

Richard Elliott

From: Crystal Loreth [REDACTED]
Sent: July 14, 2020 8:34 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: New Development (1920 Oak Bay Avenue) IN FAVOR

Mayor and Council,

I'm writing to voice my support and my families support of the above mentioned project. We have reviewed the application and strongly feel this is just what the area needs. I live at 1830 Chandler Avenue and since moving to Victoria with my husband in 2016 we have felt that the Oak Bay corridor between Richmond and Foul Bay has been underutilized. A development like this will help bring much needed life to the neighborhood that is currently lacking. The proposed retail and restaurant/cafe space with outdoor seating will create a space where we can go to enjoy rather than drive through or make a quick stop to run into the hardware store.

I would like to reiterate, we are in full support of this development.

Best Regards,

Crystal Loreth

Richard Elliott

From: Loreth, Joel [REDACTED]
Sent: July 14, 2020 1:23 PM
To: Victoria Mayor and Council
Subject: 1920 Oak Bay Ave

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To whom it may concern,

I live at 1830 Chandler Ave and spend a lot of time on Oak Bay Ave. with my family. I fully support the proposed development by Jawl Properties and feel it would be a great addition to an already great neighborhood. Thank you!

Joel Loreth
Clinical Operations Leader

Parexel International
Decentralized – Victoria, BC

[REDACTED]
[REDACTED]
www.parexel.com



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Richard Elliott

From: Lindsay Bernakevitch [REDACTED]
Sent: July 20, 2020 9:19 PM
To: Victoria Mayor and Council
Subject: 1920 Oak Bay Avenue

To Whom it may Concern,

I wanted to send you a brief note regarding the proposed development at 1920 Oak Bay Avenue. I live in the immediate neighbourhood (931 Maddison St.) and I use the shops and services located along Oak Bay Avenue on an almost daily basis for groceries, coffee, insurance, meals, etc. I wanted to let you know that I have been following this proposed development for some time now and I have read through all the plans and proposals and I am very much in support of this development going ahead. Projects like this along our major corridors are exactly what we need to continue our city to move in a positive direction.

Thank you for your time.

Best Regards,

Lindsay Bernakevitch

Richard Elliott

From: Peter Jawl [REDACTED]
Sent: July 20, 2020 10:08 AM
To: Victoria Mayor and Council
Subject: Correspondence for 1920 Oak Bay Avenue
Attachments: Chamberlain Walk LOS.pdf; Julia Bump 1525 Davie.pdf

Good morning,
I am sending through two letters that I have received from neighbours (one immediate) for our development application for 1920 Oak Bay Avenue.

Thank you,

Peter

Wilcrea Holdings Limited

William McCreadie,
[REDACTED]

PO Box 41013 Cordova Bay PO
Victoria, B.C. V8Y 0A3

July 16th, 2020

To whom it may concern

I am writing this letter in support of the project at 1920 Oak Bay Avenue. I am a partner in the Chamberlain Walk building at 1841 Oak Bay Avenue. Our building is a combination of Commercial space and residential. I believe we contribute to the neighborhood and I feel that the project at 1920 Oak Bay Avenue will do the same. I believe that the building, which will be constructed within City policy with regard to height and density, will add to the well-being of the neighborhood. The new inhabitants of the building will add additional shoppers to the area and will benefit the local businesses. The developers are responsible contractors and are improving the area by contributing to a crosswalk at the corner of Oak Bay Avenue and Redfern St. In summation, this type of development is good for the area and I support it completely.

Yours truly,



W McCreadie, Partner
Chamberlain Walk Apartments

Re: Touching Base

Julia B [REDACTED]

Tue 2020-07-14 9:18 PM

To: Peter Jawl [REDACTED]

A letter for you to submit with your building proposal.

When my family first got wind of a 'big' building going up next door my mom who resided here since 1985 was appalled. She had recently been told she only had a short time left to live, terminal cancer. Our neighbour Pat Dunderdale who also had terminal cancer was appalled. Pat had lived here since the 60's and the thought of such a big change was not something she wanted to see. My newer neighbours and I talked about whether we should sell now or stick it out. Many very concerned about how fast Victoria is developing. I grew up here and remember such a quiet neighbourhood. Now the traffic is loud, the dust from the wear and tear of car tires and pavement clouds our homes. The speeding cars down our side streets. The delivery trucks killing our boulevard trees (due to some how running into them)

Victoria is growing fast and much of the charm is being destroyed. So many buildings going up while people struggle to pay bills. We live in one of the most beautiful cities in the world! And now many people that have called it their home are faced with unaffordable rent, and other increased living costs.

I was ready to dislike Peter Jawl based on being in an older close nit neighbourhood and boisterous neighbours that fear change. I was ready to cause a big uproar. After meeting with him and asking some of his high school acquaintances if he was genuine I have not heard a single ounce of negativity about him. Can this guy be for real? Yes, he appears to be so! I am very pleased with the genuine efforts he has done to ensure the neighbouring properties will be happy. I feel he has gone above and beyond with his efforts to keep us up to date and make changes to the development plans to make as little impact on our lives as possible.

I do have concerns as to the impact the construction noise will have on my business. I do run a small spa like business on our joined property line. I also have concerns about parking issues during construction. Peter has acknowledged these concerns.

In all, I appreciate the time Peter and his team has taken to hear my voice. The changes they have made to ensure I can still enjoy my home and the long term impact for my business to have less impact than the current situation.

I am 45 years old, plan to live here at least 20 more years, as well as have my business operate on our joint property line.

Julia Bump
1525 Davie St
[REDACTED]

Get [Outlook for Android](#)

From: Julia B [REDACTED]

Sent: Monday, July 13, 2020 5:52:20 PM

Richard Elliott

From: Scott Travers [REDACTED]
Sent: July 20, 2020 3:29 PM
To: Victoria Mayor and Council
Subject: 1920 Oak Bay Avenue

To whom it may concern,

My name is Scott Travers and I own the Red Barn Market on 1933 Oak Bay Avenue. I'm writing this letter today to show my support for the redevelopment proposal of 1920 Oak Bay Avenue. In the four and a half years my store has been open, the west end of Oak Bay avenue has really started taking shape. Adding more opportunities for local businesses to open with developments like the one Peter and his team at Jawl residential are proposing, can only be a good thing for this growing community. Residents of the Oak Bay/Victoria boarder love to walk the streets and shop local. Adding more residential/retail space to keep this city living, and shopping in their own community is a win for our city! Less cars on the roads and more residents out on the streets giving our community a very friendly, family feel!

I have reviewed the application and fully support it!

Thank you for your time!

--

Scott Travers
Owner Operator
Red Barn Market
Oak Bay Ave
[REDACTED]
[REDACTED]

Richard Elliott

From: Gail [REDACTED]
Sent: July 21, 2020 5:45 PM
To: Victoria Mayor and Council; Marianne Alto (Councillor); Rob Bateman
Subject: 1908-1920 Oak Bay Avenue

DATE: July 21, 2020

TO: Mayor and Council
Marianne Alto
Rob Bateman

RE: Development at 1908-1920 Oak Bay Avenue
REZ00694

I am a resident of 1535 Davie St., South Jubilee. While I do appreciate the work Jawl Residential has done to address some of the concerns regarding REZ00694 development at 1908-1920 Oak Bay Ave, I find myself still with firm objections to this rezoning and development proposal.

1) UNIQUE SMALL VILLAGE RETAIL LOSS: The current Local Area Plan for the Victoria section of Oak Bay Village specifies 3 story buildings and a 1.0:1 FSR. The LAP for this corridor has not been changed and therefore this development should not proceed without the full community (Gonzales, Fairfield, and South Jubilee neighbourhoods) having the opportunity to develop an overarching vision for this small but valuable area. This short 6 block stretch of road is a mix of single, two, and three storey buildings including early 19th C homes used as retail and offices. The buildings here provide relatively affordable retail rents and an eclectic mix of small, locally owned businesses benefit greatly from the rents that only older, existing buildings provide.

2) APPROVAL SETTING PRECEDENT: Allowing a developer to nearly double the FSR and add an additional story will incentivize the further loss of these unique commercial buildings to future development. Most of Oak Bay Ave and Fort Street running along the South Jubilee borders allows 6 story apartments. There is no need to develop this unique village retail area to a height of 50 ft (is that not a 5-story building?) and an FSR of 1.94:1. The increase in land value accruing with this scale of development will also drive up the property taxes for the existing commercial buildings making their survival more tenuous.

3) CONTRIBUTION TO CITY AFFORDABLE HOUSING FUND: If this development is allowed to proceed, the offer of \$5 per square foot above the base density hardly seems adequate to offset the generous increase of building requested when the additional square footage, 10,400 sq ft for the 4th floor, equals millions in additional revenue. (As a note, the new apartments on the market next door on the NE corner of Redfern and Oak Bay are listed at \$865 per square foot.) Isn't it time the City of Victoria benefits from the many, many requests for increased density from developers?

4) LOSS OF PRIVACY: The traditional family homes to the north of this development are homes to more than a single family in each. These older family homes, some dating to 1908, are often divided into suites and multi-generation families. Just the closest 8 houses provide homes for at least 30 people (likely more since I'm only estimating 4 per house; there are 5 in our house). We are not allowed to build decks overlooking our neighbours so why are the apartments on the north side of this development allowed to have balconies overlooking our backyards? This is especially true of the 4th floor north facing units totalling only 20 people (2 per bedroom). There is not even a plan to put screening (not plants which can die or be removed) or frosted glass railings to 6ft height along the balconies to still allow light but block oversight of our yards. Why does the developer's desire for the 4th story trump our expectation of privacy in our own homes.

BTW, take a look at the property taxes we are willing to pay to have a place to relax, garden and play at our own homes.

5) SHADOWING: The shadow diagrams in the provided plan indicate that at least 8 of the homes to the north of this development along the east side of Davie St and the west side of Redfern will be heavily impacted by the height of this development. Some of these gardens have been in existence for a hundred years. A building this size on the south side of Oak Bay Ave would not have this impact. Allowing this height on the north side of the street increases the impact considerably.

6) LOSS OF TRUST: When we first looked at buying our house in 2016 we looked at the Local Area Plan and Zoning for Oak Bay Avenue. We decided that we could accept the possibility of a 3 story building going up on Oak Bay Avenue even though we had some concern about buying so close to a main street like Oak Bay Ave. We bought a run-down and decrepit house and spent the next year and a lot of money restoring a 1908 house to its former working class beauty. We trusted that the zoning meant something to the City of Victoria. We love our house. Since taking up residence in 2017 we have seen other 2 other home owners on this block spend time and money restoring the older homes here because we all love our neighbourhood. We love our eclectic, walkable, friendly, small scale shopping area at the end of our block. We are apprehensive that we will lose this unique and precious village to development if this massive project is allowed to proceed.

Help us preserve the neighbourhood and downsize this development. Let's keep one of the last small villages in Victoria intact.

Sincerely,

Gail Anthony

[REDACTED]
[REDACTED]

1535 Davie St.
Victoria, BC
V8R 4W4

Richard Elliott

From: Logan Gray [REDACTED]
Sent: July 21, 2020 8:16 AM
To: Victoria Mayor and Council
Subject: Re Oak Bay Ave Development

Hello Mayor and Council,

I am writing in support of the Jawl development happening on Oak Bay ave. I have reviewed the application and am excited to be a part of this amazing new project. Discovery Coffee plans to move into the building creating a new hub for coffee lovers in Oak Bay.

I believe this project will bring new life to this part of town and I can't wait to see it.

Thank you for taking the time to read my email.

--



Logan Gray

Owner

Discovery Coffee

[REDACTED]
www.discoverycoffee.com

Richard Elliott

From: Peter Jawl [REDACTED]
Sent: July 22, 2020 9:27 AM
To: Victoria Mayor and Council
Subject: 1920 Oak Bay Avenue - Feedback
Attachments: GardenWorks to City of Victoria - July 2020.pdf

Good morning,

Please find attached a letter that has been provided to us relating to our development application at 1920 Oak Bay Avenue.

Thank you,

Peter



July 21, 2020

Mayor and Council
City of Victoria
B.C. Canada

GardenWorks has operated a thriving garden centre on Victoria's Oak Bay Avenue for over thirty years.

We are part of our small community's character and identity.

Never has it been so clear as during this current COVID-19 crisis, just how important a little garden centre is to the health and well being of the Oak Bay community. Plants, gardening, and the bounty of growing our own food gave us all a healthy and restorative activity during these unprecedented times.

In the perfect world we, the owners, and our small team of horticulturists at GardenWorks, would love to remain operating our garden centre on Oak Bay Avenue.

The reality is that communities evolve. Over time, land values escalate to a point where operating a garden centre with needs of abundant outside selling space is no longer financially feasible.

Very early on in the development process, the Jawls invited us to work together to figure out a way that GardenWorks could be part of the Oak Bay Avenue development. We had numerous meetings over many months with the Jawls, as well as meetings with the project architects. The Jawls were sincere in their efforts to involve us with the project.

In the end it came down to evaluating whether we could operate a new, urban garden centre with significantly limited outdoor selling space, combined with significantly increased market-rate rents.

The Jawls recognize the value of our garden centres to the community and revisited their design on more than one occasion in an attempt to design in a modified garden centre. We very much appreciated their efforts and their ongoing offer to assist us with finding a replacement location for our garden centre.

Sincerely,

CANADA GARDENWORKS LTD.



Leanne Johnson
President