

**Devon Cownden**

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**Subject:** Pendergast project commercial parking proposal

**From:** linda macnayr [REDACTED]  
**Sent:** December 5, 2018 9:32 AM  
**To:** Lisa Helps (Mayor) <[LHelps@victoria.ca](mailto: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

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**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](mailto:mayor@victoria.ca)>, Ben Isitt (Councillor) <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[cthornton-joe@victoria.ca](mailto:cthornton-joe@victoria.ca)>, <[lcollins@victoria.ca](mailto:lcollins@victoria.ca)>, <[spotts@victoria.ca](mailto:spotts@victoria.ca)>, <[sdubow@victoria.ca](mailto:sdubow@victoria.ca)>, <[jloveday@victoria.ca](mailto: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.

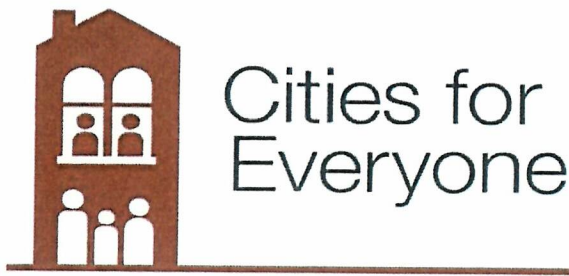
Cook Street Village has seen significant changes in the way of new development in recent years and, I fear is in danger of losing it's charm that distinguishes it from downtown. There have been many new commercial and residential developments that have changed the feel of the village with the loss of 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.

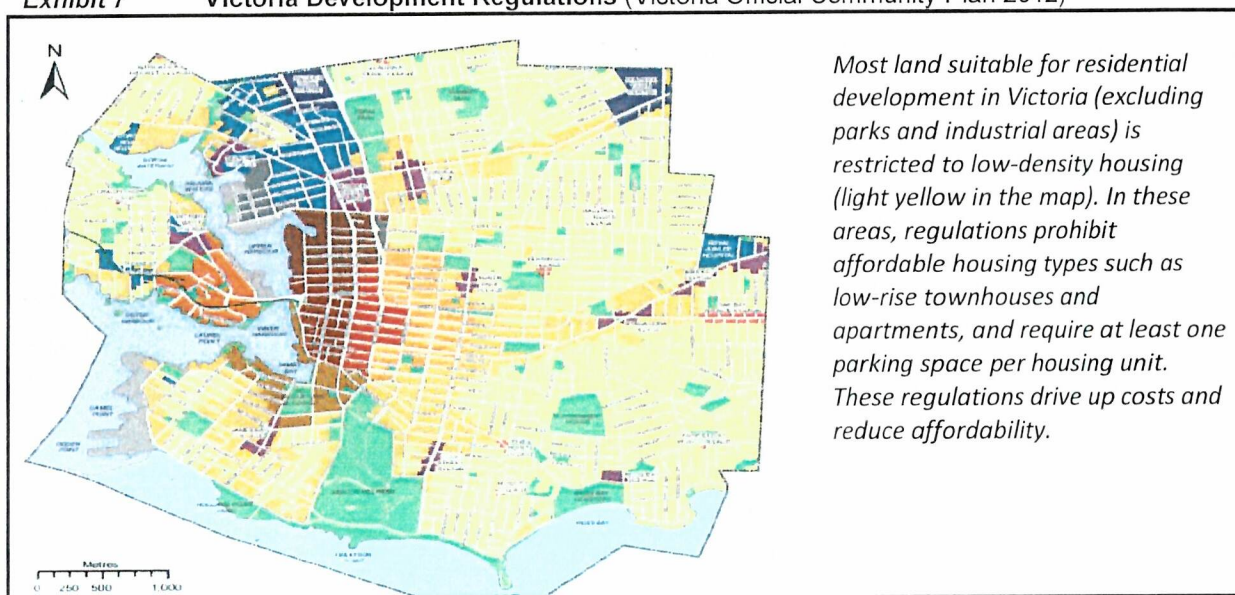
However, the bad news is that most of this new middle-priced housing is being developed in automobile-oriented areas where residents must spend much more time and money on transport. Physically and economically disadvantaged people are far better off locating in walkable neighborhoods, such as the Cook 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 fluid and cursive, with the first name "Todd" and last name "Litman" clearly distinguishable.

Todd Litman  
*Cities for Everyone*

## Devon Cownden

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**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](mailto:LHelps@victoria.ca)>; Ben Isitt (Councillor) <[BIsitt@victoria.ca](mailto:BIsitt@victoria.ca)>; Marianne Alto (Councillor) <[MAalto@victoria.ca](mailto:MAalto@victoria.ca)>; Geoff Young (Councillor) <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>; Laurel Collins (Councillor) <[lcollins@victoria.ca](mailto:lcollins@victoria.ca)>; Sharmarke Dubow (Councillor) <[sdubow@victoria.ca](mailto:sdubow@victoria.ca)>; Sarah Potts (Councillor) <[spotts@victoria.ca](mailto:spotts@victoria.ca)>; Jeremy Loveday (Councillor) <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>; [cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)

**Cc:** Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>; Alison Meyer <[ameyer@victoria.ca](mailto: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

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**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](mailto:sharicesingh@gmail.com)

To:

Mayor Lisa Helps and Councilors  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor and Council,

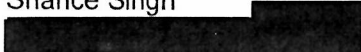
RE: Support of Proposed Development at 328 Cook Street

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**

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**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

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**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**

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**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**

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**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

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**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

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**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 its 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

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**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



Inciting Revolution through Imagination and Education



*Grateful to be living and working on Unceded Territory of the Lekwungen Speaking Songhees, Esquimalt and WSÁNEĆ peoples.*

**Heather McIntyre**

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**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**

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**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

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**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

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**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

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**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

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**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**

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**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

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**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

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**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**

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**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

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**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

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**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

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**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 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

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**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

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**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

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**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

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**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

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**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**

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**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

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**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

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**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

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**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

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**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

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**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**

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**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

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**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**

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**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

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**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

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**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

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**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