

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Date: Dec 13 2019

Re: Wellburns Redevelopment (1050-1058 Pandora Avenue and 1508-1518 Cook Street)

Dear Mayor and Council,

I would like to express my concerns about the Wellburns redevelopment located at 1050-1058 Pandora Avenue and 1508-1518 Cook Street.

As it stands, this development does not demonstrate a benefit to the community. Monthly rents of the proposed 103 units will likely start at \$1,700 for a one bedroom apartment - compared to their current rate of \$1,150 for a two bedroom. Furthermore, there are no provisions in the development proposal for affordable housing. It is likely not going to be many North Park residents who will be renting in the new buildings, as they have on average, the lowest incomes in the city.

The two large proposed new buildings will also contribute to further crowding at the corner of Pandora and Cook and will continue to box in Franklin Green Park. This park is a small but precious green space that is well used and loved by the community. The buildings close proximity to the park will remove any sense of open green space or sun in this park that has already being crowded by recent development in the area.

We ask that you consider how this development can **contribute, not remove, community amenities** in the North Park neighbourhood, while using this as an opportunity to apply an equity lens to the discussion of new developments.

Sincerely, Egon Jader
Signature: [Signature]
Address: 1450 Blanshard St.

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Date: Dec 13 2019

Re: Wellburns Redevelopment (1050-1058 Pandora Avenue and 1508-1518 Cook Street)

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We ask that you consider how this development can **contribute, not remove, community amenities** in the North Park neighbourhood, while using this as an opportunity to apply an equity lens to the discussion of new developments.

Sincerely,

Signature: 

Address: 10-903 North Park St. Victoria

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Date: Dec 13th 2019

Re: Wellburns Redevelopment (1050-1058 Pandora Avenue and 1508-1518 Cook Street)

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Signature: 

Address: 10-903 North Park St. Victoria

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Date: Dec 13 '19

Re: Wellburns Redevelopment (1050-1058 Pandora Avenue and 1508-1518 Cook Street)

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We ask that you consider how this development can **contribute, not remove, community amenities** in the North Park neighbourhood, while using this as an opportunity to apply an equity lens to the discussion of new developments.

Sincerely,

Signature: 

Address: 3-954 Queens Ave

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Date: Dec 13/19

Re: Wellburns Redevelopment (1050-1058 Pandora Avenue and 1508-1518 Cook Street)


Dear Mayor and Council,

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Sincerely,
Signature: 
Address: 1132 Mason St.

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Date: December, 13, 2019

Re: Wellburns Redevelopment (1050-1058 Pandora Avenue and 1508-1518 Cook Street)

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We ask that you consider how this development can **contribute, not remove, community amenities** in the North Park neighbourhood, while using this as an opportunity to apply an equity lens to the discussion of new developments.

Sincerely,

Signature: 

Address: 1054 Pandora Ave

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Date: December 13th, 2019

Re: Wellburns Redevelopment (1050-1058 Pandora Avenue and 1508-1518 Cook Street)

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We ask that you consider how this development can **contribute, not remove, community amenities** in the North Park neighbourhood, while using this as an opportunity to apply an equity lens to the discussion of new developments.

Sincerely,

Signature:  _____

Address: 1054 Pandora Ave Suite #

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Date: December 13, 2019

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We ask that you consider how this development can **contribute, not remove, community amenities** in the North Park neighbourhood, while using this as an opportunity to apply an equity lens to the discussion of new developments.

Sincerely,

Signature: 

Address: F- 1054 Pandora Ave

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Date: Dec 13, 2014

Re: Wellburns Redevelopment (1050-1058 Pandora Avenue and 1508-1518 Cook Street)

Dear Mayor and Council,

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We ask that you consider how this development can **contribute, not remove, community amenities** in the North Park neighbourhood, while using this as an opportunity to apply an equity lens to the discussion of new developments.

Sincerely,

Signature: 

Address: UNIT J-1054 Pandora Ave (Wellburns Building)

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Date: _____

Re: Wellburns Redevelopment (1050-1058 Pandora Avenue and 1508-1518 Cook Street)

Dear Mayor and Council,

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We ask that you consider how this development can **contribute, not remove, community amenities** in the North Park neighbourhood, while using this as an opportunity to apply an equity lens to the discussion of new developments.

Sincerely,

Signature: Wayne MacDonald

Address: 303-755 MILLWIDE AVE. VICTORIA

TO **Mayor & Council**
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

DATE November 16, 2020

REGARDING **Support for Rezoning Application No. 00695 & Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Ave & 1508-1518 Cook St.**

Dear Mayor and Council,

RDH Building Science Inc. is a tenant at Midtown Court, located at 740 Hillside Avenue. I am writing today to show our support for the mixed-use development that has been proposed by District Developments Corp. We feel that the proposed development located at the corner of Pandora Ave and Cook St. will provide the City with much needed rental housing and refurbish a heritage building that has been neglected for many years.

The development is in a great location and has direct access to both bike and bus routes. We are confident the aesthetic lift and positive energy that will be created by this development will be welcomed by community.

Yours truly,



Graham Finch | MAsC, P.Eng
Principal, Senior Building Science Specialist

██████████
██████████
RDH Building Science Inc.

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

Dear Mayor and Council,

RE: Rejection for Rezoning Application No. 00695 & Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Ave & 1508-1518 Cook St.

I am a resident of Fernwood and I am writing today to reject the mixed-use development that has been proposed by District Developments Corp. I reside at 1605 Rebecca Street and am involved with the community daily. I feel that the proposed development located at the corner of Pandora Ave and Cook St. fails to provide any of the community's needs and is meeting the bare minimum with providing affordable rental housing and maintaining the heritage building. Since it's tenants were evicted by the developer, it has fallen into disrepair and homeless encampments, of which I believe the responsibility is on the developer for neglecting opportunities for community use during this exceedingly long vacancy.

As for the design itself, it lacks an understanding of the communities wants and needs, Fernwood doesn't need more retail or cafes, it needs more communal functions to bridge the inequalities that the area is currently facing. I have serious doubts of the ground floor program, as retail and a cafe serve only a specific class of people. There needs to be space offered for more important programs for the area such as daycares, workshops, and multipurpose spaces that give the community of Fernwood a chance to be involved with the new development more on this vitally important urban corner. Are retail spaces going to be rented out at affordable rents similar to before? Offering smaller more affordable retail units would encourage more local small businesses rather than a larger retail tenant.

Also the tiny parkette in the back of the development should consider how it fits within its context more. Most parks in Victoria are subject to occupation and use as they are not used by the public as much. Instead the demographics and existing communal gardens offer a better form of land stewardship that encourage inclusivity with the neighbourhood.

This development needs to offer more benefits to the community that it is inserting itself into. If people are going to rent here and take advantage of what is offered by the local amenities, then the development needs to offer the community more back in return.

Aiden Martyn

1605 Rebecca Street

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

Dear Mayor and Council,

**RE: Support for Rezoning Application No.00695 & Heritage Alteration Permit Application
No. 00016 for 1050-1058 Pandora Ave & 1508-1518 Cook St.**

I am a resident of the Harris Green neighbourhood and I am writing today to show my full support for the mixed-use development that District Developments Corp. has proposed. I reside at 989 Johnson Street. I believe that this development is a much-needed addition to the current rental housing market in Victoria. The location of the building at the corner of Pandora Ave and Cook St. will provide the city with much needed rental housing and restore a heritage building that has been neglected for many years.

The location of this development is perfectly suited for a rental housing project. It is located on both bus and bike routes and is in close proximity to downtown. The proposed development is also located close to grocery stores and other commercial amenities making it ideal for rental tenants.

I look forward to this new addition to the neighbourhood.



Jamie Belanger
989 Johnson Street

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

Dear Mayor and Council,

RE: Support for Rezoning Application No.00695 & Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Ave & 1508-1518 Cook St.

I am a resident of the Fairfield neighbourhood and I am writing today to show my full support for the mixed-use development that District Developments Corp. has proposed. I reside at 1106-751 Fairfield Road. I believe that this development is a much-needed addition to the current rental housing market in Victoria. The location of the building at the corner of Pandora Ave and Cook St. will provide the city with much needed rental housing and restore a heritage building that has been neglected for many years.

The location of this development is perfectly suited for a rental housing project. It is located on both bus and bike routes and is in close proximity to downtown. The proposed development is also located close to grocery stores and other commercial amenities making it ideal for rental tenants.

I look forward to this new addition to the neighbourhood.

Mitchell Barker

Mitchell Barker
1106-751 Fairfield Rd

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

Dear Mayor and Council,

RE: Support for Rezoning Application No. 00695 & Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Ave & 1508-1518 Cook St.

I am a resident of the Fairfield neighbourhood and I am writing today to show my support for the mixed-use development that has been proposed by District Developments Corp. I reside at 626 Normanton Court. I feel that the proposed development located at the corner of Pandora Ave and Cook St. will provide the City with much needed rental housing and refurbish a heritage building that has been neglected for many years.

The development is in a great location and has direct access to both bike and bus routes. My husband I and are also going to be moving downtown to a new build on Johnston street and would love to support more development in this area. Hopefully development of this area will provide more options for young professionals such as ourselves to live in town instead of being forced to move outside the city. I hope you will allow this development to continue.

I/We look forward to this new addition to the neighbourhood.

Monica Grundmann 626 Normanton Court, Victoria BC

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

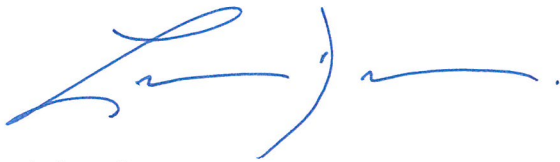
Dear Mayor and Council,

RE: Support for Rezoning Application No. 00695 & Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Ave & 1508-1518 Cook St.

I am a resident of the Downtown Victoria neighborhood and I am writing today to show my support for the mixed-use development that has been proposed by District Developments Corp. I reside at 501-728 Yates St, Victoria, BC, V8W0C8. I feel that the proposed development located at the corner of Pandora Ave and Cook St. will provide the City with much needed rental housing and refurbish a heritage building that has been neglected for many years.

The development is in a great location and has direct access to both bike and bus routes. It will also increase the opportunities for local retail businesses and connections to our parks.

I/We look forward to this new addition to the neighbourhood.



Lukasz Deron

501-728 Yates St, Victoria, BC, V8W0C8

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

Dear Mayor and Council,

RE: Support for Rezoning Application No. 00695 & Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Ave & 1508-1518 Cook St.

I am a resident of the Saanich neighborhood and I am writing today to show my support for the mixed-use development that has been proposed by District Developments Corp. I reside at 1228 Tall Tree Pl, Victoria, BC, V8Z7A9. I feel that the proposed development located at the corner of Pandora Ave and Cook St. will provide the City with much needed rental housing and refurbish a heritage building that has been neglected for many years.

The development is in a great location and has direct access to both bike and bus routes. It will also increase the opportunities for local retail businesses and connections to our parks.

I/We look forward to this new addition to the neighborhood.



Chad Kruper

1228 Tall Tree Pl, Victoria, BC, V8Z7A9

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

Dear Mayor and Council,

RE: Support for Rezoning Application No. 00695 & Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Ave & 1508-1518 Cook St.

I am a resident of the Langford and I am writing today to show my support for the mixed-use development that has been proposed by District Developments Corp. I reside at 1193 Goldstream Ave, Victoria, BC, V9B2Y9. I feel that the proposed development located at the corner of Pandora Ave and Cook St. will provide the City with much needed rental housing and refurbish a heritage building that has been neglected for many years.

The development is in a great location and has direct access to both bike and bus routes. It will also increase the opportunities for local retail businesses and connections to our parks.

I/We look forward to this new addition to the neighborhood.



Nathan Gillis

1193 Goldstream Ave, Victoria, BC, V9B2Y9

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

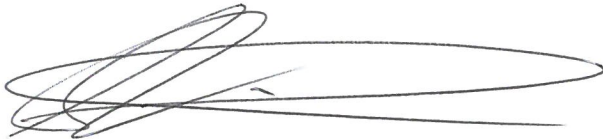
Dear Mayor and Council,

RE: Support for Rezoning Application No. 00695 & Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Ave & 1508-1518 Cook St.

I am a resident of the Downtown Victoria neighborhood and I am writing today to show my support for the mixed-use development that has been proposed by District Developments Corp. I reside at 1103-834 Johnson St, Victoria, BC, V8W1N3. I feel that the proposed development located at the corner of Pandora Ave and Cook St. will provide the City with much needed rental housing and refurbish a heritage building that has been neglected for many years.

The development is in a great location and has direct access to both bike and bus routes. It will also increase the opportunities for local retail businesses and connections to our parks.

I/We look forward to this new addition to the neighborhood.

A handwritten signature in black ink, appearing to read 'Scott Vincent', with a large, sweeping flourish extending to the right.

Scott Vincent

1103-834 Johnson St, Victoria, BC, V8W1N3

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

Dear Mayor and Council,

RE: Support for Rezoning Application No.00695 & Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Ave & 1508-1518 Cook St.

I am a resident of the North Park neighbourhood and I am writing today to show my full support for the mixed-use development that District Developments Corp. has proposed. I reside at 401-1022 Pandora Ave. I believe that this development is a much-needed addition to the current rental housing market in Victoria. The location of the building at the corner of Pandora Ave and Cook St. will provide the city with much needed rental housing and restore a heritage building that has been neglected for many years.

The location of this development is perfectly suited for a rental housing project. It is located on both bus and bike routes and is in close proximity to downtown. The proposed development is also located close to grocery stores and other commercial amenities making it ideal for rental tenants.

I look forward to this new addition to the neighbourhood.

Aaron Frost
401-1022 Pandora Ave

