

**Lucas De Amaral**

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**From:** Lantern Properties [REDACTED]  
**Sent:** February 26, 2020 10:47 AM  
**To:** Carolina Ashe  
**Cc:** Lisa Helps (Mayor); Jeremy Loveday (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto (Councillor); Alec Johnston; [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] megan  
bermand  
**Subject:** Re: Proposed Development at 1475 Fort Street

Hi Carolina,

The voluntary meeting was only for properties adjoining 1475 Fort St. As you can see in the image attached from VicMap, Frewing Lane separates 1475 Fort St and 1019 Pemberton Rd.

Looking forward to the second meeting at Cascadia's office on March 5th.

Thanks,  
Josh.



On Feb 25, 2020, at 2:56 PM, Carolina Ashe [REDACTED] wrote:

**Re: Proposed development of apartment building at 1475 Fort Street**

Our townhome at 949 Pemberton Road borders this site.

We are not opposed to the development of this site, and we recognize that there is a need for more rental apartments in the city. However, we have some concerns.

**Lack of Consultation**

- The architect's letter of June 12th, 2019 states there was an open house on March 24th – which we were unaware of – and that they have “carefully considered community's concerns.” This belies the fact that the neighbours most immediately affected at 949 and 1019 Pemberton have not been consulted.
- The developer has refused to share important documents that will help us better understand the proposed development. While the developer has consented to meet with our strata, lack of consultation and transparency to date has not set the stage for a trusting relationship.

The proposal requests setback and height variances. The combined effects would have a profoundly negative impact on neighbouring homes, which may not be evident by reviewing the architect's drawings alone. Initial concerns are listed below.

**Loss of privacy**

- If both the height and southern setback variances are approved, the new building will be only 12 feet from the perimeter fence of 949 Pemberton, and 27 feet from nearest townhomes.

Windows on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> stories will overlook private back yards, and will face directly into bedroom windows.

- Sightlines from townhomes will be blocked by the size and very close proximity of the new building.

#### **Environmental destruction**

- Approval of all setback variances would result in a large building footprint requiring removal of virtually all mature trees – 11 in total - resulting in:
  - elimination of much-needed visual screens and noise absorption.
  - permanent damage to the unique character and liveability of the neighbourhood, as the landscape plan lists only a few small replacement trees and shrubs that would only benefit residents of 1475 Fort Street.
  - permanent loss of trees that birds and other wildlife rely on for food and shelter.

#### **Safety/structural concern**

- There is a retaining wall about 5 ½ feet high between 1475 Fort Street and 949 Pemberton Road. We have no assurance that blasting for the underground parkade will not damage the integrity of this wall, especially if the southern variance is approved, bringing the building to within 12 feet of the retaining wall.

Victoria's Official Community Plan (OCP) embraces values that emphasise citizen engagement and whole systems thinking, "including the environmental, social and economic dimensions for urban life and development." (Value 3.1) We believe that the development proposal for 1475 Fort Street stands in opposition to those values, in that it appears to benefit only the developer, at the economic and social expense of surrounding neighbours, and at great cost to the environment.

As stated previously, we are not opposed to the development of a rental apartment building at 1475 Fort Street. We are asking that all stakeholder views be respectfully considered, resulting in a plan that reflects not only the developer's goals, but also the needs and concerns of immediate neighbours – a win-win for all.

We wish to be actively engaged in the consultation process for this proposal, and are asking for direction as to how we can do this.

We look forward to hearing from you,

Alan Morton and Carolina Ashe  
Unit 7, 949 Pemberton Road

## Lucas De Amaral

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**From:** Gillian Lawson [REDACTED]  
**Sent:** February 26, 2020 1:33 PM  
**To:** Lisa Helps (Mayor); Jeremy Loveday (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto (Councillor); Alec Johnston  
**Cc:** Strata 303 [REDACTED]  
**Subject:** 1475 Fort Street proposed development

To: Mayor and Council,

I am writing to address the proposed development at this address. I live at 949 Pemberton Road in a strata complex that borders the back of the development site.

My concerns are as follows:

1. Despite the developer's protestations to the contrary, no one in our strata received any notice of the proposed development even though we share a border and will be significantly affected.
2. The project drawings indicate that the proposed building would be significantly closer to the the strata property line than is the case with the current building. If the requested variances are allowed they would result in a significant loss of privacy and natural light to the units of our strata that border the development site.
3. The proposed encroachment of the new building would likely require the removal of mature trees which would adversely affect the character of the neighbourhood, not to mention animal habitat.
4. Our property is separated from the development site by an approximately 5 foot retaining wall. As the development proposal calls for an underground parkade, we are concerned that any blasting required for the construction of this parkade will compromise the integrity of this wall.

While I share the general concern that there is insufficient rental accommodation in our city, I do not believe that efforts to correct this should lead to a situation of reduced liveability for current homeowners. I think there must be a compromise here and I am counting on the Mayor and Council to seek that compromise.

Sincerely,

Gillian Lawson  
Unit 1 - 949 Pemberton Road

Sent from my iPad

## Lucas De Amaral

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**From:** Carolina Ashe [REDACTED]  
**Sent:** February 25, 2020 2:57 PM  
**To:** Lisa Helps (Mayor); Jeremy Loveday (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto (Councillor); Alec Johnston; [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]; Carolina Ashe  
**Subject:** Proposed Development at 1475 Fort Street

### Re: Proposed development of apartment building at 1475 Fort Street

Our townhome at 949 Pemberton Road borders this site.

We are not opposed to the development of this site, and we recognize that there is a need for more rental apartments in the city. However, we have some concerns.

#### Lack of Consultation

- The architect's letter of June 12th, 2019 states there was an open house on March 24th – which we were unaware of – and that they have “carefully considered community's concerns.” This belies the fact that the neighbours most immediately affected at 949 and 1019 Pemberton have not been consulted.
- The developer has refused to share important documents that will help us better understand the proposed development. While the developer has consented to meet with our strata, lack of consultation and transparency to date has not set the stage for a trusting relationship.

The proposal requests setback and height variances. The combined effects would have a profoundly negative impact on neighbouring homes, which may not be evident by reviewing the architect's drawings alone. Initial concerns are listed below.

#### Loss of privacy

- If both the height and southern setback variances are approved, the new building will be only 12 feet from the perimeter fence of 949 Pemberton, and 27 feet from nearest townhomes. Windows on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> stories will overlook private back yards, and will face directly into bedroom windows.
- Sightlines from townhomes will be blocked by the size and very close proximity of the new building.

#### Environmental destruction

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  - permanent damage to the unique character and liveability of the neighbourhood, as the landscape plan lists only a few small replacement trees and shrubs that would only benefit residents of 1475 Fort Street.
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Victoria's Official Community Plan (OCP) embraces values that emphasise citizen engagement and whole systems thinking, "including the environmental, social and economic dimensions for urban life and development." (Value 3.1) We believe that the development proposal for 1475 Fort Street stands in opposition to those values, in that it appears to benefit only the developer, at the economic and social expense of surrounding neighbours, and at great cost to the environment.

As stated previously, we are not opposed to the development of a rental apartment building at 1475 Fort Street. We are asking that all stakeholder views be respectfully considered, resulting in a plan that reflects not only the developer's goals, but also the needs and concerns of immediate neighbours – a win-win for all.

We wish to be actively engaged in the consultation process for this proposal, and are asking for direction as to how we can do this.

We look forward to hearing from you,

Alan Morton and Carolina Ashe  
Unit 7, 949 Pemberton Road

## Katie Lauriston

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**From:** Alec Johnston  
**Sent:** February 25, 2020 3:15 PM  
**To:** Katie Lauriston  
**Subject:** FW: Proposed Development at 1475 Fort Street

[More correspondence for 1475 Fort.](#)

Thanks,  
Alec

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**From:** Carolina Ashe <cmashe123@gmail.com>  
**Sent:** February 25, 2020 2:57 PM  
**To:** Lisa Helps (Mayor) <LHelps@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Alec Johnston <ajohnston@victoria.ca>; inquiries@lanprop.com; Strata 303 <strata303@gmail.com>  
**Cc:** Alan Morton [REDACTED]; [REDACTED]; Bill McKechnie <[REDACTED]>; Bill Stroll [REDACTED]; Carolina Ashe [REDACTED]; Lorena and Caspar [REDACTED]; [REDACTED]; [REDACTED]; Erik Solbakken [REDACTED]; Gillian Lawson [REDACTED]; Jan Klizs [REDACTED] Jay Nefsky [REDACTED] Jessica Sluymer [REDACTED]; Jo Anna Hope [REDACTED]; Vanessa Dingley <[REDACTED]>; Miranda Worthy [REDACTED]; Norman Spector <[REDACTED]>; Sandy Jones [REDACTED]; [REDACTED]; [REDACTED]; Strata 303 <strata303@gmail.com>; Ken Bailey [REDACTED]; megan bermand [REDACTED]; [REDACTED] Bill McKechnie [REDACTED] Carolina Ashe [REDACTED]  
**Subject:** Proposed Development at 1475 Fort Street

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As stated previously, we are not opposed to the development of a rental apartment building at 1475 Fort Street. We are asking that all stakeholder views be respectfully considered, resulting in a plan that reflects not only the developer's goals, but also the needs and concerns of immediate neighbours – a win-win for all.

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We look forward to hearing from you,

Alan Morton and Carolina Ashe  
Unit 7, 949 Pemberton Road



[REDACTED]

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**From:** Kenneth Bailey [REDACTED]  
**Sent:** February 14, 2020 10:35 AM  
**To:** Lisa Helps (Mayor); mayor@victoria.c  
**Subject:** Re: Proposed Development of a 33 unit apartment building at 1475 Fort St. Victoria

Dear Mayor Helps and Council,

As a resident at 949 Pemberton Rd., Victoria I and my wife wish to add our expressions of concern regarding the proposed Development of a 33 unit apartment building directly behind our residence at #10. We feel that such a building will have a very Negative impact on the quality of life we have enjoyed for some twenty years. We certainly will lose our privacy and be forced To face significant increases in noise levels due to much extra traffic coming and going during construction and upon completion.

Additionally, we foresee even great difficulty in accessing Fort Street from Pemberton Rd. which is difficult enough already.

We strongly urge you and the Council give this matter the attention it deserves.

Yours sincerely,  
Kenneth Bailey

## Lucas De Amaral

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**From:** Bill Stroll [REDACTED]  
**Sent:** February 13, 2020 1:18 PM  
**To:** Jeremy Loveday (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto (Councillor); Alec Johnston; inquiries@lanprop.com; Strata 303; Lisa Helps (Mayor); [REDACTED]  
**Subject:** Proposed development at 1475 Fort Street

Dear Mayor and city councillors,

We own a townhouse at 949 Pemberton Road and are writing about our concerns over a lack of information and consultation with Lantern Properties regarding the proposed rental development on Fort Street.

We are in favour of a new rental development on condition of meeting the concerns of our strata, however no residents in our 16 unit townhouse strata nor our neighbouring strata at 1019 Pemberton Road have been contacted by the developer. We are worried about the possible impact to our retaining wall that borders the proposed development if blasting takes place for a planned underground parking lot. If a study been done on the potential effects of this, can this information be released to us? Further, we understand that the developer has requested a variance to allow 10-12 feet from their proposed 4 story building to our retaining wall. Is this a usual amount of space between properties in Victoria? Before this project moves forward the City should have these answers. We also welcome the opportunity to get more information from the developer.

Sincerely,

Bill Stroll  
3-949 Pemberton Road

[REDACTED]

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**From:** [REDACTED]  
**Sent:** February 12, 2020 2:41 PM  
**To:** Lisa Helps (Mayor); Jeremy Loveday (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto (Councillor); Alec Johnston; [REDACTED] 'Strata 303'  
**Cc:** 'Alan Morton'; 'Barbara Bolli'; 'Bill McKechnie'; 'Bill Stroll'; 'Carolina Ashe'; 'Caspar Davis'; 'Chantal Brodeur'; 'Christine Morissette'; 'Erik Solbakken'; 'Gillian Lawson'; 'Jan Klizs'; 'J Nefsky'; 'Jessica Sluymer'; 'Jo Anna Hope'; 'Vanessa Dingley'; 'Miranda Worthy'; 'Sandy Jones'; [REDACTED]; 'Steve Williams'; 'Strata 303'; 'Ken Bailey'; 'megan bermand'  
**Subject:** Proposed Development: 1475 Fort Street

**Re: Proposed development of a 33 unit apartment building at 1475 Fort Street**

Dear Mayor and Council,

I reside at 9-949 Pemberton Rd in a 16 unit strata complex which is located immediately adjacent to the back of the above referenced development site. Although the developer made a Development Permit Application to the City of Victoria in June 2019, the strata only became aware of the proposal in late January when Pam Madoff had contacted a strata member about the Design Advisory Committee's recent review of the project. In advance of a meeting with the developer to review the design, I would like to offer the following comments about the proposal and in particular the developer's engagement process to date:

**Preliminary comments of the project design**

- While I will reserve providing detailed comments on the design until after the developer's presentation, I think it is important for Mayor and Council to appreciate at this juncture the context of our concerns about the inadequacy of the developers notification/consultation with the strata about this development. Based on the project drawings located on the City of Victoria website, it appears that the proposed building will have negative impacts on our strata. The proposal involves a large footprint relative to the size of the development site. The setback variances requested are significant. As example, the set back requested at the rear of the property would bring the building to within 10-12 feet of the strata property line. Some of the strata units will lose privacy and the viewscape will be impacted by the building. Mature trees would need to be removed to accommodate the large footprint of the structure and the requested setbacks – reducing privacy, creating habitat loss and generally impacting the ambience of the Rockland community. It may also exacerbate traffic congestion on Fort Street where congestion has recently increased substantially.

**Notification/Consultation**

- The developer has not adequately explained why the strata was not notified of this project. The developer has apologized for this oversight but at the same time states that notifications were issued. Although the City of Victoria's Development Permit process encourages but does not require proponents to consult neighbours, there is a strong expectation that property owners located immediately adjacent to a development or, are potentially impacted by a project in some way, be consulted by the developer in a timely and transparent manner. By not doing so, developers set up the basis for a poor relationship with neighbours.
- I understand that the developer had advised the Design Advisory Committee that all neighbours had been consulted about the project. As stated above, this is not the case. Had even one of the 16 members of the strata been notified of the project, this would have been brought to the immediate attention of our Council.

- I am befuddled by the developer's approach to notifying and engaging neighbours about the project. We understand that the proponent did notify and engage with some neighbours about the project including two neighbours on St Charles Street. Why not engage 949 Pemberton Rd and the strata at 1019 Pemberton Rd? And why did the developer not attempt to connect with the Strata Council when it became evident that not a single property owner at 949 Pemberton St had contacted the developer – especially given that the developer must have known full well that homeowners in the complex are the most likely to be impacted by this proposal.

#### **Information Sharing**

- I am disappointed at the developer's refusal to provide requested project related documents including the design drawing, the geotechnical report and the application. Although drawings are available on line, those produced/printed by the developer are friendlier to use. We are interested in reviewing the geotechnical report as there is a substantial retaining wall between the two properties which we want to ensure is not affected in the construction process. An on-site visit has also been declined by the developer. While I understand that these are not commonly undertaken, a willingness of the developer to support this shows good will and enables property owners to have a clearer understanding of the project and its implications for their properties. This developer's comment that the company only shares documents with the City is an unfortunate approach to collaborating with neighbours.

#### **Developer's Presentation**

- We initially declined an opportunity for a project presentation in hopes that this would compel the developer to step up and share information mentioned above. As this turned out to not be the case, the developer was approached to schedule another presentation. The developer responded that a presentation could not be offered until early March – and has not committed to a date. I am concerned about whether this is going to impact our timely review and input to this project.

#### **Development Permit Application Process**

- I think it is fair to conclude that there is need for improvements in the PDA process to ensure that there is adequate public notification and meaningful engagement by developers with respect to their development proposals. The current process is clearly not consistent with other levels of governments requirements for public involvement in developments. The scope and scale of this project warrants a process that ensures that developers engage the public in an open, transparent and timely manner and provides access to information so that the public's perspectives can help inform and influence decisions. The current process involving formal public input at the end of the process does not make much sense and does not set up conditions for win/win developments.

One further thought. What is the value of the input provided by the Rockland Neighbour Association and the Design Advisory Committee in absence of proper consultation with neighbours? Moreover, how can these entities properly assess a project when a site visit/neighbourhood reconnaissance has not been undertaken?

I am not opposed to this project. The current building needs replacement. There is a paucity of rental accommodation in the city. But at the end of the day, the scale of this project needs to be commensurate with the development site and surrounding neighbouring properties as well as take into account all potential impacts to a range of interests and values.

Thank you.

Barbara Bolli

[jloveday@victoria.ca](mailto:jloveday@victoria.ca)  
[sdubow@victoria.ca](mailto:sdubow@victoria.ca)  
[bisitt@victoria.ca](mailto:bisitt@victoria.ca)

[spotts@victoria.ca](mailto:spotts@victoria.ca)  
[gyoung@victoria.ca](mailto:gyoung@victoria.ca)  
[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)  
[malto@victoria.ca](mailto:malto@victoria.ca)  
[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)

[REDACTED]

[REDACTED]

List all members of Strata Council/ owners  
1019 Pemberton Rd contact?

**Subject: Proposed Development: 1475 Fort Street**

**Date:** February 12, 2020 at 4:41:09 PM CST

**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[sdubow@victoria.ca](mailto:sdubow@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[spotts@victoria.ca](mailto:spotts@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>,

**Re: Proposed development of a 33 unit apartment building at 1475 Fort Street**

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- I understand that the developer had advised the Design Advisory Committee that all neighbours had been consulted about the project. As stated above, this is not the case. Had even one of the 16 members of the strata been notified of the project, this would have been brought to the immediate attention of our Council.
- I am befuddled by the developer's approach to notifying and engaging neighbours about the project. We understand that the proponent did notify and engage with some neighbours about the project including two neighbours on St Charles Street. Why not engage 949 Pemberton Rd and the

strata at 1019 Pemberton Rd? And why did the developer not attempt to connect with the Strata Council when it became evident that not a single property owner at 949 Pemberton St had contacted the developer – especially given that the developer must have known full well that homeowners in the complex are the most likely to be impacted by this proposal.

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One further thought. What is the value of the input provided by the Rockland Neighbour Association and the Design Advisory Committee in absence of proper consultation with neighbours? Moreover, how can these entities properly assess a project when a site visit/neighbourhood reconnaissance has not been undertaken?

I am opposed to this project as it stands and as it has been presented . . . or no . . . to the affected neighbourhood. At the end of the day, the scale of this project needs to be commensurate with the development site and surrounding neighbouring properties as well as take into account all potential impacts to a range of interests and values.

Sincerely,  
Jo Anna Hope  
#15-949 Pemberton Road  
Victoria BC  
V8S 3R1

## Lucas De Amaral

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**From:** Paul Lecavalier [REDACTED]  
**Sent:** February 11, 2020 11:57 AM  
**To:** Lisa Helps (Mayor); Jeremy Loveday (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); cthorton-joe@victoria.ca; gyoug@victoria.ca; Marianne Alto (Councillor); inquiries@victoria.ca; ajhonston@victoria.ca  
**Cc:** [REDACTED] samantha walls; Russ Scruggs; Shirley Anderson  
**Subject:** Proposed development on Fort Street

Dear City of Victoria Council members

I am the president of Strata 740 at 1019 Pemberton Road. I am writing to state the support of our strata members with the email sent to you by Christine Morissette of Strata 303 on February 10th, 2020.

No household in our Strata has been consulted with regards this development, which I find strange since the variance being requested will directly impact us as we are an adjacent property.

We would appreciate the opportunity of meeting with City officials to discuss this matter.

Thank you

Paul Lecavalier  
President, Strata 740



## Lucas De Amaral

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**From:** josh.hayes [REDACTED]  
**Sent:** February 11, 2020 3:20 PM  
**To:** Lisa Helps (Mayor)  
**Cc:** Jeremy Loveday (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto (Councillor); Alec Johnston  
**Subject:** Fwd: 1475 Fort St  
**Attachments:** 1475 Letter to Mayor and Council .pdf

Dear Mayor & Council,

I am forwarding this email from Strata 303 to make mayor and council aware I've offered two dates to hold an information meeting and they were both declined until the list of items below were sent to Strata 303. I am not sure how things such as Geotechnical reports would be relevant to a strata council—I've explained to the Strata that all relevant information can be found on the City's website.

Furthermore, the reason I am unable to meet until the end of month is because I am leaving the country for my grandfather's 98th birthday. Lantern is committed to holding a second meeting for the neighbours and will notify mayor and council once this has taken place.

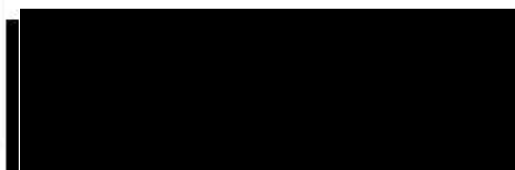
Please feel free to contact me by email or phone with any questions.

Thanks,  
Josh.



**Josh Hayes**  
Director of Development

#101-1176 Burnaby Street  
Vancouver BC, V6E 1P1



Begin forwarded message:

**From:** Joshua Hayes [REDACTED]

**Subject:** 1475 Fort St

**Date:** February 11, 2020 at 2:51:02 PM PST

**To:** [mayor@victoria.ca](mailto:mayor@victoria.ca)

**Cc:** [jloveday@victoria.ca](mailto:jloveday@victoria.ca), [sdubow@victoria.ca](mailto:sdubow@victoria.ca), [bisitt@victoria.ca](mailto:bisitt@victoria.ca), [spotts@victoria.ca](mailto:spotts@victoria.ca), [gyoung@victoria.ca](mailto:gyoung@victoria.ca), [cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca), [malto@victoria.ca](mailto:malto@victoria.ca), Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>

Dear Mayor & Council,

Please see the attached letter regarding the Strata 303 email.

If you have any questions, please don't hesitate to contact me.

Best,  
Josh.



**Josh Hayes**

Director of Development

#101-1176 Burnaby Street  
Vancouver BC, V6E 1P1