



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

Pamela Martin

From: Victoria Mayor and Council
Sent: December 10, 2020 2:19 PM
To: Public Hearings
Subject: Fw: 1912 Oak Bay Avenue

From: Joan Peggs [REDACTED] >
Sent: December 10, 2020 2:06 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1912 Oak Bay Avenue

Your Worship and Council,

The agenda for this evening's Council meeting includes a rezoning application for this property.

My understanding of the rezoning application is that it is a rezoning for use of the property: the completed structure will provide much needed residential accommodation for this area, incorporating business opportunities at street level.

The 35 condominiums of 1, 2 and 3 bedrooms, in the building is below the Official Community Plan density for this area, South Jubilee.

The project offers many beneficial amenities:

1. Underground parkade with 47 stalls.
2. 39 Modo Car Share memberships. These memberships will be shared by both the residential and commercial units in the building.
3. 4 Electric Vehicle (EV) charging stations. This remaining 43 stalls will have rough ins for EV charging stations.
4. Bicycle storage that incorporates 24 Electric Bicycle Charging Stations.
5. Discovery Coffee will be located at the Redfern Street/Oak Bay Avenue corner. A large south facing patio will be available to this business.

Over and above the benefits of this development, Jawl Residential is assisting the city with additional contributions:

1. \$25,000 for a new cross walk at the corner of Redfern Street and Oak Bay Avenue, now a very busy area with the location of Red Barn Market.
2. \$100,366 Community Amenity Contribution towards Affordable Housing initiatives and Community Amenities
3. A 3.35m Statutory Right of Way, along Oak Bay Avenue, in the favour of the city. This will facilitate future public works improvements for this neighbourhood.

I trust that this application will be favourably accepted on Thursday December 10th, 2020

Jp,
Joan Peggs,

Pamela Martin

From: Peter Jawl [REDACTED]
Sent: December 10, 2020 9:22 AM
To: Public Hearings
Subject: FW: Touching Base

Good morning,
I wanted to forward along the correspondence below to ensure it was in the public record. Thank you.

Peter

From: Julia B [REDACTED] >
Sent: July 14, 2020 9:19 PM
To: Peter Jawl [REDACTED]
Subject: Re: Touching Base

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



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Pamela Martin

From: Victoria Mayor and Council
Sent: December 10, 2020 1:20 PM
To: Public Hearings
Subject: Fw: letter of support for 1908, 1916 and 1920 Oak Bay Ave (Garden Works)

From: Lister Farrar [REDACTED]
Sent: December 10, 2020 1:15 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: letter of support for 1908, 1916 and 1920 Oak Bay Ave (Garden Works)

Dar Mayor and Councilors:

I'm a resident of 1058 Davie since 1997, and before that on Duchess Street in South Jubilee. I'm writing in support of the project.

While I will miss having Garden Works there, the replacement will add to the neighbourhood, with a people scale street level, a café with patio, and sensitive setbacks on the larger front and rear facades. I especially like touches like the rear parking (if we must have parking; something that needs questioning), the bike parking up front, the passive shading for windows in the summer, and the look. While I live in a designated heritage house my wife and I renovated, I like the freshness of modern architecture and feel it belongs on a modern building in this neighborhood (vs those with a preference for imitation traditional.)

I also want to speak in favour of the density the extra residences will bring, the support for local businesses and services, and hope it can be nudged toward transportation alternatives. I hope the tendency away from car dependency is continued by building separated all ages and abilities bike tracks on Oak Bay avenue. I think we need those shopping and commuting to see an advantage to alternatives, and dissuade the current steady stream of single occupant cars on oak bay avenue. I note the new building has allowed for room for a bike lane across its frontage.

Thanks for considering this, and good luck with the bike lane on the avenue.

Lister Farrar
[REDACTED]

Pamela Martin

From: Peter Jawl <[REDACTED]>
Sent: December 10, 2020 9:28 AM
To: Public Hearings
Subject: FW: Proposal for Oak Bay Avenue - Time Sensitive - Deadline July 21, 2020

Good morning,
I just want to make sure that the below correspondence has made its way into the public record.
Thank you,

Peter

From: Diana McNeill <[REDACTED]>
Sent: October 15, 2020 4:03 PM
To: Peter Jawl <[REDACTED]>
Subject: Fwd: Proposal for Oak Bay Avenue - Time Sensitive - Deadline July 21, 2020

Hi Peter,
Here is what I sent the city.

Diana

Begin forwarded message:

From: Diana McNeill <[REDACTED]>
Subject: **Proposal for Oak Bay Avenue - Time Sensitive - Deadline July 21, 2020**
Date: July 22, 2020 at 7:53:26 PM PDT
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

I am very sorry for our late response. I am writing you about the proposal on Oak Bay Avenue where Phil Ballam Plumbing and Garden Works currently resides. I live next door to these properties and will be impacted the most from this development. The Jawl's have been very upfront and responsive to our concerns and we have appreciated their honesty over the last two years. We feel very confident in their design and approach.

Mark and Diana McNeill
1516 Redfern Street
Victoria BC

[REDACTED]

Pamela Martin

From: Peter Jawl [REDACTED]
Sent: December 10, 2020 9:24 AM
To: Public Hearings
Subject: FW: 1920 Oak Bay Avenue

Hi,
Please see below for correspondence that we would like to ensure is in the public record.

Thank you.

Peter

-----Original Message-----

From: Scott Travers <[REDACTED]>
Sent: July 20, 2020 3:29 PM
To: mayorandcouncil@victoria.ca
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]

Pamela Martin

From: Tony Zezza [REDACTED]
Sent: December 10, 2020 1:55 PM
To: Public Hearings
Subject: Development Permit - 1908, 1916, and 1920 Oak Bay Ave

Dear Victoria Council,

My name is Tony Zezza and I live at 1765 Oak Bay Ave. I am not in favour of this proposal for the following reasons:

Although there are 4 story condos along Oak Bay, the closest along the east and west sides are at Richmond and Foul Bay. Both of these are busy intersections that can better accommodate the higher density.

Recommendation - this development should be no more than 3 floors, which is identical to the new development that was built last year on the east side of Redfern.

The rear setback request of 5.3m vice 6, might seem small, but if the city allows for a 3 story bldg, the shadow cast on the adjacent homes to the north will be significant. These homes that presently have sunny backyards would have shade for numerous of the autumn, winter, and early spring.

Recommendation - That the northern side of the bldg be reduced to only 2 stories in order to not have a negative impact on the adjacent homes to the north.

What support is this development providing the community with regards to adorable housing and rentals? I support council's initiatives in working with developers in order to provide affordable housing. This area of Victoria is ideal for such an initiative since food, medical, and day-to-day living support are all within walking distance.

Recommendation - Any development variances should only be considered and possible supported with a firm and dedicated commitment from the developer in providing affordable housing. This is what Victoria needs and well done to Council in working with developers to ensure that affordable housing is a priority.

It is recognized that Garden Works and previous garden centres, have been at this site for decades. I also recognize that Garden Works is a tenant and at the mercy of the landlord. That said and with the intent of keeping the ground floor commercial, it is request that Council work with the developer to possible facilitate the continuation of a commercial garden centre, whether it be with Garden Works or another garden establishment.

Respectfully submitted,

Tony Zezza
[REDACTED]