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September 25, 2020

Attn: City of Victoria Committee of the Whole

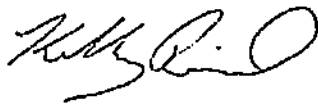
Re: 1475 Fort St. redevelopment application

Since May 2017, Lantern Properties has been in communication with Island Health regarding the proposed redevelopment of 1475 Fort St. Island Health's current lease covers both 1471 and 1475 Fort St., and expires on June 30, 2020. The parties are in the midst of negotiating separate renewals for each building. The lease for the building at 1475 is currently being negotiated for a one-year term, which would end June 30 2021, and continue as a month-to-month thereafter, until the redevelopment begins. It is Island Health's understanding that Lantern Properties requires the units and building to be vacant in order for the redevelopment to proceed.

1475 Fort St. is currently occupied by nine residents under program agreements. Anticipated length of stay varies for each client, and typically ranges from 30 days to 6 months. However, actual length of stay may be longer based on individualized assessments of client needs. This could impact the ability to relocate clients to appropriate settings. Plans to relocate these individuals to other appropriate settings are individualized and ongoing, regardless of the timing of the redevelopment. Once Lantern is able to be more specific about timing of the redevelopment, Island Health staff will work with existing clients to relocate them, and will limit new client intakes as appropriate.

I understand that the intention of the redevelopment is to increase the number of available units at the site. With that in mind, the parties have discussed a right of refusal for the newly constructed space, to allow Island Health the opportunity to negotiate a rental agreement upon completion.

Sincerely,



Kelly Reid  
Director,  
Island Health  
Mental Health & Substance Use

## Madison Heiser

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**From:** Madison Heiser  
**Sent:** Tuesday, May 26, 2020 8:09 AM  
**To:** Madison Heiser  
**Subject:** FW: 1475 Fort St RNA Response Letter  
**Attachments:** 1475-Lantern Response Letter.pdf; 1475 RNA.pdf

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**From:** josh.hayes lanprop.com [REDACTED]  
**Sent:** May 22, 2020 8:41 AM  
**To:** Lisa Helps (Mayor) [REDACTED] >  
**Cc:** Marianne Alto (Councillor) [REDACTED]; Sharmarke Dubow (Councillor) <[REDACTED]>; Ben Isitt (Councillor) [REDACTED]; Jeremy Loveday (Councillor) [REDACTED]; Geoff Young (Councillor) [REDACTED]; Sarah Potts (Councillor) [REDACTED]; Charlayne Thornton-Joe (Councillor) [REDACTED] >; Alec Johnston <[REDACTED]>  
**Subject:** 1475 Fort St RNA Response Letter

Dear Mayor & Council,

The Rockland Neighbourhood Association's letter dated April 22, 2020 contained inaccuracies about the 1475 Fort St. rental project. Please find a response letter attached along with the RNA letter for your convince.

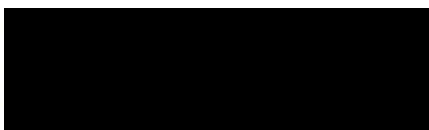
Please don't hesitate to contact me with any questions.

Best,  
Josh.



**Josh Hayes**  
Director of Development

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



May 22, 2020



Dear Mayor Helps & Council,

Please see comments and corrections below in response to the Rockland Neighbourhood Association's (RNA) letter dated April 22<sup>nd</sup>, regarding our 1475 Fort Street rental project.

### **Site Coverage**

1. R3 AM-2 Site Coverage zone allowance is 40%. The proposed site coverage is 48% resulting in an 8% increase.
2. R3-AM-2 bonus applies at a 1.6:1 density with all but visitor parking enclosed. The current project has all parking enclosed, including visitor parking with a density of 1.42:1

### **Guidelines**

Cascadia Architects has followed the correct City of Victoria guidelines and the projected received unanimous support from the Advisory Design Panel on January 22, 2020. The panel explicitly discussed the project's success in integrating within the Rockland neighbourhood.

### **Setbacks**

The setbacks are measured from the closest structure of the building to the closest property line. For the east and west elevations, this dimension is taken from the 1.9m protruding balconies. The more relevant building facades setbacks are 5.76m (18'-9") on the west, 4.9m (16'-1") on the east and 4m (13'-1") to the south. There is no average setback as calculated by the RNA.

### **Parking**

The requested parking variance is based on the current Schedule C and not on the dated R3-AM-2 Zone requirements, as described in the parking study prepared by Bunt & Associates.

The Schedule C vehicle parking requirement equates to 25 to 29 parking spaces depending on the chosen location (Village/Centre versus Other Areas). The proposed parking supply of 26 spaces is in the middle of this range.

May 22, 2020



LANTERN  
— PROPERTIES LTD —

### Tree Retention

The Arborist Report from April 5<sup>th</sup>, 2019 describes only two by-law protected trees to be removed, not four as stated in the RNA letter. One of the two by-law protected trees is not in good health. Any trees to be removed would be replaced at minimum 2:1 ratio of the same species. The neighbour whose trees would be replaced wrote a letter of support for replacement due to over-shading and the excessive accumulation of leaves on the rooftop.

Sincerely,  
Joshua Hayes-Director of Development

Joshua P. K. Hayes



April 22, 2020

Mayor and Council  
City of Victoria

Re: 1475 Fort Street DPV 00120

Dear Mayor Helps and Councillors:

The Rockland Neighborhood Association (RNA) Land Use Committee (LUC) is writing on behalf of the neighbors to the proposed apartment development at 1475 Fort Street. We certainly acknowledge the desirability of increased rental accommodation in Victoria and in our neighborhood. However, this project has significant issues impacting neighbors.

The key issues with this proposal are excessive site coverage and height, greatly reduced setbacks, no attention to transition, little attention to current parking standards and tree retention.

**Site Coverage:**

- R3-AM2 site coverage for main building is 30%. Proposed site coverage is 46.9% (+17%).
- R3-AM2 F.S.R. of site is 1.2:1. NOT 1.6:1 Bonus for enclosure of ALL but visitor parking.
- The area calculation of the site is disproportionate given the panhandle access.

**Building Height:**

- R3-AM2 zoning allows for a building height of up to 12 m / 39'5".
- The proposed building height is 14.39 m / 47'2", a difference of approx. 2.4 m / 8' (+20%).

**Setbacks:**

- The R3-AM2 setback is "the greater of 3 m or one half of the building height" i.e. 7.2 m / 23'7".
- In this proposal the setbacks are 3 m for the east side yard, 3.9 m for the west side yard, and 4 m for the rear yard (i.e. 9'10" to 13' respectively).
- This results in an over-height building being set back an average 3.6 m / 12' from each property line where 7.2 m / 23'7" is required (100% variance!!!).

**Guidelines:**

- The proponents have utilized the antiquated OCP guidelines of DPA 7B(HC) Advisory Guideline for Buildings, Signs and Awnings (1981) rather than the current and more logical Design Guidelines for: Multi-unit Residential, Commercial and Industrial (2012/2019) requiring in Guidelines; 1.1, 1.2, 1.5, 1.6 respect of character of established areas, of design transition and respect of privacy. In this case in respecting the Rockland Traditional Residential Neighborhood. (it should be noted that the lingering use of 1981 guidelines would have been addressed in a timely LAP process)

**Parking:**

- Recently updated Parking Schedule C requires  $1.3 + 0.1 = 45$  units (occupant + visitor).

**Tree Retention:**

- Large footprint creates the loss of 4 bylaw protected trees with privacy & ecological impact.

The cumulative impact of these 'variances' is excessive. This is an egregious overreach with significant impacts on neighbors who reasonably have an expectation that the zoning bylaw tempers the impact on their homes. The expectation of variances is that they would accommodate small adjustments to a project; not facilitate an otherwise unworkable one.

Regards:

Bob June, co-chair  
RNA LUC

Dave McWalter, co-chair

## Madison Heiser

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**From:** Madison Heiser  
**Sent:** Wednesday, May 27, 2020 9:26 AM  
**To:** Madison Heiser  
**Subject:** Subject: 1475 Fort Street - Rental Proposal – Committee of the Whole  
**Attachments:** City of Victoria 1475 Fort May 22 2020.pdf

**From:** David Hutniak [REDACTED]  
**Sent:** May 22, 2020 3:30 PM  
**To:** Victoria Mayor and Council [REDACTED]  
**Cc:** David Hutniak [REDACTED]  
**Subject:** Subject: 1475 Fort Street - Rental Proposal – Committee of the Whole

Dear Mayor Helps and Council,

We respectfully ask that you please consider the attached letter in support of the above-captioned purpose-built rental project.

Thank you.

David Hutniak  
Chief Executive Officer  
LandlordBC - BC's top resource for owners and managers of rental housing

[REDACTED]  
[REDACTED]  
Website: [www.landlordbc.ca](http://www.landlordbc.ca)



#areyouregistered Go To Landlordregistry.ca



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May 22, 2020

Mayor Helps and Council  
City of Victoria

Sent via email: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

**Subject: RE: 1475 Fort Street - Rental Proposal – Committee of the Whole**

Dear Mayor Helps and Council,

LandlordBC is a non-profit association and the leading voice for owners and managers of rental housing in British Columbia. I am writing to you on behalf of our 3300 members in support of the above-captioned proposal for a secure purpose-built rental housing project providing 32 new homes for the community.

The City of Victoria, under the leadership of your Worship and Council, and with the strong support of your very capable staff, have created an environment that has been conducive to the building of new purpose-built rental. It has been encouraging to see that new purpose-built rental has come on-stream in the community, with more in the pipeline. This is great news for both current and future renters and the broader community.

The proposed rental building construction at 1475 Fort Street is an opportunity for your Worship and Council to replace a small structure at the end of its functional life with 32 new safe, healthy, and sustainable rental homes. Furthermore, this will be accomplished without displacing any existing tenants.

We are aware that City staff supports the project, and we've learned from the proponent that during the course of its passage through the design review process, the project was complimented for the quality of the proposed build. The site now has a 19 unit building and an 11-unit building. It is 100% occupied by the Vancouver Island Health Authority as transition housing. They are at the end of their lease term on the 11 unit building and the proponent has advised that they are extending their relationship with the Vancouver Island Health Authority on the 19-unit building. Furthermore, the health authority has expressed interest in completely occupying the new build and the proponent is incorporating a right of first refusal for them in their lease. This is very much a win-win-win for the health authority, their clients and, the community.



The proponent is long-time member of LandlordBC and well-known to our organization. Lantern Properties is a family-owned company and has been providing high quality, secure rental housing in Victoria and Vancouver for over 60 years. Lantern is a highly reputable landlord recognized for embracement of industry best practices, and a commitment to establishing and maintaining positive and respectful relationships with the individuals and families for whom they provide homes. They are committed to this community for the long term.

Secure purpose-built rental housing is a critically important housing typology that has been neglected for over three decades and, to this date, remains extremely challenging to build. High land and construction costs, and developers favouring the generally lower risks and greater rewards associated with building strata condos, continue to be barriers to the construction of new purpose-built rental housing. We are pleased to see the proponent advance this project.

In closing, I wish to reiterate that LandlordBC strongly supports this project, and we respectfully ask you to approve this application to ensure that this critical rental housing gets built. Thank you.

Sincerely,



David Hutniak  
CEO  
LandlordBC

## Madison Heiser

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**From:** Madison Heiser  
**Sent:** Tuesday, May 26, 2020 8:07 AM  
**To:** Madison Heiser  
**Subject:** FW: 1475 Fort Street: Proposed Development  
**Attachments:** 1474 Fort Street DPV 00120.pdf; Fwd: Record of March 5 Meeting between Lantern/Cascadia and Strata 303; Fwd: 1475 Update

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**From:** Barbara Bolli [REDACTED]  
**Sent:** May 19, 2020 12:15 PM  
**To:** Lisa Helps (Mayor) [REDACTED]; Jeremy Loveday (Councillor) [REDACTED]; Sharmarke Dubow (Councillor) [REDACTED]; Ben Isitt (Councillor) [REDACTED]; Sarah Potts (Councillor) [REDACTED]; Geoff Young (Councillor) [REDACTED]; Charlayne Thornton-Joe (Councillor) [REDACTED]; Marianne Alto (Councillor) [REDACTED]; Alec Johnston [REDACTED]  
**Cc:** 'Strata 303' [REDACTED]; 'Gillian Lawson' [REDACTED]; 'Christine Morissette' [REDACTED]; 'Chantal Brodeur' [REDACTED]; 'Carolina Ashe' [REDACTED]; 'Vanessa Dingley' [REDACTED]; 'Caspar Davis' [REDACTED]; 'Bill Stroll' [REDACTED]; 'Jo Anna Hope' [REDACTED]; 'Miranda Worthy' [REDACTED]; 'Sandy Jones' [REDACTED]; 'Alan Morton' [REDACTED]; 'Ken Bailey' [REDACTED]; 'megan bermand' [REDACTED]; 'Bill' [REDACTED]; 'Steve Williams' [REDACTED]; 'Jessica Sluymer' [REDACTED]; 'Jan Klizs' [REDACTED]; 'Bob June' [REDACTED]; 'Paul Lecavalier' [REDACTED]; 'Russ Scruggs' [REDACTED]  
**Subject:** 1475 Fort Street: Proposed Development

Dear Mayor and Council,

- In June 2019, Lantern Properties submitted a development application to the City of Victoria to replace an existing apartment building with construction of a 32 unit rental apartment building at 1475 Fort.
- None of the property owners at the 16 unit strata at 949 Pemberton and the adjacent 6 unit strata at 1019 Pemberton whose properties front on to the 1475 Fort St property - and are most directly impacted by this development – were not consulted/made aware of this project. Properties owners only became aware of the development when Pam Madoff contacted one of the strata property owners in February 2020.
- As part of the development process, Lantern Properties consulted with the Rockland Neighbourhood Association (RNA) and the Advisory Design Panel (ADP) in January 2020 about the proposal. Neither at the time expressed concerns or opposition to the project.
- After becoming aware of the project, the strata contacted the RNA regarding its review of the project. The RNA subsequently undertook a more in-depth evaluation of the project including an on site visit. As you can see from the RNA's April 22, 2020 letter to Mayor and Council (attached), this more detailed assessment of the project has shown that this 'simple variance development application' belies a project that has far more impacts to property owners than what was initially understood. [the scope of the variances and related impacts are so substantive that this application should have received the same review process as a rezoning proposal which would have resulted in greater transparency for all involved]

- At the January 22, 2020 APD meeting, the developer informed the panel that adjacent property owners were “positive” about the project (ADP January 22, 2020 minutes) when in fact property owners most affected by the project knew nothing about the project at that time. As the ADP was deliberately misled by the developer and, given the findings of the RNA’s reassessment of the proposal, strata property owners believe that the City has a moral obligation to redirect the ADP to go back and reevaluate this proposal.  
<https://www.victoria.ca/assets/City~Hall/Committees/Other~Committees/Advisory~Design~Panel/Minutes/2020/ADP%20MINUTES%20-%20January%2022,%202020.pdf>
- The duplicitous behavior of the developer continues and is most concerning. Following the strata’s initiation of contact with the developer in February 2020 and the strata’s first information meeting on March 5, 2020 with the developer, Pam Madoff wrote in an email to a strata member that Lantern had contacted her to report that “ the meeting went well and that concerns were being addressed”. This is patently untrue. Please see the attached email from the strata to Lantern dated April 25, 2020 which clearly lays out the strata’s strong concerns with project. To date none of the strata’s concerns have been addressed. Emails to the developer inquiring about modifications to the design go answered (see attached).
- Your immediate direction to the ADP to re-evaluate this proposal is requested. This would be the right thing to do.

Sincerely,  
Barbara Bolli  
9-949 Pemberton Rd



April 22, 2020

Mayor and Council

City of Victoria

Re: 1475 Fort Street DPV 00120

Dear Mayor Helps and Councillors:

The Rockland Neighborhood Association (RNA) Land Use Committee (LUC) is writing on behalf of the neighbors to the proposed apartment development at 1475 Fort Street. We certainly acknowledge the desirability of increased rental accommodation in Victoria and in our neighborhood. However, this project has significant issues impacting neighbors.

The key issues with this proposal are excessive site coverage and height, greatly reduced setbacks, no attention to transition, little attention to current parking standards and tree retention.

**Site Coverage:**

- R3-AM2 site coverage for main building is 30%. Proposed site coverage is 46.9% (+17%).
- R3-AM2 F.S.R. of site is 1.2:1. NOT 1.6:1 Bonus for enclosure of ALL but visitor parking.
- The area calculation of the site is disproportionate given the panhandle access.

**Building Height:**

- R3-AM2 zoning allows for a building height of up to 12 m / 39'5".
- The proposed building height is 14.39 m / 47'2", a difference of approx. 2.4 m / 8' (+20%).

**Setbacks:**

- The R3-AM2 setback is "the greater of 3 m or one half of the building height" i.e. 7.2 m / 23'7".
- In this proposal the setbacks are 3 m for the east side yard, 3.9 m for the west side yard, and 4 m for the rear yard (i.e. 9'10" to 13' respectively).
- This results in an over-height building being set back an average 3.6 m / 12' from each property line where 7.2 m / 23'7" is required (100% variance!!!).

**Guidelines:**

- The proponents have utilized the antiquated OCP guidelines of DPA 7B(HC) Advisory Guideline for Buildings, Signs and Awnings (1981) rather than the current and more logical Design Guidelines for: Multi-unit Residential, Commercial and Industrial (2012/2019) requiring in Guidelines; 1.1, 1.2, 1.5, 1.6 respect of character of established areas, of design transition and respect of privacy. In this case in respecting the Rockland Traditional Residential Neighborhood. (it should be noted that the lingering use of 1981 guidelines would have been addressed in a timely LAP process)

**Parking:**

- Recently updated Parking Schedule C requires  $1.3 + 0.1 = 45$  units (occupant + visitor).



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**Tree Retention:**

- Large footprint creates the loss of 4 bylaw protected trees with privacy & ecological impact.

**Summary of Findings:**

- The cumulative impact of these 'variances' is excessive. This is an egregious overreach with significant impacts on neighbors who reasonably have an expectation that the zoning bylaw tempers the impact on their homes. The expectation of variances is that they would accommodate small adjustments to a project; not facilitate an otherwise unworkable one.

Regards:

Bob June, co-chair Dave McWalter, co-chair

Land Use Committee  
Rockland Neighborhood Association

## Madison Heiser

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**From:** Strata 303 [REDACTED]  
**Sent:** Saturday, April 25, 2020 10:16 AM  
**To:** Gillian Lawson; Barbara Bolli  
**Subject:** Fwd: Record of March 5 Meeting between Lantern/Cascadia and Strata 303

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

**From:** Strata 303 [REDACTED]  
**Date:** Sat, Apr 25, 2020 at 10:14 AM  
**Subject:** Record of March 5 Meeting between Lantern/Cascadia and Strata 303  
**To:** Peter Johanknecht [REDACTED] Lantern Properties [REDACTED]  
**Cc:** Strata 303 [REDACTED]

RECORD OF MEETING BETWEEN STRATA 303 AND LANTERN PROPERTIES / CASCADIA ARCHITECTS  
RE: PROPOSED DEVELOPMENT AT 1475 FORT STREET  
March 5, 2020

**Attention: Lantern Properties and Cascadia Architects**

Thank you for your meeting of March 5, in which you provided a presentation about the proposed development at 1475 Fort Street to several residents from Strata 303, and answered questions.

Following are the main concerns that we brought up in the meeting:

- **Lack of consultation:** this is not the first time we have brought up the lack of consultation with the immediate and most impacted residents. We have been repeatedly told that we were consulted. Once again, at this meeting, we were not provided with any evidence of the media that is said to have been distributed or the dates that it happened.

While we understand that consultation with neighbours at the beginning stages of the development is not required, it is certainly a best practice, especially for a project such as this one with such extraordinary and impactful variance requests.

We did not appreciate the rather dismissive tone throughout the meeting when we were told, more than once, that there are “always” people who say that they weren’t consulted, no matter how much effort the developer makes.

- **Variances:** The combination of the four variances on all sides, along with the height variance, results in a massive building with sheer walls that fills almost the entire plot of land.

**1. The proposed south wall** will be only 12 feet from the perimeter fence of the neighbouring townhome complex. The close proximity and 47-foot height of this sheer wall will interfere with the residents’ line of sight. Privacy will be destroyed by windows that directly overlook private yards, and across into residents’ bedroom windows.

The proposal does not appear to be in keeping with the July 2012 *Design Guidelines for Multi-Unit Residential, Commercial and Industrial* (Updated December 2019):

“1.5: New residential and residential mixed-use development should respect the character of established areas and building variety through the form and massing of housing.

1.6 “Multi-unit residential development that directly abuts any residential building that is lower and smaller in scale, including, but not limited to, single-family dwellings, should:

1.6.1 Provide a transition in its form and massing to lower density building forms.

1.6.2 Be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.”

The only response we heard regarding this concern was a confirmation that there will be impact on surrounding residences. We did not hear any suggestions or willingness to review the plans to find ways to mitigate this negative impact.

We were also told that this kind of density exists in Europe, and that people in Europe have lived this way for a long time, to which we responded that we would like to have a neighbourhood that is in keeping with Canadian/Victorian living standards.

**2. The proposed removal of 11 mature trees** will eliminate the visual screening that currently exists for neighbouring residences, particularly those who live in townhomes at 949 and 1019 Pemberton Road. In addition, the habitat for many bird species living in the area will be eliminated.

You acknowledged that there would be significant tree canopy loss, and suggested the placement of a few small trees/shrubs, in addition to the small patio trees that are already in the building plan.

We conveyed to you that these plants will not replace the visual screening and habitat that will be lost when the mature trees are removed.

At the end of the meeting, we encouraged you to consider the feedback we have provided and find ways to address our concerns in order to mitigate the negative impacts of your building proposal on our neighbourhood.

To date, we have not received any additional information from Lantern or Cascadia indicating that our concerns have been addressed.

Thank you again for meeting with us, and we look forward to hearing from you.

Carolina Ashe  
Unit 7, 949 Pemberton Road

## Madison Heiser

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**From:** Strata 303 [REDACTED]  
**Sent:** Tuesday, May 19, 2020 12:04 PM  
**To:** Barbara Bolli  
**Subject:** Fwd: 1475 Update

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

**From:** Strata 303 [REDACTED]  
**Date:** Sun, May 10, 2020 at 9:24 PM  
**Subject:** Re: 1475 Update  
**To:** Lantern Properties [REDACTED]

Hello Josh,

Thank you for your email of May 1. I think a couple of clarifications are required:

1. In my email of April 24, I referred to a conversation between Barb Bolli and the architect at Cascadia during which we learned that revisions to Lantern's plans had been submitted to the City on April 8. Barb requested of the architect and I subsequently requested of you in the April 24 email that we receive a written description of the changes as they are difficult to assess from the online plans. **We are still waiting for this information.**
2. It is not clear from your emails whether you are considering additional revisions based on Strata feedback. In your April 17 email you state you are "still waiting on some feedback as well as weighing options based on the Strata's input." In your May 1 email, you refer to a second voluntary information session. Please clarify what you mean here. **Are you considering additional revisions?**
3. Please don't assume that all future communication regarding this project will be between you and me. I may be the contact person for the council but any strata homeowner has the right to contact whomever they wish to inquire about activities that may impact their property.

Gillian Lawson

On Fri, May 1, 2020 at 2:10 PM Lantern Properties [REDACTED] wrote:  
Hi Gillian,

My apologies for the delayed response, I've been under the weather this past week.

Lantern held a second voluntary information session to inform Strata 303 about the project. As a result of the feedback received from Strata 303 and other neighbours, the consultant team has implemented changes in an effort to reduce privacy concerns.

We appreciate that we now have a single point of contact at the Strata — please ensure any required future communication regarding this project will be between you and I.

Thanks,  
Josh.



On Apr 24, 2020, at 5:19 PM, Strata 303 [REDACTED] > wrote:

Hello,

We were a little puzzled by your email as no signature was included. We will nevertheless respond and request that future correspondence include a signature. Thank you.

With respect to the question on the point of contact for the Strata, Christine Morissette has stepped down as Strata Chair and I have taken on that role. In general, all correspondence pertaining to Strata business is managed by the Chair through this email address.

In regards to the issue of the proposed development at 1475 Fort Street, my responsibility is to represent the collective interests of the Strata in this matter. As a number of Strata unit holders naturally have their individual interest in this development proposal, they are also preparing their own responses which may include liaising with the developer, the architectural firm and other organizations such as the Rockland Neighbourhood Association. The results of these discussions are shared with the Chair and broader Strata membership so that a collective approach can be developed in response to this proposal.

Barbara Bolli, Vice Chair, was advised by the City of Victoria that Lantern Properties had made revisions to their development plan. In consultation with the Strata Council, Ms Bolli contacted Cascadia Architects to obtain information about the nature and scope of the changes as these were difficult to assess based on the information provided on the City's website. Following an informative and collaborative discussion, the architect committed to obtaining permission to submit a written description of the changes which could be shared with the Strata. We are disappointed that we have not yet received this information and respectfully request that it be provided as soon as possible. Your email indicates that Lantern is waiting for additional information and weighing options based on Strata feedback. This information was not mentioned during Ms Bolli's conversation with Cascadia. It would be appreciated if Lantern could advise further on this. Is Lantern considering additional revisions? If so, when will a decision be made and when would updated plans be submitted to the City? We would be happy to participate in a conference call to discuss this further.

Gillian Lawson  
Chair,  
Strata 303

On Fri, Apr 17, 2020 at 5:41 PM Lantern Properties [REDACTED] wrote:

Hi Christine,

It's been a while since we've spoken. Hope you and your family are well during these difficult times.

We're still waiting on some feedback as well as weighing options based on the Strata's input.

Barbara had reached out our architects the other day. I'm a bit unclear on who's the main point of contact for the Strata, is it you or Barbara?

Thanks

**From:** s g [REDACTED]  
**Sent:** May 26, 2020 11:44 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 1475 FORT STREET PROPOSED DEVELOPMENT

TO WHOM IT MAY CONCERN

Please find attached copy of letter urging approval of the purpose built development proposed for 1475 Fort Street.

Steve Gillrie



Dear Mayor and Council

My name is Steve Gillrie and I have resided in Victoria for approximately 20 years. I would like to state that I support the purpose built rental building proposed at 1475 Fort Street. Rental buildings are critical in the Victoria Housing Market, in particular for young families who cannot afford to purchase in our high price market.

The project is very well designed to fit into the character of the neighborhood and I understand that it received unanimous approval from the ADP.

Lantern Properties Ltd has been in existence since 1962. The company prides itself on providing safe, clean and secure housing. They have a proven track record of considering their tenants and neighbours in all their projects.

After more than a decade of experience acting as a property manager I have had the pleasure of dealing with hundreds of tenants and prospective tenants. In addition I have dealt with concerns of neighboring buildings, both privately owned and rented. All I have spoken with think this development would be a great asset to the community.

I urge approval of the project.

Steve Gillrie



May 25,2020

Dear Mayor Helps and Councillors,

I am writing to express my concern about the proposed development application at 1475 Fort St.

The proposed development is requesting three variance permits that will have a negative impact on tree canopy cover and the loss of many mature trees on the perimeter. By excavating up to the property line on both the east and west borders, it will remove mature elms and big leaf maples which will be replaced by a few small Japanese maples and dogwood trees. The replacement trees are small as there is not sufficient soil volume to replace with larger trees. The trees that are to be retained may be damaged by blasting, scaffolding and irrigation lines as outlined in the arborist report.

The trees that are to be removed constitute 488 diameters (OBH) of mature trees with a large canopy. The trees that are being retained constitute 186 diameters (OBH).

**This is a loss of 300 DBH and large canopy cover.** One maple tree (58 OBH) can sequester 2.4 kg of carbon/year and the reduce water run off by 484 litres. Plus remove air pollution. The lifetime CO2 equivalent of carbon is 3000 Kg. (itree.org) This is how ONE mature maple tree benefits the city.

The replacement trees at 4 cm times 4 trees represent 16 OBH.

If the variance permit applications are denied, the building could be built AND at the same time, preserve the magnificent mature tress that provide the benefits of carbon sequestration, reduce water run off and of course, retain the canopy cover.

The Fort St area has suffered the loss of many mature diverse trees. This development does not need to extend to the property lines and decimate the mature perimeter trees. The underground parking and the building envelope requiring 3 variances **should not be approved.**

How can the city maintain a stable canopy cover if it allows a developer to build so close to the property line? The regulations state 7.2 metres from the fence line and the developer is requesting from 2.8 to 3,8 metres. This will remove 300 OBH of mature trees.

Please consider the impact of this decision on the canopy cover of the urban forest in regards to climate change. Please visit the site and look up into the marvellous canopy of the elms and maples.

Sincerely,

Jan Firstbrook

[REDACTED]

[REDACTED]

## Pierre-Paul Angelblazer

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**From:** Alec Johnston  
**Sent:** May 27, 2020 6:41 AM  
**To:** Pierre-Paul Angelblazer  
**Subject:** FW: Expressing Support for 1475 Fort Street Development

Hi Pierre,

Additional correspondence for 1475 Fort Street.

Thanks,  
Alec

Sent from [Mail](#) for Windows 10

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**From:** [Calvin Jennings](#)  
**Sent:** May 26, 2020 9:43 PM  
**To:** [Lisa Helps \(Mayor\)](#); [Marianne Alto \(Councillor\)](#); [Sharmarke Dubow \(Councillor\)](#); [Ben Isitt \(Councillor\)](#); [Jeremy Loveday \(Councillor\)](#); [Geoff Young \(Councillor\)](#); [Sarah Potts \(Councillor\)](#); [Charlayne Thornton-Joe \(Councillor\)](#); [Alec Johnston](#)  
**Subject:** Expressing Support for 1475 Fort Street Development

To whom it may concern,

My name is Calvin Jennings and I'm a Victoria resident having previously worked in downtown Vancouver with marginalized populations, specifically those dealing with mental health and addiction issues. I'm writing to all City councillors today to express my support for the rental building proposed at 1475 Fort Street.

Purpose-built rental buildings are critically important for Victoria given home prices in the region. These apartments provide housing security in a time where it's scarce and can prevent individuals from having to rent condos or basements where eviction is a constant threat.

I also understand that this building will likely be used by the Victoria Health Authority as an addiction recovery home. I feel extremely passionately about the lack of detox centres available in BC and think this is a tremendous use of a facility to support a vulnerable population working to overcome challenges they've had in their life.

I fully support this project and urge the City of Victoria to approve it.

Thank you for considering my comments.

Sincerely,  
Calvin Jennings