

## Madison Heiser

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**From:** Madison Heiser  
**Sent:** Wednesday, May 20, 2020 4:08 PM  
**To:** Madison Heiser  
**Subject:** Cook and Pendergast Street Rezoning Application - Committee of the Whole May 21, 2020  
**Attachments:** Cook and Pendergast Street Rezoning Application - Committee of the Whole May 21, 2020 - Mayor Helps.pdf; Carol Turnbull- CSAC Director - Letter of Support for Aragon Properties - May 2020.pdf

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**From:** Luke Ramsay [REDACTED]  
**Sent:** May 20, 2020 1:47 PM  
**To:** Lisa Helps (Mayor) [REDACTED]  
**Cc:** Lenny Moy [REDACTED]  
**Subject:** Cook and Pendergast Street Rezoning Application - Committee of the Whole May 21, 2020

Dear Mayor Helps,

I hope you are well!

Our development application proceeds to Committee of the Whole tomorrow. This is for the property located at the corner of Cook and Pendergast Street which is proposing 3 commercial spaces below 48 homes. I have written and attached a brief letter with the most update on this proposal, as well as a letter of support from the Director of our next door neighbor, the Cook Street Activity Center.

I hope you will take the time to read it ahead of tomorrows meeting, feel free to call me at anytime at my cell number below if you want to discuss details of it further.

Warm Regards,

Luke

ARAGON

**LUKE RAMSAY**

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





May 20, 2020  
Mayor Lisa Helps  
City of Victoria  
c/o 1 Centennial Square  
Victoria, BC V8W 1P6

**Re: Cook and Pendergast Street Rezoning Application - Committee of the Whole May 21, 2020**

Dear Mayor Helps,

I hope you are well and adjusting to "the new normal" as best you can. We are proceeding with caution on our business in Victoria and Esquimalt as the social and economics impacts ahead are uncertain. Our development application is proposing 3 commercial spaces below 48 new homes, located at the corner of Cook and Pendergast Street in the heart of the Cook Street Village. Our hope is that this will be part of the next wave of strength of the local economy; providing local jobs, supporting local building suppliers during construction, and ultimately opening permanent shops and jobs in the commercial space after the project opens.

In the past 25 months since we made this application the world has changed, and while this change has recently been towards less favorable economic conditions, it has also afforded some benefits, as we have developed a great relationship with our neighbors in the Cook Street Activity Center. They have a wonderful idea of opening a wellness center, which would staff a nurse practitioner, and run jointly with the existing Activity Center to provide services to seniors and the broader community alike.

As part of this application we have the opportunity to help them in this endeavour because we own the 2500 ft<sup>2</sup> unit adjacent to the Activity Center (Unit #2). In times like these, the services of a wellness center would help not only those who are sick, but also provide services for of preventative healthcare, addressing risk factors before they become a problem. After exploring options with the City of Victoria's Real Estate Acquisitions Team we have included a discounted sale of unit #2 for this wellness center, as part of our application.

Carol, the Activity Center's Director, has written a heartfelt letter of support of our development proposal, This letter sites the hundreds of letters of support for this wellness center, and this development proposals role in that vision. We want to work closely with the Activity Center though construction and after we open, to support each other as neighbors.

In a brief summary of our response to the City's comments, we have updated our contribution to include the following:

1. CAC Contribution - \$136,163.47 – As suggested by the OCP and included in the original application.
2. Affordable Housing Contribution - \$161,356.80
3. Discounted acquisition of unit #2 in order to allow for Cook Street Activity Center Expansion - \$181,250.00
4. Full support with the relocation of the existing tenants on site, including hiring a 3<sup>rd</sup> party relocation consultant to help them find a new home which meets their budget and requirements, full payment of moving expenses, and financial support above what is required by current city policy and best practice.

**Total contribution \$478,770.27**

If you would like to discuss the project further feel free to call me anytime at [REDACTED]

Sincerely:

**Luke Ramsay**  
Development  
Aragon (Cook) Properties Ltd.

cc: Lenny Moy, Aragon President

Sent Via Email



## Cook Street Village Activity Centre

1 – 380 Cook Street Victoria BC V8V 3X7

Email: [REDACTED]

Website: [cookstreetvillageactivitycentre.com](http://cookstreetvillageactivitycentre.com)

May 19, 2020

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

Dear Victoria Mayor and Council:

I am pleased to write this additional letter of support for proposed Aragon Properties development at 328 Cook St. We have worked and continue to work with this organization as we both work to find ways to meet the needs of the community both today and well into the future.

As you know, the Cook Street Village Activity Centre is a busy non-profit organization that primarily focuses on the needs of older adults of all ethnic and cultural backgrounds. The value of our organization has been immeasurable throughout the COVID-19 pandemic as staff have called every member each week. Staff have been told countless times that these calls have meant so much to folks and in fact have been the highlight of the week for many. We are looking forward to opening our doors again on Monday so our folks can see each other in person, at social distances, and participate in much loved activities.

Throughout the COVID-19 crisis staff were routinely asked when the wellness service and the wellness centre would open. People have been feeling that their health could be improved and better maintained with the supports that we are currently offering and with the ones that we would like to offer in the future. This centre would be a gift to the community and run through our successful organization. As you are aware Cook Street Village Activity Centre has received hundreds of letters from centre participants, strata council, the Cook Street Village Business Association, partnering organizations and the general community asking for a wellness centre in the Cook Street Village. The LAP has described this area as the heart of Fairfield. This dynamic village is asking for this style of service and we are asking you to support our initiative as well. Help our community be stronger in the next COVID-19 wave and any future health crisis our city, our community, or with individuals.

We look forward to a strong continued working relationship with Aragon Properties because we believe that working together makes both organizations stronger and better able to serve the diverse needs of our community.

If you have any questions, please do not hesitate to contact me at [REDACTED]

Yours Truly,

*C. Turnbull*

Carol Turnbull, Executive Director

### **CSVAC VISION STATEMENT**

**To provide a positive environment for enjoyment and personal growth through Community interaction.**