



## **Cook Street Village Activity Centre**

1 – 380 Cook Street Victoria BC V8V 3X7

Email: [REDACTED]

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

November 19, 2020

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

Dear Victoria Mayor and Council:

As you know, the Cook Street Village Activity Centre has been working with Aragon Properties for many years in regards to this project. The centre has hosted several spirited public meetings and discussion about how we can work together throughout the construction process. The centre supports this development and looks forward to welcoming many more people to the neighbourhood.

As part of the development project there is an opportunity for the city to purchase 2-380 Cook St for use by the Cook Street Village Activity Centre. We know that real estate is expensive and this would be a major investment in our organization and in the area. We also know that real estate is one of the best long term investments that individuals and cities can make.

The Cook Street Village Activity Centre currently has five programming rooms of varying sizes which are routinely full and overflowing. Centre users often have their after activity coffee outside of staff offices because there is nowhere for them to go because all spaces are in use. Although the number of people in the building is less since COVID the is still a need to expand services as program spaces are routinely booked.

One of the goals of the Cook Street Village Activity Centre is to be the greatest gift to the community that we possibly can be. This is not solely the community of people who come to the centre; many of whom call this place their second home and family. Our organization also serves the broader Victoria community through activities, events and in particular wellness services. Everyone is encouraged to participate even though membership is restricted to those 50 and better. By having the Aragon Properties development next door this will not only enhance the village but also allow us to provide greater opportunities for people to get to know the services we offer, which we believe will lead to greater participation in all programming and wellness service options.

If the city agrees to purchase the additional space for the centre unit 2 would turn into a much needed wellness centre. The only thing we would need to open to doors is new hard flooring, as carpet is not good in a clinical setting. All of the current structure would remain. It would be nice if unit 2 could be painted but know that this may or may not be possible within current financial restraints.

There are many people and partnerships in place that would like to use this space and more waiting to find out your answer for this location that was originally designed to be part of the activity centre's operational space when 380 Cook St was built in 1992. Some of the groups that are anxiously waiting to move into the offices include:

### **CSVAC VISION STATEMENT**

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



## **Cook Street Village Activity Centre**

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

- The Victoria Health Co-op/Creating Community Wellness Society Nurse Practitioner program
- Therapeutic Massage
- Nursing Foot Care
- Blood Pressure Clinic
- Hearing Checks
- Income Tax support (seasonal)
- Flu shot clinic (seasonal)
- Personal/Wellness Coaching
- Yoga
- Medical Qi Gong
- Reiki
- Relaxation massage/Indian Head Massage

We are also keen to expand services with other wellness service providers that have shown an interest in this shared space such as acupuncture and traditional Chinese medicine. In conclusion, the Aragon Properties development would be a good addition to the village and the wellness centre will serve a broad reaching group of people looking to enhance their overall well-being.

Yours Truly,

*C. Turnbull*

Carol Turnbull RSW, BSW  
Executive Director

### **CSVAC VISION STATEMENT**

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



## Victoria Community Health Co-op (VHC)

Chair: Vanessa Hammond [REDACTED]

[www.victoriahealthcooperative.ca](http://www.victoriahealthcooperative.ca)

Serving and supported by our Member-Owners and Community



Mayor Lisa Helps and  
City Council  
Victoria, BC

2020 November 17

Dear Mayor and Council,

The Victoria Community Health Co-operative exists to enable its members to provide, and to benefit from, services and education pertaining to health, healing and wellness.

In keeping with the Canada Health Act and in response to the challenges presented by COVID-19 we are currently making all programs and services, regardless of the source of funding, available at no costs regardless of membership. This outstanding support of the Cook Street Activity Centre over the past year has been a major component in this community benefit.

We now urgently need additional space, ideally accessible from the Cook Street Activity Centre. This would allow us to provide these services with optimal effectiveness, to serve a larger number of residents, to go beyond the wellness and health services and education we have provided in the current space. Although our focus is, and would continue to be, on the many Fairfield residents who are elderly, have health concerns, do not have current access to adequate health services. However, we have no plans to restrict our work to serving only a particular population group.

Not only is the location ideal, but the developer has been outstandingly responsiveness to the needs of the community. We are eager to access the additional space under discussion as it is ideal; welcoming, familiar, seniors-friendly, accessible. Furthermore, we will be able to work to our full scope for the health and well-being of our community and to extend our co-operation with the existing wellness team at the Cook St Activity Centre.

We warmly encourage the approval of this application.

Yours co-operatively,  
Vanessa Hammond  
Chair: Victoria Community Health Co-operative

The Creating Community Wellness Society, CRA 833835457 R0001, supports the VHC.  
Please go to <http://VictoriaHealthCooperative.com/np-project> and click the **Donate** button!

Or mail a cheque to 380 Cook St, Victoria, V8V 3X7.

Thank you! Would you like a charitable donation receipt?

October 21, 2019

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

RE: Support of Proposed Development at 328 Cook Street

Dear Mayor Helps & Councillors,

I am writing to express my support of the proposed Mixed-Use development at 328 Cook Street in Victoria.

Long overdue improvement! Let's get more!

Yours truly,

Aviv Guy

  
Resident of Victoria, BC  
404 - 1035 Pendergast Street



November 8, 2019

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

RE: Support of Proposed Development at 328 Cook Street

Dear Mayor Helps & Councillors,

I am writing to express my support of the proposed Mixed-Use development at 328 Cook Street in Victoria.

If it is affordable, I would want to live long term in this area.

Yours truly,

Josh Prior

Resident of Victoria, BC  
350 Linden Avenue

November 14, 2019

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

RE: Support of Proposed Development at 328 Cook Street

Dear Mayor Helps & Councillors,

I am writing to express my support of the proposed Mixed-Use development at 328 Cook Street in Victoria.

It would be a better project if some or all of the units were rentals, even if they are up-market. The City needs more rental options.

Yours truly,

G. Gabel

[REDACTED]

Resident of Victoria, BC  
3775 Hobbs Street  
Victoria, BC V8P 5K1

February 5, 2020

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

RE: Support of Proposed Development at 328 Cook Street

Dear Mayor Helps & Councillors,

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Yours truly,

Kelly Galitzine

[Redacted Signature]

Resident of Victoria, BC  
75 Cook Street  
Victoria, BC

March 6, 2020

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

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It would be nice to have more businesses in the Village and to be more populated.

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Simona Stramaccioni-Bailey

[REDACTED]  
Resident of Victoria, BC  
240 Cook Street

May 28, 2020

Mayor and Council  
City of Victoria  
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V8W 1P6

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Dear Mayor Helps & Councillors,

I am writing to express my support of the proposed Mixed-Use development at 328 Cook Street in Victoria.

Only if it is going to be a purpose built rental building.

Yours truly,

Nancy Huntley

  
Resident of Victoria, BC

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Dear Mayor Helps & Councillors,

I am writing to express my support of the proposed Mixed-Use development at 328 Cook Street in Victoria.

Beautiful surrounding, warm and friendly precious area.

Yours truly,

Nicky Vo

  
Resident of Victoria, BC  
203 – 770 Fisgard Street

June 5, 2020

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

RE: Support of Proposed Development at 328 Cook Street


Dear Mayor Helps & Councillors,

I am writing to express my support of the proposed Mixed-Use development at 328 Cook Street in Victoria.

I would absolutely love to buy here. Unfortunately, all of the older buildings in this area have extremely high monthly strata fees, making them unaffordable for a single earner like myself. If prices were a below-market project (or even a portion), this could be an excellent way to bring professionals to the area. I've lived in Victoria my whole life, family built many of the homes in the area but we were proceed out a generation ago. I'd love to move back.

Yours truly,

Sienna Geary

  
Resident of Victoria, BC  
V8V 1B3

September 9, 2019

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

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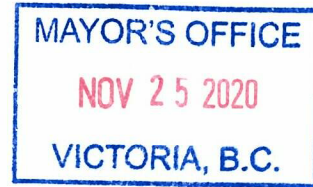
Because Langford and surrounding areas are obviously more progressive than Victoria. Build more housing and do your job.

Yours truly,

Kenyon Sinclair

  
Resident of Victoria, BC  
#303 – 1405 Esquimalt Road





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V8V 1B3



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Yours truly,

G. Gabel  


Resident of Victoria, BC  
3775 Hobbs Street  
Victoria, BC V8P 5K1

## Pamela Martin

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**From:** amy white <[REDACTED]>  
**Sent:** November 23, 2020 11:39 AM  
**To:** Public Hearings  
**Subject:** Re: Video submission public hearing Nov 26/2020

Written comment submission (as per previously attached video):

Hello Council and observers. My name is Amy White and today I am speaking in opposition of the rezoning and development permit application between Cook Street and Pendergast Street put forth by Aragon Properties.

I have lived at 1052 Pendergast Street with my family for over 5 years. You likely know by now that this is one of the houses that will be demolished to make way for this project to move forward.

Today I am not just speaking for myself; I am speaking for all the families fighting to stay in their homes and communities, for the people who do not want to leave Victoria but have no choice, and for the people who have lost their housing and feel the government has given up on them.

I could spend my entire 5 minutes going on about the beautiful character of the home and what a great loss it would be not just for us but the entire neighbourhood - unfortunately aesthetics and character will not save these houses. Instead I would like to protest the larger issue of the housing crisis in this city and which this project completely ignores. It is one thing to lose precious affordable housing in the middle of a glaring housing crisis and a pandemic, it's another to replace them with luxury units. How can a council that claims to want to solve the homeless problem, build affordable housing, and protect renters simultaneously approve a development that would effectively displace tenants, and permanently remove affordable family rental housing and not force the applicant to replace it. Not to mention the constant stress of potentially having to move during a pandemic and stay at home orders.

Housing is a right; being a landlord is not. We have heard the cries of landowners during the pandemic, worried about how to pay their mortgages if tenants refuse to pay rent. However, getting involved in real estate or any sort of investments has inherent and understood risks; why is it also this way for tenants? This is especially true for the bare minimum requirements the city recommended for this parcel - that affordable housing be included. However, Aragon argues that is not profitable enough and would require an entire redesign.

I fear that some city staff sympathizes with the amount of time and money Aragon has already spent on this pending development and is desperately trying to push it through regardless of the long term consequences. In the grand scheme of things, this development is but a drop in the bucket which is already beginning to overflow - to places like beacon hill park.

The answer is not loosening the rules to allow the unhoused to sleep anywhere they like; it is encouraging housing for the low to middle class so they do not get to the point where they have no choice but to sleep in a park. This is how we begin to fix the housing crisis - one project at a time. The unmanageable outdoor sheltering is a direct reflection of the city's and province's failure to force the building of adequate housing to those struggling to remain afloat. We need to realize it is all connected - development approvals are directly connected to the homeless crisis the same way money laundering in BC casinos is connected to the overdose crisis.

Ideally, the city would double down on its original recommendation of including affordable housing and if Aragon refuses then too bad; they can sell the properties to the city and the city can then work on designing and building appropriate units we desperately need. Contributing to the affordable housing fund does very little

for actual people like myself and my neighbours - my neighbours who have just this past week packed up their bags and moved to Nova Scotia. Victoria better get ready for a mass exodus because it has already begun.

It's time this council stops proposing and starts acting. The people of Victoria are in a dire situation that is only worsening and approving more housing for the elite and privileged while tent encampments rage on and hard working families are fleeing the city en masse makes little sense.

To conclude, I would like to quote Councillor Ben Isitt's statement on this proposal last time it appeared before council, as it is even more relevant and accurate than it was then:

" I think the affordable rental housing provided in the existing buildings is needed now more than ever and I think replacing this affordable housing with expensive housing is the wrong way to go.

I think the crisis is exposing structural inequities that have existed in this community for at least a century and a half. And I hope when we come out of the crisis we will have a more caring and more equal society. This application doesn't move in that direction, so whether now or after the crisis I think it's not supportable because it houses the affluent and leaves the poor half out of the equation. That's not my vision for either this parcel or Fairfield or the city or the region. "

This decision isn't just about housing; it is about accountability.

Thank you,  
Amy White

On Nov 23, 2020, at 11:36 AM, amy white [REDACTED] wrote:

<2020-11-23 11:18:20 - Small.mov>

## Pamela Martin

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**From:** Marion Smardon [REDACTED] >  
**Sent:** November 22, 2020 3:19 AM  
**To:** Public Hearings  
**Subject:** Re: Cook & Pendergast development

Hello,

I'm writing in disapproval of the proposed property by Aragon, on Cook & Pendergast Streets. I live in this neighbourhood & it is already very busy here & this development would make it even worse... especially during the COVID epidemic, an even busier neighbourhood with crowded sidewalks should be discouraged.

The 16.2 m height of the new building does not fit the neighbourhood & would be too tall in comparison to the rest of the buildings. The worst part of this development is that the Circle K convenience store would close, leaving at least 3 people (or more) unemployed. Many residents depend on this store, as it is one of the rare 24 hour stores in Victoria, who has a no-fee ATM, convenient to many residents who ride the bus as well, as they sell bus tickets and passes, and food. Cook Street Village does not need more unaffordable rentals or condos, more unemployment & less convenience.

Thank you,  
Sincerely,  
Marion Smardon  
(1122 McKenzie Street)

## Pamela Martin

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**From:** MARY SPURR <[REDACTED]>  
**Sent:** November 24, 2020 1:48 PM  
**To:** Public Hearings  
**Subject:** Proposed development of 324-328 Cook Street/ various Pendergast addresses

Dear City of Victoria Council Members,

I am writing to express my concern over three key aspects of the proposed development.

First, I am completely opposed to having the parking garage entrance/ driveway for such a large residential building on Cook Street, right at the entrance to this unique village and at a very busy location. There is considerable and steady traffic flow into the village from Southgate and Cook Street. In addition to residents' and commercial users' cars, there will be a steady flow of trades, waste/recycling services, and deliveries. This would be a preposterous addition of traffic onto Cook Street causing unacceptable levels of congestion in an area that is heavily used by pedestrians (many of whom are seniors) and cyclists.

Second, the developer needs to secure a convenience store with a long term lease for the building, similar to the existing convenience store. This should be a deal breaker for council members, and can be done via rental and leasehold incentives. Cook Village does not need more coffee shops or restaurants! It needs to provide complementary, critical services for residents within their own neighbourhood. A convenience store is just that, with extended hours for essential supplies not offered by more traditional retail outlets. A senior or young family member needs walkable/bikeable local access to dairy products, newspapers, pharmacy-lite supplies, without having to drive further afield.

Finally, in support of creating a sustainable development, there appears to be a lack of safe, underground bicycle storage for residents of this building. As a progressive city that is unquestionably promoting urban cycling, why have you not required adequate safe bicycle storage? The number of spaces is lacking. In the same manner, why are there no EV chargers installed? The developer should be required to install at least two and preferably four of these upon construction.

Thank you,

Mary Spurr  
302-1110 Oscar Street  
Victoria, BC  
V8V 4W5

Sent from my iPad



October 21, 2019

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

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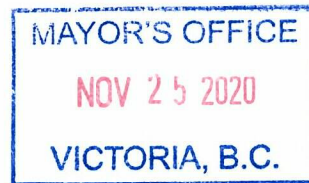
Yours truly,

Aviv Guy

[REDACTED]

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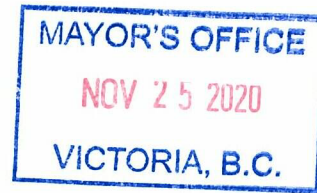
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Yours truly,

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75 Cook Street  
Victoria, BC



March 6, 2020

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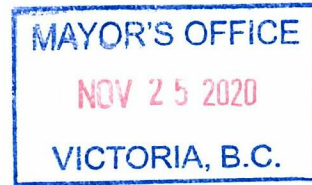
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May 28, 2020

Mayor and Council  
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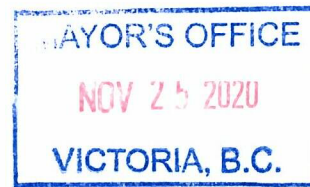
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Nicky Vo

[REDACTED]  
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203 – 770 Fisgard Street



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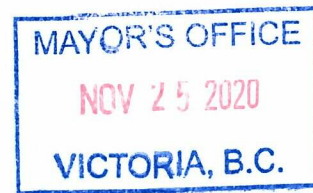
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[REDACTED]

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November 8, 2019

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Yours truly,

Josh Prior

A solid black rectangular box used to redact the signature of Josh Prior.

Resident of Victoria, BC  
350 Linden Avenue

[Type text]

[Type text]

[Type text]

409-1063 Southgate St  
Victoria BC V8V 2Z1  
November 23, 2020

BY EMAIL

City of Victoria Council  
Victoria BC

**Re: Rezoning Application by Aragon Properties Ltd, Folder No REZ 00634,  
For 324-328 Cook St and 1044, 1048, 1052 & 1054 Pendergast St,**

Dear Madam Mayor & Victoria City Councilors:

I have written to you on this subject twice in the past (see my letters dated September 11, 2018 and January 24, 2019).

I am writing to you again because I have received notice of a public hearing on November 26, 2020 that appears to me to be Victoria City Council considering an amendment to the existing zoning bylaws that would, in effect approve Aragon's request to build a 4-storey mixed use building on the relevant property.

This rather puzzles me because, on December 13, 2019, Council passed a motion for your staff to investigate with the developer or with BC Housing Corporation to create 10% rental housing as part of the development. What happened to that proposal? Has City Council abandoned its concern for affordable housing and requiring developers to include that in their developments? The developers obtain immense benefits from changing the zoning bylaws for their developments. Surely it is not too much to ask them to include rental housing as part of that rezoning?

Aragon Properties Ltd replied to Council on February 12, 2020 in respect of the "affordable housing" motion by City Council in November/December 2019. I quote from Aragon's letter of reply:

"Since then, [the City Council response] we have met with BC Housing and looked hard to find a way to include affordability with the current building. Ultimately, in order to incorporate affordable housing while making the project work financially, we would require funding from a 3<sup>rd</sup> party... or pay for this affordable housing by changing the project to incorporate additional density. The reasons why we did not pursue either of these options is because both options would require a full redesign of the project [bold underlining added]."

I think this is the crux of the matter. Aragon spent money to develop this proposed project hoping City Council would approve it as presented and if City Council did approve it. Aragon, would then walk away with a fat profit that arises from the rezoning process! The question is which is more important; the needs of our city or the profits of



[Type text]

[Type text]

[Type text]

the developers? Aragon clearly has the ability to change the design. It just does not want to because it would reduce its profits! So, instead Aragon has jingled some extra coins in front of City Council (as provided in Aragon's letter to Council on Feb 12, 2020, referred to above). Will City Council accept that instead of affordable housing? This will be a test case that will affect all other future developments in Victoria! I suggest City Council needs to think about this issue very seriously!

There is another issue. In the Spring of 2019, City Council passed a motion that all proposed developments in Victoria with 60 or more units would need to have 20% affordable rental housing. I believe Aragon's proposed development has 60 units since the underground parking will have 80 parking spots. Has City Council abandoned the 20% affordable housing requirement? What is the current policy of City Council? I think we, the residents of Victoria are entitled to know what the policy of City Council is in respect of affordable housing for new developments.

Last, I want to say that I am VERY disturbed that this application by Aragon Properties Ltd is proceeding through City Council a mere 16 days before the long awaited by-election to replace Ms Laurel Collins on Council! Surely a matter with such important issues attached to it can wait until the residents of Victoria choose a successor? I urge you NOT to proceed with any amending bylaw at the upcoming Council meeting! Respecting this Aragon Properties Ltd application!

Yours truly,

A handwritten signature in blue ink, appearing to read 'William B Maddaford', written in a cursive style.

William B Maddaford