequently for more than an hour, to get an appointment for later in that day. If you are familiar with the side effects of chemo, you will understand that I am weak, nauseous, and in pain most of the time. Standing outside, especially in the cold and rain, is not helpful. Nor is standing in line with people who are sick and contagious as my immune system is quite compromised. This is a truly dreadful situation to be in.

My sense of hope comes from the Cook St. Village Activity Centre and its efforts to expand in order to house a wellness centre. This centre would include a Nurse Practitioner who would be able to fulfill many of the needs of those of us without a GP. This would be a truly wonderful thing for our community.

In addition to being a member of CSVAC, I am a volunteer and a member of the Board of Directors. I can truthfully say that much of my emotional support and sense of wellbeing during this health struggle comes from the CSVAC community. There is no group of people more suited to developing a wellness centre. They currently have a number of wellness programs in place which are so popular, they have wait lists weeks in advance. The expansion of these services can only add to the health and wellbeing of even more community members.

I cannot stress enough how much of a difference in people's lives the expansion of CSVAC into Unit 2 would make. We are desperate for additional health services and hopeful you will make this happen.

Thank you for your kind and reasoned consideration.

Joan Hockert, MA(Ger), MSW
Member Board of Directors
Cook St. Village Activity Centre

March 2, 2020

Mayor and Council,
Victoria City Hall
1 Centennial Square,
Victoria, B.C. V8W 1P6

RE: 328 Cook St., Rezoning Application

Dear Mayor and Council.

Currently there are some 70,000 people in our area who do not have Primary Health Services.

Although I personally have a family doctor he is nearing retirement and I am concerned that another doctor will not be available.

I live in the James Bay area and over the past few years many people have moved into this area from other parts of the country and have mentioned to me their difficulty in finding a family doctor.

This proposal would allow Nurse practitioners, patients, and the practitioners currently working at the Cook Street Village Activity Centre to be able to work together for the wellbeing of community residents. It would also provide space for a Medical Office Assistant, health and wellness education and wellness treatments.

Sincerely,

Joan Trumble.



Lucas De Amaral

From: Lee Fuge [REDACTED]
Sent: March 4, 2020 7:29 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook St Rezoning Application

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mayor and Council,

I live in Fairfield and am a member of both the Victoria Health Co-op and the Cook Street Activity Centre. I live close to the Centre and attend exercise classes there which help me deal with Parkinson's symptoms. I also receive treatments from the practitioners offering their services to Victoria Health Co-op members. Access to a community based health centre would contribute to the wellbeing of many people in our neighbourhood.

I strongly support this rezoning proposal.

Lee Fuge
#306, 1145 Hilda Street, V8V 2Z5
[REDACTED]

Lucas De Amaral

From: Louise n'ha Ruby [REDACTED]
Sent: March 4, 2020 8:26 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 328 Cook St. Rezoning Application

Follow Up Flag: Follow up
Flag Status: Flagged

Unfortunately my computer has been in the shop and I may have missed the Council deadline. However, I would like to express my hope that the Rezoning Application has been approved.

I am one of the many citizens of Victoria who do not have a doctor here. My doctor is in Duncan and I do not own a car so when I need to see her I have to arrange overnight accommodation in order to take the bus and attend. I have a complex medical history and walk-in clinics for emergency situations are not the best.

I am excited and encouraged by the work being done by the Victoria Health Co-op to create and staff a Wellness Centre in the Cook Street Village.

The Victoria Health Co-op needs exam and treatment room space to serve some of the 70,000 people in our area who do not currently have Primary Health Services and adequate wellness services. The proposal for 328 Cook St enables the Victoria Health Co-op to access medical and health space at the Cook St Village Activity Centre. We will be able to provide Nurse Practitioner services, a Medical Office Assistant, health and wellness education, and wellness treatments. Our practitioners, our patients and the practitioners currently working at the Cook Street Village Activity Centre will be able to work together for the wellbeing of community residents.

Thanks for your consideration,

Louise n'ha Ruby