

## Madison Heiser

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**From:** Sherri Lynn Yazbeck [REDACTED]  
**Sent:** Sunday, July 19, 2020 10:13 AM  
**To:** Public Hearings  
**Subject:** Proposed development at 1015 Cook Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City Council,

We are writing to you with a concern regarding the proposed development for 1015 Cook Street, scheduled to go before Council on July 23, 2020. We are concerned that the proposed 5-storey building is too large for the small block between Meares and Rockland thereby disrupting the transition in size from the neighbouring houses, 4 storey condos and/or apartments, single floor businesses and townhouse around the proposed development on Cook St, Meares St and Rockland Ave.. As residents of 1137 Meares St. we feel the proposed 5-storey will impact our privacy as well as those in the surrounding smaller buildings. We are concerned a 5-storey building in place of a 2-floor house will not fit into the character of the small block on Cook St. between Meares St and Rockland Ave., noted as the edge of the transition zone in the Fairfield Community plan. We are extremely happy with what the developers have done with the Bell Building, they are great neighbours and community builders, and we would fully support a 4-storey building on that lot that is representative of those in the block of the proposed development.

Sincerely,  
Sherri-Lynn Yazbeck and Stuart Adamson  
5-1137 Meares Street Victoria

**Sherri-Lynn Yazbeck**  
**Early Childhood Educator, Supervisor**  
Child Care Services-Arbutus Place | Campus Services | Division of Student Affairs  
University of Victoria | PO Box 1700 STN CSC  
3889 Finnerty Road | Victoria, BC V8W 2Y2  
[REDACTED]

Common Worlds Research Collective: <https://commonworlds.net>

*We acknowledge with respect the Lkwungen peoples on whose traditional territory the university stands and the Songhees, Esquimalt and WSÁNEĆ peoples whose historical relationships with the land continue to this day.*

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Anika Kaufhold & Tudor Tulloch-Woods  
205-1021 Cook Street  
Victoria, B.C.  
V8V 3Z6

RE: Rezoning application **No. 00670-1015 Cook Street.**

To Mayor & Council,

We are writing to express our support in favor of the project at 1015 Cook Street. My partner and I were former tenants of the building currently located at 1015 Cook Street. We now live in the Bell Apartments building immediately adjacent to the proposed development. We were notified well in advance of the proposed project and have had nothing but pleasant dealings with GMC projects. GMC has been open and accommodating to us both as we left our old residence and as we moved into the Bell Apartments.

We believe that the proposal will benefit the community and Cook Street area that we enjoy calling home. GMC has put in great effort to ensure that the new building will be a good fit for the area. We are in favour of their decisions to design the building with alternative transportation and community in mind. We also think that the decision to keep the buildings size under the limit is an excellent choice and will be appreciated by members of the neighbourhood.

Again, as former residents and current neighbours of the proposed development we would like to express our support in favour of Rezoning application No. 00670-1015 Cook Street.

Kind Regards,

Anika Kaufhold & Tudor Tulloch-Woods

## Madison Heiser

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**From:** Dan Sawchuk [REDACTED]  
**Sent:** Monday, July 20, 2020 1:55 PM  
**To:** Public Hearings  
**Subject:** Support for 1015 Cook Street Project

Good afternoon Mayor and Council.

I am writing to express my support for the 1015 Cook Street development.

Our holding company Eagleridge Holdings Limited owns the building at 1102 Fort Street. We have owned it for 20 years.

As you are aware, our neighbourhood is changing rapidly, which has been extremely positive. It's been awesome to witness the increased vibrancy.

I believe that the re-development of 1015 Cook is another key piece of the puzzle, as maintaining existing rental stock, and adding to it, can only be a good thing.

I see this as a boutique development that will fit nicely into the transforming neighbourhood.

Thank you for your time.

Best regards,

Dan



**Dan Sawchuk**  
*President*  
Robbins Parking Service Ltd.



***Your Unique Needs, Our Unique Solutions.***

## Madison Heiser

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**From:** Atkinson, Michael [REDACTED]  
**Sent:** Tuesday, July 21, 2020 1:11 PM  
**To:** Public Hearings  
**Cc:** Alec Johnston; Nina Jokinen; Sherrie Klein  
**Subject:** 1015 Cook Street project  
**Attachments:** Letter to Council re-1015 Cook Street.docx

Dear Mayor and Council,

Please find attached a letter regarding the proposed building at 1015 Cook Street, which will be discussed at Council on Thursday.

Thank you for taking our views into consideration.

Michael Atkinson

July 21, 2020

Dear Mayor and Council:

### **Re Proposal for 1015 Cook Street**

We write to express our concern regarding the proposed project slated for 1015 Cook St., which contemplates a five-story rental unit to replace what appears to have originally been a single family dwelling.

As Council is aware, this project was initially conceived as a four-story condominium which would, in the words of the October 31, 2018 letter from the developers, “respect the four- story street scape that extends to the Cook Street Village core...” There are many positive features of that original proposal. The design and materials provide continuity with 1021 Cook Street and the contemplated artwork adds to the ambiance of the area. Most important, the new building would serve as a quiet “gateway” to the Cook Street corridor by not dwarfing adjacent buildings. It is difficult to find fault with such a proposal.

In its next iteration, however, the four-story condominium concept has been replaced by a five-story rental structure. Initially the building was to “marry up—as close as possible—to the height of 1021 Cook street.” The new proposal abandons that aspiration and seeks a spot rezoning that would allow for a building 15.9 meters in height (or 20 meters in height if the frame for the elevator is included). We understand that the existing zoning limits the building height to 12 meters, so what is requested is a building significantly higher than contemplated in the original proposal or, presumably, in the community plan.

The proponents explain this change in building height by reference to the difficulties involved in meeting the City’s parking requirements. Apparently, the original proposal did not take adequate note of what are described as “technical considerations dealing with parking access” (July 18, 2019 letter to Council). These considerations, the proponents suggest, “sadly, defeated that 4 storey osolution (sic).” How parking requirements, which are less onerous with a rental building, required the addition of a fifth story is not made clear.

At the risk of seeming to be uncharitable, anyone working from the documents provided could be forgiven for concluding that the addition of a fifth story is directly related to the desire for additional revenue, since a four-story building could presumably meet all of the technical parking requirements that are met with a five-story building. If that is a reasonable inference, then what Council is being asked to approve is a larger, more imposing building that does not meet current zoning requirements in order to provide a larger income stream for the owners.

Since parking is invoked as a rationale for a five story building, it is worth considering the impact of the proposed building on available parking. At the moment there are seven spots located behind the current building. These would be reduced to four, only one of which would accommodate a personal vehicle. Perhaps none of the anticipated residents of 1015 will own a car, but for those who do there is no alternative but to seek street parking on Meares, Rockland, or nearby streets which are already subject to parking pressures. Parking issues, it should be noted, surfaced at the July 11, 2019 Local Area Planning meeting with similar concerns expressed by neighbours.

We welcome the development of a rental complex at 1015 to provide additional accommodation in the downtown core. We are asking that in addition to the value of density you give equal consideration to proportionality. As you are well aware, the area south of Fort contains architecturally appropriate structures with ample green space. It is difficult to imagine how a five-story structure erected on a small parcel of land adjacent to a heritage building can be considered in keeping with this tradition. The original proposal, which neighbours seem quite content with, meets zoning, aesthetic, and proportionality requirements. That is the project we are asking Council to approve.

Sincerely yours,

Michael Atkinson  
401-1033 Cook Street

Sherri Klein  
515-1033 Cook Street

Heather McWhinney  
401-1033 Cook Street

Don Shepherd  
515-1033 Cook Street

## Pamela Martin

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**From:** Astrid Lynne Helmus [REDACTED]  
**Sent:** July 22, 2020 1:15 PM  
**To:** Public Hearings  
**Subject:** Comment on 1015 Cook St, proposed development

Hello,

I am writing to give public comment on the proposed building at 1015 Cook St.

I am a resident of 1021 Cook St, the building immediately next door to the lot.

GMC projects, working on 1015 Cook St. have been incredibly respectful; helpful, and considerate, talking with the community and looking for feedback on the project.

The proposed building sounds like it will be a great addition to the community. It will create rental housing in an area where it is very much needed, in a way that respects the neighbour hood's history and wellbeing. I am hoping these rental homes will also be affordable, as the rental market in Victoria is rising significantly each year and is quickly becoming unattainable for many.

I think it is rare to see a development group that is so aware of community and lifestyle when building a rental property.

I look forward to this addition to the area.

Cheers,  
Astrid Helmus



July 22, 2020

Mayor Helps & Council,

Thank you to yourselves and the City of Victoria Development Services staff for sending forward the notice of public hearing regarding rezoning application No. 00670-1015 Cook Street. As a stakeholder in the direct vicinity of the proposed development we appreciate the opportunity to voice our opinion and perspective regarding changes to the neighbourhood.

After a review of the materials sent out as well as the renderings supplied by the developers we think this will be a wonderful addition to the area providing 31 desperately needed rental homes in the community. We are impressed that the developers were able to achieve so many residences using creative design and innovation while remaining below the maximum density and heights as guided in the Official Community Plan. The orientation and location of the building on the site allows for a maximized view corridor as well as reduced shading and improved views for existing neighbours. As someone who had the benefit of growing up just one block away from the project location can attest to the benefit of a positive focus on multi-modal transportation and car share as this is a location perfect for future forward transportation strategies.

In conclusion, I would like to once again express our support for the benefit of this creative and human focused approach to development for the city and this area. I hope that this is just one of a new wave of innovation in holistic multi-family housing projects to our community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Mears'.

Elizabeth J. Mears  
Managing Director  
Oak Bay Rental Investments Ltd.  
1023 Fort Street – 1024 Meares Street – 1057 Fort Street.



July 22, 2020

Mayor & Council  
1 Centennial Square  
Victoria, BC

Submitted by email: [PublicHearings@victoria.ca](mailto:PublicHearings@victoria.ca)  
CC: Alec Johnston – [ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)

RE: 1015 Cook Street – Rezoning Application No. 00670 Street

To Whom It May Concern,

**I write to submit my enthusiastic support of the proposal known as 1015 Cook Street,**  
Victoria, BC, located on the traditional and unceded territory of the Lekwungen people, today known as the Esquimalt and Songhees First Nations.

The Downtown/Fairfield area desperately needs high quality, diverse rental housing. Especially in light of declining tourism and other pandemic pressures, our local businesses cannot rely on seasonal tourism alone, and the heartbeat of our city needs an infusion of year-round neighbors and patrons to keep businesses and jobs intact. The proposed development offers a mix of unit types, positioned as work force housing for people who are willing to pay market rates to live near downtown. **Failure to incorporate market rental housing in the city centre will result in the loss of the independent businesses that make Downtown, Harris Green and Fairfield a special, desirable place to live, work and play.**

Several years ago and when it was under previous ownership, I acted as the property manager for 1021 Cook Street, which is now Bell Block Apartments – the neighboring building, re-furnished by GMC Projects, following a fire and subsequent sale by the previous owners. It was such a joy to see life breathed back into that building, which before the sale to GMC Projects was in on-going disrepair – costly and at times hazardous to operate. Showcased by their interiors, building safety systems and beautiful exterior mural, GMC Projects did an exemplary job of making 1021 Cook Street a safe, welcoming place for residents and a positive addition to the neighborhood. **Council can be sure that GMC will invest the same time, care, and attention to detail into The Charlesworth at 1015 Cook Street.**

As new rental stock that becomes available, owners of existing rental buildings are incentivized to make repairs and upgrades to keep their buildings competitive, resulting in safer, cleaner housing for everyone. When we consider the environmental impacts of our city, we often hear about cars, highways, cruise ships – but no one talks about the environmental impacts of operating buildings that were built decades ago, and whose systems may be reaching or past the end of their functional life. Owners of deteriorating buildings, including the to-be

demolished building in this development, have two options – to make repairs and pass those costs on to tenants through inflated rents, or to do nothing and allow buildings to fall further into disrepair. **By encouraging new rental stock, City Council will be taking a quiet but important step towards keeping tenants safe and reaching our municipal climate goals.** In particular, the inclusion of Modo car share memberships to tenants of 1015 Cook Street and it's sister building (Bell Block Apartments) will attract residents who embrace the benefits of living within a walkable community.

In staff reports for this project, the developer (GMC Projects) was lauded for their application of the Tenant Assistance Program in respect of the two existing tenants of the to-be demolished building. The developer has also demonstrated their commitment to consultation by respecting the community wishes not to realize the full density or height allowed for this project.

The Downtown/Fairfield area needs a place for folks who wish to better their community by being responsible citizens, good neighbors and frequent patrons of local businesses. **It is my sincere hope that Council acknowledges that 1015 Cook Street is an important part of bringing a diverse, conscientious, economically secure contingent of citizens into Downtown Victoria. As a resident of this neighborhood, I look forward to this addition to our community.**

Respectfully submitted to Mayor & City Council on Wednesday, July 22, 2020.

Sincerely,

A handwritten signature in black ink, reading "Jessi-Anne Reeves". The signature is fluid and cursive, with the first name "Jessi" and last name "Reeves" clearly legible.

**Jessi-Anne Reeves**

2-1148 Oscar Street (Cook St. Village)

Victoria, BC V8V 2X4

(unceded Coast Salish Territory of the Lekwungen and WSÁNEĆ nations)

Deirdre Campbell  
1217 May Street  
Victoria, BC  
V8V 2S8

City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

July 22, 2020

For the attention of Mayor Helps and Victoria City Council

**Reference:** Rezoning application **No. 00670-1015 Cook Street.**  
Proposed development of 1015 Cook Street by GMC Projects.

I am pleased to support GMC's rezoning application at 1015 Cook Street. As I am also the owner of a public relations firm that works with GMC on occasion, I am writing this letter as both a Fairfield resident and a past tenant of GMC's. I can vouch for the quality of their developments, their values as a landlord and their commitment to preserving the invaluable 'sense of place' that is important to Victoria's reputation as a great place to live.

GMC Projects has a reputation for preserving the best features of buildings while committing to sustainable development. Through community consultation they adjusted setbacks to maximize views and ensure there is more open space for neighbours. 1015 Cook Street is also being designed around a multi-model transportation model, and will include three onsite car share vehicles, plenty of bike storage and even a bike wash and repair station. I really like the fact they will be adding in 31 new, affordable rental homes into the community where downtown rentals are so badly needed. In discussing this project with the team at GMC, I was also impressed with their careful consideration into the design, understanding the added restraints that may continue into the future due to COVID-19. Finally, I also trust the GMC team to be respectful of the OCP for density and height.

As a year-long tenant at GMC's Portage West property, while I renovated my Fairfield home, I was constantly amazed at the impeccable level of upkeep of the property, the commitment to being a 'good neighbour' and to the health and safety for all the tenants.

I am happy to be a reference for the team and answer any further questions.

Sincerely,



Deirdre Campbell



## Pamela Martin

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**From:** Stitt, Rachel [REDACTED] >  
**Sent:** July 22, 2020 9:39 AM  
**To:** Public Hearings  
**Subject:** 1015 Cook St. Hearing 7/23/2020

Hello,

I am reaching out to express my support for the new build of the Charlesworth apartment units. I've been a resident of the Bell apartments located at 1021 Cook St. since March 2019. I can say whole heartedly that the GMC Projects Inc. have been responsive and helpful with my requests and needs in a timely matter since I moved in a year and a half ago. I have experienced firsthand—their care and consideration for the neighbourhood.

When GMC Projects Inc. shared their vision to create a sustainable community with the residents in our building, I was so impressed. They have thought of all the aspects that will make sustainable living a reality. Their plan to utilize the three parking stalls as moto spots and provide the tenants with moto accounts is brilliant. I was thrilled to hear their plan for the bike room—where they will install outlets for electric bikes. The shared roof top outdoor space will create an oasis for the tenants that will bring back an element of community that should be a necessity in our downtown location.

GMC Inc. is a family owned business with solid values. I've had nothing but positive experiences with them. Safety and comfort has always been their top priority, and I can truly say that this plan can and will improve our community. I look forward to the new building and I believe that GMC has considered our community and will add value to the neighbourhood in every respect.

Thank you for your consideration for this exciting new project. I hope to see it move forward!

Sincerely,  
Rachel Stitt

Rachel Stitt  
Philanthropy Coordinator  
Victoria Hospitals Foundation  
[REDACTED]



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