

Pamela Martin

From: Public Hearings
Subject: FW: Proposed application for 1908, 1916 and 1920 Oak Bay - zoning regulation by-law amendment No 1237 No 20-193

From: Christy Love [REDACTED]
Sent: December 8, 2020 5:31 PM
To: Graydon Gibson [REDACTED]
Cc: [REDACTED]

Subject: Re: Proposed application for 1908, 1916 and 1920 Oak Bay - zoning regulation by-law amendment No 1237 No 20-193

I'll add my 2 cents to the peanut gallery here. As someone who works in the industry, I have a lot of respect for both Jawl as developers and Cascadia Architects as designers. Jawl could have pushed the envelope to 6 stories, which we commonly see as a developer tactic, but they proposed a height and streetfront that I believe will be a people-friendly improvement to our beloved neighbourhood. Cascadia do as much as they can to encourage their clients to design high performing, environmentally sound buildings. While this development doesn't go as far as it could environmentally, it will still perform to a fairly high level to meet the current Energy Step Code. I believe the scale is appropriate and the design is both welcoming and contemporary.

I am a little sad that we may not be able to get our future Christmas trees on foot once Gardenworks is gone, but maybe that will be our final push to consider a Christmas tree alternative...

Thanks for the heads up on Dec 18 noise-making and singing Rolf. We are in - send us the songsheet!

Take care everyone,
Christy

Pamela Martin

From: Public Hearings
Subject: FW: Proposed application for 1908, 1916 and 1920 Oak Bay - zoning regulation by-law amendment No 1237 No 20-193

From: Graydon Gibson [REDACTED]
Sent: December 8, 2020 3:58 PM
To: Rolf Warburton <[REDACTED]>
Cc: Lister Farrar [REDACTED]

Subject: Re: Proposed application for 1908, 1916 and 1920 Oak Bay - zoning regulation by-law amendment No 1237 No 20-193

Thank you, Rolf, for your detailed response to my concerns about this development, and for providing links to various resources helping explain what is actually proposed – especially this link to a November 2020 report to Council
<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=61818>
- which shows floor plans, elevations and artist's renderings of this building and includes letters of both support and opposition (the majority of which seem to be most concerned about the loss of the garden center, myself included). As a result of reading this document, **I now conclude that, overall, I think the benefits of this development outweigh the downsides.**

My initial letter of opposition was based on the notice of public hearing published in the Times Colonist and triggered by the note that the building height was to be increased from four to five storeys, when (as Lister pointed out) it is not actually a fifth story – it's a four storey building with a rooftop patio, and the five storey variance is only to allow access to this patio by stairs and elevator.)

Perhaps I can be accused of going off half-cocked, but I have watched Council over the years repeatedly finding ways to get around the 12 story limit on downtown buildings introduced by Mayor Peter Pollen over 40 years ago, and assumed that in their zeal to increase density at any cost they were doing the same thing in my own neighbourhood.

Thank you everyone for your patience in allowing me to work this through. I've lived in Victoria for over 40 years, the last 18 here in Gonzales, and like many of our neighbours I take any proposed changes to the neighbourhood very seriously. I hope you all have a merry Christmas.

Graydon Gibson
1027 Chamberlain Street

Pamela Martin

From: Public Hearings
Subject: FW: Proposed application for 1908, 1916 and 1920 Oak Bay - zoning regulation by-law amendment No 1237 No 20-193

From: Heather Atkinson [REDACTED]
Sent: December 8, 2020 5:26 PM
To: Graydon Gibson <[REDACTED]>
Cc: Rolf Warburton [REDACTED]

[REDACTED]

Subject: Re: Proposed application for 1908, 1916 and 1920 Oak Bay - zoning regulation by-law amendment No 1237 No 20-193

Thank you everyone for the diligent research and details. I think I feel okay about it now—although the loss of Garden Works is sad.

Heather Atkinson

Pamela Martin

From: Jack Sandor [REDACTED]
Sent: December 9, 2020 1:11 PM
To: Public Hearings
Subject: REZ00694 1908-1920 Oak Bay Ave Support

Howdy,

I'm a Victoria resident and am writing to express my support of this project. It adds much-needed density along a Transit and possibly (hopefully) future cycling corridor. This is exactly the type of development the city needs to approve if it hopes to make any significant dent in the ongoing a housing affordability crisis. I like the inclusion of bike parking stalls but I wish they were more heavily prioritized over vehicle parking given the aforementioned Transit Corridor this building is being built upon.

-Jack

Pamela Martin

From: John Doughty [REDACTED]
Sent: December 9, 2020 9:47 AM
To: Public Hearings
Subject: Rezoning Application 1908 1916 1920 Oak Bay Ave.

To Victoria city council
re Rezoning Application for 1908, 1916, 1920 Oak Bay Ave.

I wish to add my voice in opposition to the variances proposed with this rezoning application. The city has zoning bylaws and neighborhood plans for a reason. We should not be ignoring these at the request of the developer. This proposed development is out of all proportion for this section of Oak Bay avenue. It will set a bad precedent for future development in this area. Their request for 10 variances is obviously a tactic to open negotiations with the city and then settle for less. I urge council not to play this game. If they can't work within the city bylaws and still make a decent profit, they shouldn't be in business. John Doughty 1009 Chamberlain Street

December 9, 2020

City of Victoria Mayor and Council

Sent via email: mayorandcouncil@victoria.ca

Re: Support for the proposed mixed-use project at 1912 Oak Bay Avenue

I am a resident and owner of 1437 Grant Street in Victoria. I am writing in support of the proposed project by Jawl Residential at 1912 Oak Bay Avenue. I am supportive of their plans because of the proponent's history of producing good-quality housing that fits well with the adjacent land uses. Their track record for attention to detail through thoughtful consultation with adjacent owners is well documented and I believe this project is of no exception.

I feel that the stretch of Oak Bay Avenue between Foul Bay Road and Richmond Road should have a similar feel to Cook Street Village. In my opinion, the way to increase the desirability of this area is to create good quality projects to support the existing businesses in the area while added amenities and density. The Fiori and Village Walk laid the foundation for such development and this project will provide an opportunity to continue this trend.

Sincerely,



Dave Bornhold



Pamela Martin

From: Mark Hornell [REDACTED]
Sent: December 9, 2020 12:21 PM
To: Public Hearings
Subject: REZ00694 1908-1920 Oak Bay Ave

Your Worship Mayor Helps and Members of Council:

I am writing in support of the application by Peter Jawl Residential for rezoning and development permit, to construct the mixed commercial/residential project at 1908 – 1920 Oak Bay Avenue. I strongly support this proposal as consistent with the intent of the Official Community Plan for the Oak Bay Avenue Village area. The project will enhance the overall streetscape of Oak Bay Avenue, and reinforce the commercial centre of gravity set by the Red Barn Market and the Home Hardware stores on the south side of the avenue.

I have lived in the block south of Oak Bay Avenue for approximately 25 years, raised my daughter in the neighbourhood, and enjoy the ability to walk from home to commercial services. Over the quarter century of my residence in the area, Oak Bay Avenue has transformed from a dispiriting commercial strip of mostly ugly one and two storey buildings, with only a few pedestrian generating businesses, into an avenue that has an increasing sense of place and architectural flair. Projects built over the past quarter century including the Oak Bay Bicycle building, the Home Hardware building, the Fiori mixed use building (corner of Clare and Oak Bay Avenue), the renovated Red Barn Market, the renovated Blu mixed use building, and the 4 storey mixed use building designed by Franc D’Ambrosio anchoring the corner of Oak Bay Avenue and Foul Bay Road, have brought new energy and an increasing sense of place to the avenue. The proposed building at 1908 -1920 Oak Bay Avenue will continue this positive direction, and bring additional apartment residential stock to the neighbourhood as well. We are fortunate as a community to have such a high quality proposal before us, situated precisely in a location where the OCP directs new growth.

While like many I will miss having the Garden Works Garden Centre in the neighbourhood, I believe that on balance, the proposal by Jawl Residential for the site advances the policy vision for the avenue and the urban village. The only concern I have has to do with the overhead services shown on the illustrative materials. The existing overhead power lines are perhaps the most ugly feature of the streetscape and I had hoped that as development proceeded along the avenue, that the City would insist that the overhead services be placed underground. This would be consistent with the standard along the avenue on the Oak Bay side of Foul Bay Road, and would go a great distance towards an enhanced streetscape and public realm for the urban village.

In summary, I wholeheartedly support approval of this project, and look forward to the improvement it will bring to the streetscape, sense of place, and residential mix of the Oak Bay Avenue urban village.

Yours truly,

Mark Hornell
1026 Clare Street
Victoria, BC Canada V8S 4B6
[REDACTED]

CONFIDENTIALITY NOTE: This e-mail message, including attachment, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Pamela Martin

From: Public Hearings
Subject: FW: Proposed application for 1908, 1916 and 1920 Oak Bay - zoning regulation by-law amendment No 1237 No 20-193

From: Steven Pokotylo <[REDACTED]>

Sent: December 9, 2020 7:45 AM

To: Christy Love <[REDACTED]>

Cc: [REDACTED]

Subject: Re: Proposed application for 1908, 1916 and 1920 Oak Bay - zoning regulation by-law amendment No 1237 No 20-193

Nice to see democracy and discourse at work.

Happy Holidays