

## Pamela Martin

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**From:** [REDACTED] >  
**Sent:** December 5, 2020 4:55 PM  
**To:** Public Hearings  
**Subject:** My vote is NO to REZ00694 1908-1920 Oak Bay Ave

I'd like to register my NAY VOTE for the proposed development that would raze Gardenworks and replace it with a non-descript gray building which lacks any charm/ambience that Oak Bay is known for. Buildings like this are found on a lot of the sidestreets ... perhaps they can find room for it there.

I've recently moved back to Victoria after years away, and was shocked to see how much of the city has been eaten/developed away. Yes cities need to grow, but can't they do so in a way that encompasses beauty?

This will leave the street - and the neighbourhood - greatly diminished in my opinion.

Would you please acknowledge receipt of this dissenting email.  
Thank you.

[REDACTED]  
Fern Street, Victoria  
[REDACTED]

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** December 7, 2020 11:59 AM  
**To:** Public Hearings  
**Subject:** FW: 1920 Oak Bay Abe


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

From: Cate Tucker <[REDACTED]>  
Sent: December 7, 2020 11:48 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: 1920 Oak Bay Abe

I my name is Cate Tucker and I am a resident in Victoria BC. I live at 524 St Charles St and I am in support of the development application at 1920 Oak Bay Avenue. I frequent this area of the city and believe that this project will be an improvement to the immediate village and City at large. The amount of homes being added as part of the proposal is in keeping with the village feel and they will help support the local business I visit. The renderings of the building look good too. Thank you Cate tucker

Sent from my iPad

Cathy Dixon  
Paul Flanagan  
622 Inglewood Terrace  
Victoria, BC  
V8S 5B9



December 3, 2020

RE: Redfern Development Proposal

Dear Mayor and Council;

I am writing to lend my support to the Redfern Development on Oak Bay Ave. My husband and I are currently living in a single family home but intend to downsize to a multi-unit building in the not-to-distant future.

The Redfern is of great interest to us for a number of reasons:

- A fantastic location close amenities and services
- Walkability to virtually everything we require for our daily lives
- Concrete construction to ensure sound dampening and good defense against earthquakes
- A reputable and trusted developer
- Rooftop garden

My husband and I enjoy our single family home but we are very aware increased density is the way forward for our community. A vibrant community, in our opinion, requires a broad range of age groups and cultures, and multi-unit developments will increase the chances that our community will retain that sense everyone belongs.

I respectfully ask that the Mayor and Council fully support this development proposal.

Sincerely,

Cathy Dixon  
Paul Flanagan

December 3<sup>rd</sup>, 2020

To: Victoria Mayor and Council,

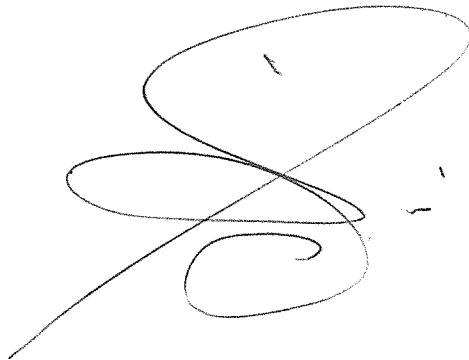
Jawl Residential Development on Oak Bay Avenue

Our business supports the application for development. We need these projects to help support the business community, and we think that the development will improve the village of Oak Bay Avenue.

Thank you,

Harry's Flowers Ltd.

1817 Oak Bay Ave

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

Helene Sundberg  
Resident of Victoria, BC

December 4, 2020

To Mayor & Council,

My name is Helene Sundberg and I am writing this letter as a Victoria resident, on behalf of my husband Gary and myself, in response to the public hearing notice for the development proposal at 1920 Oak Bay Avenue.

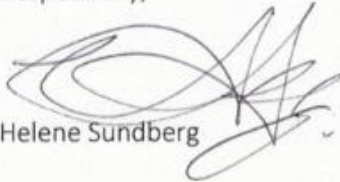
**We are in support of this development application.**

Upon hearing about the proposal for this location, we got in touch with Jawl Residential, to get more information on the building and project. We have since been provided with a detailed breakdown on the timeline of the application, the extent of community consultation undertaken, and the level of care that the development team has taken in creating a thoughtful and well-designed building, for this incredible location.

We are supportive of this application being approved, as we believe that it is an example of the kind of development that should be approved along corridors throughout the City. The height and size of the building is not out of place when compared to the previous developments that have been completed. As well, we are excited about what should be a fantastic new mix of retailers that will be added, to complement the existing grocery and hardware store. The building also looks very good, which unfortunately does not get mentioned enough in development applications.

This is the kind of the housing that we will look to move into in the coming years and we hope that you will approve this application.

Respectfully,

  
Helene Sundberg

**Pamela Martin**

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**From:** Jan Marshall [REDACTED] >  
**Sent:** December 6, 2020 3:05 PM  
**To:** Public Hearings  
**Subject:** OAK BAY GARDEN WORKS

I strongly object to the loss of our garden centre on Oak Bay Road for the following reasons:

1) Garden works is one of very few garden centres in the area. It has deep roots in the Oak Bay community and is one of very few garden centres in the city. Loss of this resource will be felt by many who will no longer be able to access a garden centre without getting in their cars and will particularly affect seniors, many of whom have gardens and rely on their local garden centre.

2) Oak Bay does not need another residential high rise. The traffic on Oak Bay, especially during peak times, is already significant. Adding a four storey highrise with 35 residential suites will cause chaos, especially during rush hours. " Oak Bay is popular for its tree-lined namesake avenue, filled with smart boutiques and art galleries, fancy delis, and lively cafes." Not so much if the community is burdened with heavy traffic causing traffic jams and polluting the air.

Victoria is losing its character to box buildings and high density residential areas. Oak Bay should be taking a stand against this, not encouraging it.

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** December 7, 2020 3:11 PM  
**To:** Public Hearings  
**Subject:** Fw: Support for Development at 1912 Oak Bay Avenue / South Jubilee

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**From:** Kari McLay <[REDACTED]>  
**Sent:** December 6, 2020 7:09 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Cc:** Peter Jawl <pjawl@jawlresidential.com>  
**Subject:** Support for Development at 1912 Oak Bay Avenue / South Jubilee

Dear Mayor and Council Members,

My name is Kari McLay and I am the owner of Tuilpe Noire Clothing located at 1887 Oak Bay Avenue in the city of Victoria. I have been in business at this location for 15 years. I have seen significant positive changes in my neighbourhood particularly since the opening of Home Hardware and The Red Barn grocery store. South Jubilee is becoming a vibrant hub of independent businesses

I am very impressed with the proposed Jawl development at 1912 Oak Bay Ave.

I support this mixed development of condominiums, retail stores and the Discovery Cafe with a large patio. This project would be a fantastic addition to the community which would benefit local residents and surrounding business owners including myself. I would be very grateful to have this progressive new development across the street from my store.

The Jawl family are well known in Greater Victoria for their exceptionally high quality developments and their equally passionate dedication to the needs of the community at large. This diverse project will provide enjoyable living, retail amenities and employment opportunities. This building will add something really special to the South Jubilee neighbourhood.

I sincerely hope that this project will be approved.

Kind regards,

Kari McLay

**Pamela Martin**

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**From:** Leonard [REDACTED] >  
**Sent:** December 7, 2020 4:42 PM  
**To:** Graydon Gibson  
**Cc:** Public Hearings; [REDACTED]  
[REDACTED]  
**Subject:** Re: Proposed application for 1908, 1916 and 1920 Oak Bay - zoning regulation by-law amendment No 1237 No 20-193

I fully agree with Graydon Gibson.

Leonard Weaver  
1000 Chamberlain St  
Victoria, B.C.  
V8S-4B9  
[REDACTED]

Sent from my iPhone

On Dec 7, 2020, at 3:23 PM, Graydon Gibson [REDACTED] > wrote:

I write to strongly oppose the weakening of the current restrictions on the overall size of the commercial/residential development proposed for the north side of Oak Bay Avenue between Davie and Redfern Streets (to be considered by Council Thursday December 10, 2020).

It looks like the proponents want us to just tear up the existing neighbourhood plan and let them build a five storey building, a full storey higher than the maximum allowed under the neighbourhood plan. To add insult to injury, they also want Council to reduce the prescribed minimum setbacks in almost every direction, resulting in a massive building that will loom over that section of Oak Bay Avenue and be completely out of proportion to the rest of the buildings on the Avenue.

This proposed development will make a mockery of the current neighborhood plan, and would be an insult to the skyline of Oak Bay Avenue. What is the point of developing these various guidelines if they are routinely ignored by Council?

The City's guidelines as set out in the **Jubilee Neighbourhood Plan**, say the City should "...ensure that new development is compatible with adjacent residential areas and the neighbourhood" and that "New residential development should respect the character of existing neighbourhood and street variety through the scale and form of housing."



Another document, the City's **Oak Bay Avenue Land Use and Design Guidelines**, also expresses a vision of Oak Bay Avenue as a low-rise mixed residential/neighbourhood shopping street, including restricting the rezoning of properties along Oak Bay Avenue to permit "low-rise (*maximum three storey*), mixed-use buildings" (emphasis mine).

No reasons are given for why the developer wants these established restrictions relaxed, but one can reasonably assume that their primary reason is to make the project more profitable for them. They are not seeking these benefits because they will be good for the neighbourhood - they don't live here, and won't have to live with what they leave behind. All they want, clearly, is to make more profit by allowing them to build a bigger building.

I strongly urge Victoria Councilors to look after the interests of the people who actually live in the affected area – the same people who spent so much time and effort working with the City to develop these guidelines in the first place – and require these and other developers to abide by these guidelines and community plans. To do otherwise is to ignore the wishes of the people they are supposed to represent.

Sincerely

Graydon Gibson  
1027 Chamberlain Street

## Pamela Martin

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**From:** Matt Dell [REDACTED]  
**Sent:** December 4, 2020 4:10 PM  
**To:** Public Hearings  
**Subject:** Support for 1908/1916/1920 Oak Bay Ave Zoning and Development

Hello Mayor and Council,

I am writing **in favor** of the proposed changes to 1908,1916 and 1920 Oak Bay Avenue.

My family owns a home at 1525 Fell Street, only one block (240M) away from the proposed development. I believe that increased density on the main corridors surrounding South Jubilee will bring increased vibrancy to our neighborhood and help relieve Victoria's housing crisis. Added density will bring more businesses, services and culture. I was satisfied with the ongoing dialogue the developer had with our community and I think the 4 stories or residential, with a roof-top garden, is a perfect fit for this area. I expect more development along Oak Bay, and this building sets a strong precedent.

While increased density is important, I do believe we need to ensure our area has the community facilities needed to support more people: safe streets, good crosswalks, parks, nature space, and activities for children of all ages. We have work to do on this, but we're making progress. I understand the developer has set aside new money for a crosswalk. We desperately need a new cross walk across Oak Bay Ave at Redfern street (for people going to Red Barn, so I would like to see this completed ASAP.

Please contact me if you have any questions.

-Matt Dell  
1525 Fell Street  
[REDACTED]

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** December 7, 2020 12:27 PM  
**To:** Public Hearings  
**Subject:** FW: Development at 1920 Oak Bay Avenue

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

From: RAY PROTTI <[REDACTED]>  
Sent: December 4, 2020 5:16 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Cc: pjawl@jawlresidential.com  
Subject: Development at 1920 Oak Bay Avenue

Dear Mayor Helps,

I am writing in support of the multi-residential development proposed for 1920 Oak Bay Avenue. There is significant need in this part of the community for such development. It would serve the dual purpose of providing housing for younger families looking to purchase their first home and senior citizens such as me who are looking to downsize from larger homes. The location is ideal as one can walk or bike to secure everything one needs. I have discussed the proposed development with the builder and am assured it's design will fit into the neighbourhood harmoniously. I very much hope you and your fellow council members will look favourably upon this proposal.

Ray Protti

Sent from my iPad

## Pamela Martin

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**From:** Rolf Warburton [REDACTED] >  
**Sent:** December 7, 2020 10:00 PM  
**To:** Lister Farrar; Graydon Gibson; Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Re: Proposed application for 1908, 1916 and 1920 Oak Bay - zoning regulation by-law amendment No 1237 No 20-193

Dear neighbours,

I hesitate to Reply All, as I know my message is unsolicited by nearly all of you. And unlike other more appropriate venues for electronic communication, there are few options — when included in an unwelcome email chain — to "get off the list". But I accept that sometimes email is the only way we can reach out to neighbours. So, if you're gnashing your teeth at all these nosey parkers invading your in-box: I apologize for being one of them.

Thank you, Graydon, for bringing this project to all of our attention. I will admit right off the bat that I share virtually none of your concerns. The building seems like a perfectly natural development, harmonious with neighbouring structures and aligned with other new developments and the general direction of growth and improvement in our urban village. I'd also echo Lister's observation that there's nothing inherently negative about variances. Sure, they're there to reflect certain community concerns about design and impacts on neighbours. But a new major development on a multi-lot assembly like this is almost guaranteed to require variances. If such requests are extreme or unjustified, City staff will have slapped them down long before this stage.

I haven't spent time recently poring over the relevant neighbourhood plan or land use and design guidelines, but my general sense is that those documents can be sufficiently broad and vague that it's fairly easy to read into them what one wants to read. For example, virtually anyone who either supports or opposes a new project is likely to find comfort and justification for their position from an edict that the City must "ensure that new development is compatible with adjacent residential areas and the neighbourhood..." Call me cynical, but identifying what is "compatible" is inherently subjective. :)

For what it's worth, I think this planned building seems very compatible with recent new neighbourhood developments, including the mixed-use residential buildings at OBA & Foul Bay (Abstract, Domino's, where Good Earth used to be) and at OBA & Clare (dental offices, formerly Buddy's Toys, HSBC), along with several new residential builds (including our own awesome passive-house on Chamberlain!) But I admit that's only my own take on compatibility.

This [Victoria News article reviewing the development](#) discusses the rooftop garden Lister mentioned, among other amenities, and explains why it may be a five-storey building on paper, but will only appear to be four.

From the City's website, I see Council is poised at Thursday's meeting ([agenda here](#)) to give the necessary zoning regulation bylaw its 3rd reading. At the Nov. 12 Committee of the Whole Meeting, the City received a detailed 146-page report from City staff about the project. This report includes about 80 pages of letters, emails and petitions both for and against the proposed development. Plenty of people regret the departure of Gardenworks; but many others are excited

to see the new plans. The report also lays out everything from where the little sidewalk trees will be planted, to how the building's shadows will fall on neighbouring properties during the Winter solstice. [You can read the report here.](#)

After reviewing that report and considering the project, Council gave the development bylaw its [first and second readings on Nov. 26](#). The Housing Agreement bylaw was also given its 1st, 2nd, and 3rd readings on the same day. Motions for both bylaws were carried unanimously. That last point is not insignificant. Our Council is representative of the diversity of Victoria, and they often don't agree on things, especially housing. But they must have all agreed this project met the City's overall plans for our community and was worthy of their support. If they follow through on that support this Thursday, Jawl will have their development permit and the project can begin.

However, it's not too late to submit your voice, supporting or opposing, the project (even if to my mind the writing looks like it's on the wall.) You can make electronic submissions according to the City's Covid-friendly [Virtual Public Hearings program](#), which instructs as follows:

You can provide your submission by email to [publichearings@victoria.ca](mailto:publichearings@victoria.ca) or by mail to Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6, or drop your submission in the mail slot on the right side of the Pandora Avenue entrance to City Hall. The deadline for submissions is **2 p.m. on the day of the Council meeting when the Public Hearing will take place** [ie. in this case, that would be on Thursday, Dec. 10, 2020]. Written submissions will be published on the Council Meeting Agenda.

Further instructions on how to register to speak by phone, or watch a livestream of proceedings can be found [here](#).

Before you get back to your eggnogs, I'll just say thanks again to Graydon for helping me (and hopefully some of you) get up to speed on the changes planned for our community. I'm also grateful for the opportunity to send in an email to the City with my thoughts, and participate in our local democratic process. Pretty Great!

It also feels nice in these times of physical and social isolation to reach out to our lovely neighbours and just say Hi (never mind discussing the mundane!) No Christmas drinks this year, unfortunately. But at 7 p.m. on Saturday, Dec. 18, Clare Street is going to lead the neighbourhood, first with the good ol' cheer for healthcare and frontline workers, and then some singing, with everyone standing in their own front yards. If you'd like the songsheet in advance, let me know.

I wish you all a wonderful holiday season and a HEALTHY 2021.

Rolf Warburton  
1038 Chamberlain Street  
Victoria, BC V8S 4B9

On Mon, 7 Dec 2020 at 19:31, Lister Farrar [REDACTED] > wrote:

I asked for updates a while back and the developer sent a pdf.

But you can also see the building on the website. <https://jawlresidential.com/project/the-redfern/> I just counted the floors in the picture. It was listed as 5 storeys, so I asked the developer why I could only see four.

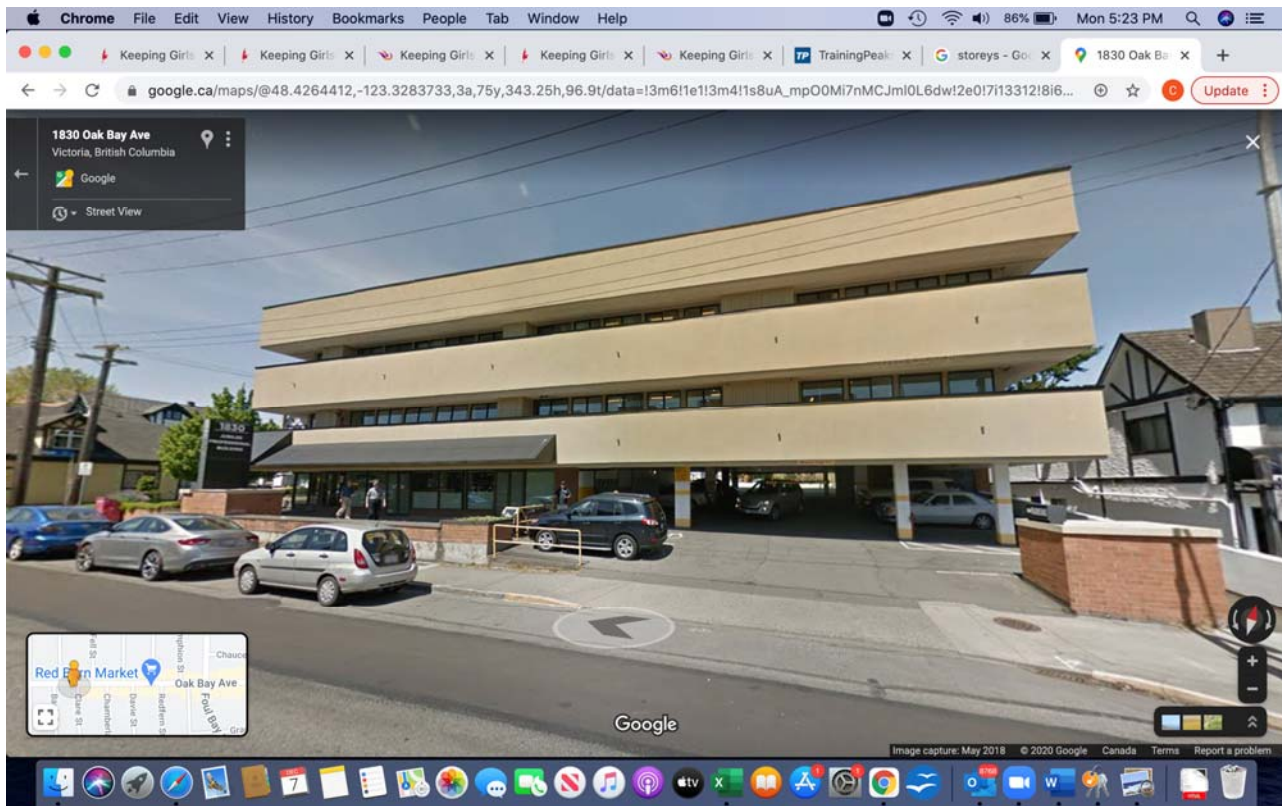
The window shades are also in the picture. I heard about them at a public meeting for on another building (Foul bay and Fort, about 10? years ago) and that they reduce energy demands of air conditioning. The patios, sidewalks, and parking are in the website image also.

The attachments were screenshots from google street view of the building at Bank, and from the pdf of this one (same as the website). I'll try making them smaller.

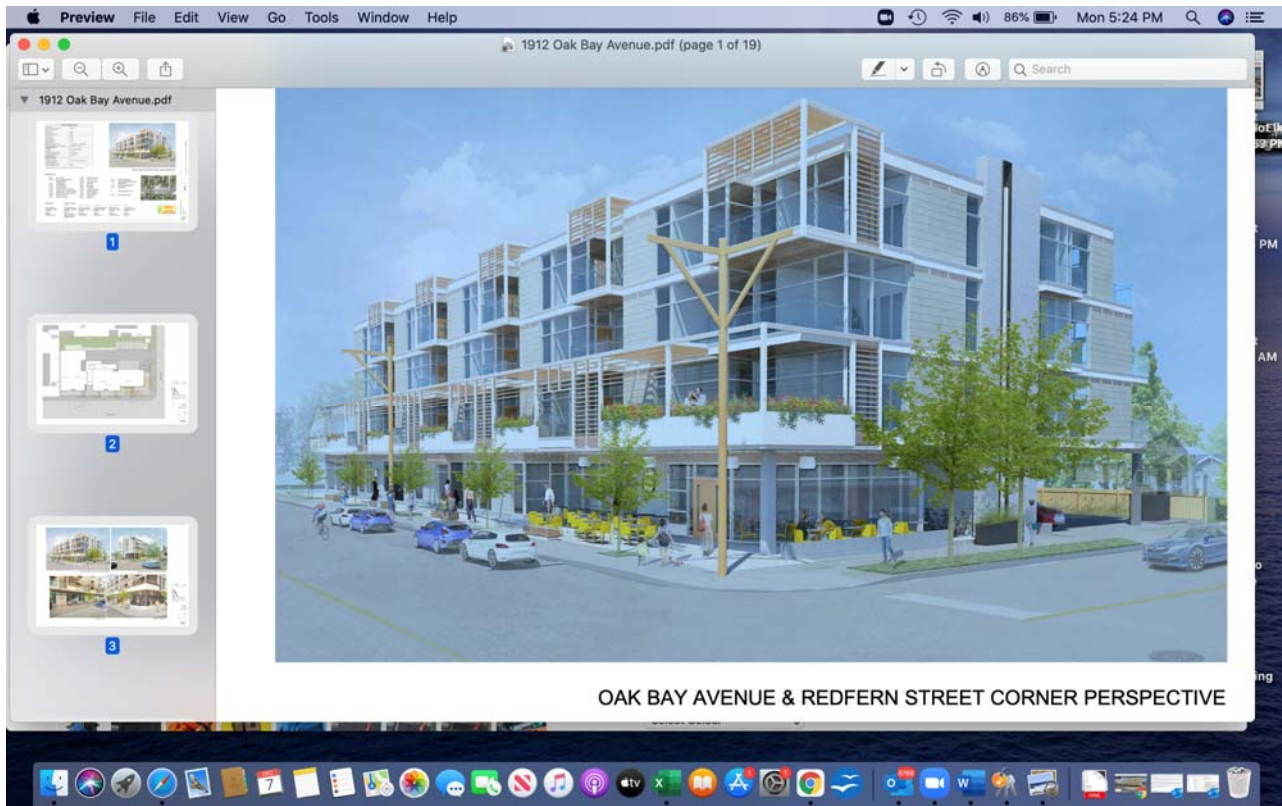
Here's a street view link in case:

[https://www.google.ca/maps/@48.4264412,-123.3283733,3a,75y,344.64h,90t/data=!3m7!1e1!3m5!1s8uA\\_mp00Mi7nMCJmI0L6dw!2e0!5s20090601T000000!7i13312!8i6656?hl=en&authuser=0](https://www.google.ca/maps/@48.4264412,-123.3283733,3a,75y,344.64h,90t/data=!3m7!1e1!3m5!1s8uA_mp00Mi7nMCJmI0L6dw!2e0!5s20090601T000000!7i13312!8i6656?hl=en&authuser=0)

This one is only three storeys, but looks bigger and has less street appeal (walls, parking)



This one slopes back and has a nice sidewalk people feel.



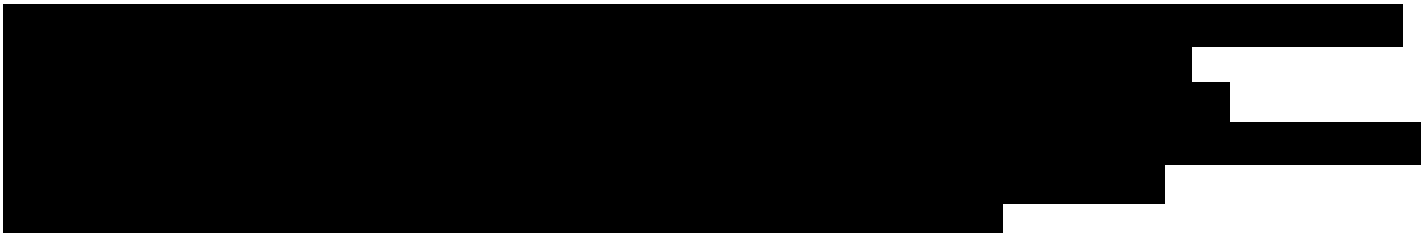
I get that there are variances being asked, but do you know what they are? I can't see anything obvious. Neighbourhood plans and zoning are modified from time to time to address site specifics. I got a variance to make my garage a couple feet longer to fit my kayaks, and when I restored the steps on my heritage house about 2 feet too close to the street setbacks. Doesn't mean its nefarious.

Just on this info, it seems like a reasonable project and a credit to the neighbourhood, though I shall miss Garden Works.

Lister

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**From:** Graydon Gibson [REDACTED] >  
**Date:** Monday, December 7, 2020 at 7:01 PM  
**To:** Lister Farrar [REDACTED]  
**Cc:** "[publichearings@victoria.ca](mailto:publichearings@victoria.ca)" <[publichearings@victoria.ca](mailto:publichearings@victoria.ca)>, [REDACTED]



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

Thanks for your input Lister. A couple of comments...

Where do you get your info about the top floor being only a "deck" and all the other stuff

about the proposed building? I went to the proponent's website and couldn't find any reference

to this property or what they plan to do with it. If the city has posted some additional information

about the proponent's proposal I didn't see it in their newspaper ads, and I waded through the fine print.

Your attachments don't mean anything to me. A link would be useful.

Right now I am simply reacting to their published requests for these exceptions from whatever zoning

rules apply.

My point is that the neighbourhoods have set out their expectations (and had them endorsed

presumably by Council) and they should be listened to when something like this comes up.



Also, re setbacks, my main concern is with the setbacks to the upper floors, which will reduce the "massing" effect of the final structure.

Thanks

Graydon Gibson

On Mon, 7 Dec 2020 at 17:38, Lister Farrar <[REDACTED]> wrote:

Thanks for including me. I'm still making up my mind, but leaning to supporting it, subject to neighbourhood discussion.

One clarification I heard that may help others, is that the 5<sup>th</sup> story is not a full story, it's a roof top patio. But because it has to have ingress-egress (stairs, elevator), the building counts as "5 story". But actually has 4 visible floors. That level doesn't have a roof, or shadow the neighbours like a 5 story building would. The patio is also set back from the roof edge so it doesn't overlook the neighbours. I kind of like the roof patio idea as it means greenery and social space that is important in any neighbourhood.

Anyone know what the difference is between the "neighbourhood plan" maximum of 4 storeys, and the "Oak Bay Ave land use design guidelines" which say three? I'm aware zoning can say one thing and a community plan another.

Also, what is the difference in the setbacks? The sidewalks etc look pretty normal-to-generous to me, and the parking round the back keeps the building away from neighbours.

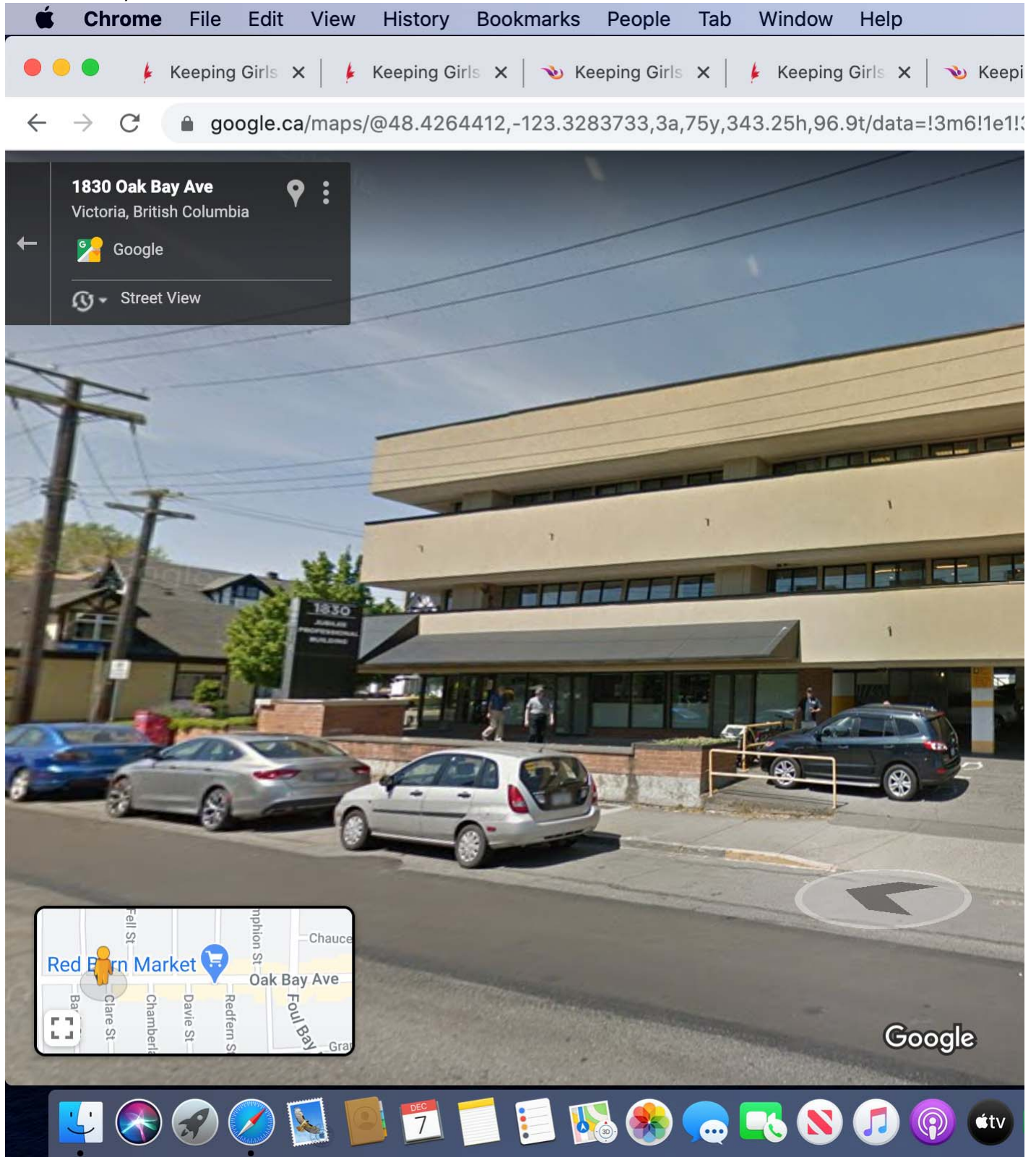
I like the café patio, bike parking, and passive solar shading.

I also think there are upsides to this level of density. The additional residents mean that business and services in the area are more sustainable, which means our community becomes more walkable with services close by.

In terms of how it fits, it seems more street friendly than other existing buildings on the street.

Eg. This one has a pretty unattractive street interface, dominated by parking and walls, and looms over the sidewalk,

even with only three stories.



By contrast, the proposed building façade is stepped back from the street, the sidewalk frontage is people friendly, with parking out of sight around the back and underneath.



Lister Farrar

1058 Davie

**From:** Graydon Gibson [REDACTED] >  
**Date:** Monday, December 7, 2020 at 3:24 PM  
**To:** "[publichearings@victoria.ca](mailto:publichearings@victoria.ca)" <[publichearings@victoria.ca](mailto:publichearings@victoria.ca)>  
**Cc:** [REDACTED]

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

I write to strongly oppose the weakening of the current restrictions on the overall size of the commercial/residential development proposed for the north side of Oak Bay Avenue between Davie and Redfern Streets (to be considered by Council Thursday December 10, 2020).

It looks like the proponents want us to just tear up the existing neighbourhood plan and let them build a five storey building, a full storey higher than the maximum allowed under the neighbourhood plan. To add insult to injury, they also want Council to reduce the prescribed minimum setbacks in almost every direction, resulting in a massive building that will loom over that section of Oak Bay Avenue and be completely out of proportion to the rest of the buildings on the Avenue.

This proposed development will make a mockery of the current neighborhood plan, and would be an insult to the skyline of Oak Bay Avenue. What is the point of developing these various guidelines if they are routinely ignored by Council?

The City's guidelines as set out in the **Jubilee Neighbourhood Plan**, say the City should "...ensure that new development is compatible with adjacent residential areas and the neighbourhood" and that "New residential development should respect the character of existing neighbourhood and street variety through the scale and form of housing."

Another document, the City's **Oak Bay Avenue Land Use and Design Guidelines**, also expresses a vision of Oak Bay Avenue as a low-rise mixed residential/neighbourhood shopping street, including restricting the rezoning of properties along Oak Bay Avenue to permit "low-rise (*maximum three storey*), mixed-use buildings" (emphasis mine).

No reasons are given for why the developer wants these established restrictions relaxed, but one can reasonably assume that their primary reason is to make the project more profitable for them. They are not seeking these benefits because they will be good for the neighbourhood - they don't live here, and won't have to live with what they leave behind. All they want, clearly, is to make more profit by allowing them to build a bigger building.

I strongly urge Victoria Councilors to look after the interests of the people who actually live in the affected area – the same people who spent so much time and effort working with the City to develop these guidelines in the first place – and require these and other developers to abide by these guidelines and community plans. To do otherwise is to ignore the wishes of the people they are supposed to represent.

Sincerely

Graydon Gibson

1027 Chamberlain Street

December 3, 2020

CITY OF VICTORIA

ATTN: MAYOR & COUNSEL

Hi,

My name is Russ Stubbs and I am an owner at 1741 Oak Bay Avenue. I strongly support the approval of the development permit and rezoning that is being applied for by the Jawl development team. Oak Bay Avenue is an appropriate place for moderate density and good developments to be placed in the City. This project is both of those things. The retail space that will come with this building will be well used by the community, and it is these kinds of projects that will improve the walkability of our neighbourhood.

Please approve this, thanks.

A handwritten signature in blue ink, appearing to read 'Russ Stubbs', is written over the text 'Please approve this, thanks.'

Russ

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** December 8, 2020 9:30 AM  
**To:** Public Hearings  
**Subject:** Fw: support for development at 1908-1920 Oak Bay Ave

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**From:** Sandy Wilson [REDACTED]  
**Sent:** December 8, 2020 7:45 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** support for development at 1908-1920 Oak Bay Ave

Hello,

My name is Sandy Wilson and I am the owner of Arbutus Physiotherapy and Health Centre located at 1928 Oak Bay Ave. As a business owner and resident in the community I support the proposed development at 1908-1920 Oak Bay Ave.

I believe the development will be excellent for the surrounding businesses. I was also very happy to hear of the proposed pedestrian crosswalk which will greatly improve the safety of our community not only for my business but also Red Barn Market and Home Hardware.

As with any business, parking both during construction and after completion was a concern but I understand from Jawl Development that this is of great importance to them as well and has been well thought out.

Please contact me if you have any further questions regarding this application.

Sandy Wilson BScPT  
Owner  
Arbutus Physiotherapy  
& Health Centre  
[REDACTED]

December 3<sup>rd</sup>, 2020

To Whom it May Concern,

Regarding: Oak Bay Avenue Jawl Development

I am in favour of this project being approved. I was made aware of this project by the developer and have been consulted on their planning. I think it will improve this area and I believe that the final proposal has been well thought out, and responsive to our communities wishes.

I support this development being approved.



Sharon C.

Henry's Tailors Ltd.

1974 Oak Bay Ave