

From: [REDACTED]
To: [Development Services email inquiries](#)
Subject: 1150 Cook Street - Proposed Development
Date: April 6, 2021 4:19:51 PM
Attachments: [image001.png](#)

Hello City of Victoria Planning Staff and Council,

I am writing this email in support of a proposed 129 unit development at 1150 Cook Street. I am a realtor who specializes in downtown condo sales, and currently work on the sales team for 1029 View Street. During my years selling condos in the downtown core, I have learned it is becoming increasingly hard for younger and first time buyers to get into the market. Land and building costs have increased exponentially over the past few years and I believe this will not slow. The development of the Cook Street corridor will bring a flood of new units available and hopefully this supply will help keep prices at a somewhat reasonable level to help younger buyers get into the market. I have worked with a few of the development partners in the past and I know their price point is the best in the downtown code for new build. Projects like this are vital to the continued growth of the neighbourhood. Moving away from parking lots and car dealers to architecturally stunning residential builds with vibrant and exciting retail at the base. Please feel free to contact me should you have any questions about my support for this project.

Thank you,

Patrick Hossack



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April 7, 2021

Planning Staff & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Letter of Support for Application of New Condominium Project "MOD" (1150 Cook St.)

Dear Planning Staff & Council,

As an owner of a residential unit at The Jukebox located at 1029 View Street, I am pleased to support this project.

In particular, I support:

- Increasing multi-family housing supply near major transit and amenities (*increased housing affordability, supply and diversity*)
- Generous Community Amenity Contributions (*contribution to traffic light at Cook & View, \$50,000 gift to City of Victoria Housing Reserve Fund*)
- Quality Architectural Design (*sensitivity to neighbouring properties, natural tones, highly articulated*)

I encourage council to APPROVE this project.

Thank you,

A handwritten signature in black ink, appearing to read 'Allison Munro', with a large, stylized flourish at the end.

Allison Munro
803 - 1029 View Street
Victoria, BC V8V 0C9

Amanda Ferguson

From: Dianne Flood [REDACTED]
Sent: April 7, 2021 5:28 PM
To: Public Hearings
Subject: Development Permit 00130 – 1150 Cook Street

Dear Mayor Helps and Councilors

Re: Development Permit 00130 – 1150 Cook Street (Pluto's)

In addressing this proposed development, I ask Council to consider my lived experience and commitment to the Harris-Green neighbourhood as a resident here for more than 15 years.

I accept and generally welcome development in our neighbourhood. Development in the area is, and always has been, inevitable and hopefully it will make our neighbourhood an even better place to live.

I am not a planner or architect, so without a public hearing it hasn't been easy to review and understand the plans as currently submitted for this project. As a member of the public, I rely on the City's planners to ensure that the requirements of the City planning documents are met and Council is being given the best advice. I'm not sure that has happened here.

I am simply asking that this and other developments in our neighbourhood comply with the City's well-thought out planning documents, which have been carefully developed over the years and in consultation and consideration of all of the various interests. While those documents do offer some flexibility, that flexibility is to be exercised thoughtfully and carefully, and if that is done, the development as proposed should not be given approval.

I have the following specific concerns with this development as proposed.

1. Height - the proposal for 16 stories is too high for this site.
 - a. I live in 1020 View Street, which is the 17-story building given as an example of a similar scale building in the area. It is not similar – 1020 View has significant set backs from the street and side yards and so provides significant view and no-shadow corridors, wide tower separation, and significant green space for the whole neighbourhood to enjoy. To compare this proposal to 1020 View is inaccurate and, frankly, misleading. More comparable are the adjacent 8 and 9 story buildings (Tara Apartments and the Jukebox condos) with little or no setbacks, and the maximum height of the proposed building should be similar to those.
 - b. To grant the additional height is to set the table for the development of the Harris site across View Street. We all know that Starlight will be coming to Council to ask for additional height and density and reduced setbacks, so very careful consideration needs to be given to this proposal and what it will mean for the future.
 - c. This building is not an "introduction to downtown". The "introduction to downtown" is along Yates, not Cook or Fort Street which leads out of downtown. And View is not intended to be a thoroughfare to get to downtown.
 - d. The shadow studies do not show December. View Street is narrow, and with this height, both sides of the street will be in significant shadow for most of the day for more than 6 months of the year. There will be no sunny side of the street to walk on in the winter, spring or fall, when residents really need it. And the existing and future residences on the north side of View will be directly negatively impacted during the long winter months.

- e. Any claim that the additional height is necessary to make the development financially feasible is not supportable. The Nest development at Yates and Cook came to Council last year and that developer said a 12 story rental building on that site was very feasible financially, so the same financial considerations should apply here. Any additional height or density “required” to make development profitable only makes it profitable for the owners of these vacant sites, many of whom have owned them for years and will make substantial profits without any additional height or density being permitted.
2. Lack of real amenities to be provided
 - a. The sidewalk “improvements” are not real improvements. There already is a sidewalk here, the proposed new sidewalk is simply replacing what will get damaged during construction.
 - b. A real amenity would be a substantial contribution to a fund to provide real green space for the neighbourhood. Such a fund would enable the City to provide “pocket parks” throughout the neighbourhood (like in West End Vancouver) – so that the whole neighbourhood and all residents of the neighbourhood, including children and families, get some real benefit from the additional benefit the developer would be getting. And public parks and real green spaces are more important now than ever.
 - c. The proposal drawing shows a delicatessen with tables and umbrellas that will “animate” the street space at the northeast corner. Experience shows that that is not likely to happen. That corner will be in shade for most of the day and its potential for outdoor patio use will likely be very limited. The corner will likely simply end up being leased commercial space. We will probably get yet another nail salon, chiropractor, or wealth management office that will close its doors at 5 p.m. and on weekends - that is not an animated space and will not provide any use of real value to local residents.
 - d. Amenities that are accessible only to residents of the building are not public amenities. And the developer will benefit from those in setting the sale price of the units.
 - e. The lack of green space at street level means the residents will have nowhere to take their dogs, and currently many dog owners in the neighbourhood take the liberty of using 1010 and 1020 View’s green space as a dog relief area. This developer needs to provide some form of dog relief area. And any proposal for a street level “rain garden” (not sure if the plans provide for one) will simply reduce what little street level green space there is for dogs.
 3. A lack of affordable housing – I don’t see how these condos will add to the City’s stock of affordable housing. And the proposed monetary contribution is nothing in comparison to the added value of the proposed additional density. The City needs to be smarter and more demanding about amenity contributions.
 4. Density - The permitted zoning does not set the density claimed, so the claim to a minimum density is inaccurate and not sustainable. And the density in our primarily residential area should not be greater than what is sustainable to maintain this as a livable area. And while I support a reasonable density in the desire to provide more housing, additional density to make that happen should not be located in downtown only – the whole of the City should share the impact. More low-rise multi-unit housing in other areas of the City would be a reasonable, balanced way to address the housing need, and share the impact with downtown residents.
 5. Parking
 - a. Without some provision for guest or delivery/moving van parking, the pressure on street parking will become even more significant. Already the residents of the Jukebox use the private parking areas at 1010/1020 View for their very frequent deliveries and for short-term visitor parking.
 - b. Is electric vehicle parking included? Is a car co-op parking being provided? if so, is it sufficient for the future of these important options?
 - c. Resident parking: despite the movement to bikes, etc. there will still be a need/demand for vehicle parking. As an example, 1010/1020 View is a mix of both renters and owners, with a similar demographic to those who will likely occupy this building, and even with a parking space for every unit, there are still residents constantly looking for a second spot.
 - d. A related issue is space for on-site garbage removal. Already View Street is used at very early morning hours (at 5 am and earlier) as the drop off and pick up of the smaller dumpsters many buildings use for various waste management companies. This use of View Street for the whole surrounding area should not be permitted, and every new site should have to adequately address on-site garbage removal.
 6. Effective traffic controls at Cook and View are going to be problematic, due to the very short distance between View and Fort.

7. Lighting at the top of the building: it is hard to tell if the plans still envisage the large 24/7 light at the top of the building – disappointingly described enthusiastically as “Tokyo-esque”. This type of lighting totally inappropriate and has no place in a primarily residential neighbourhood as it can disturb peoples’ ability to sleep. And it is also counter to climate change issues and environmentally insensitive – the unnecessary use of energy plus the impact on birds and other night-flying creatures.
8. Provision has to be made for the site to be kept clean and maintained both before and during construction. Construction of this site and the others in the neighbourhood will mean we will be living in a construction zone for years to come. This site is already dirty and unkempt and if construction does not start immediately, it will likely get worse. Additionally, the likely need for pilings will mean substantial noise and vibration issues, as was experienced with the Jukebox site. Plus the City will need to be mindful about the extent of permitting the closing of street lanes for construction. The developer needs to commit to ensuring that construction activities will comply with limits on days and hours and level of noise limits and to keep the site clean.

All of these are important, as in our neighbourhood numerous parcels are currently in various stages of development, and all seem to have asked or are asking for additional density and height and reduced setbacks than the planning documents set out and it certainly seems that all who have asked, have been granted (and without substantial contributions to public amenities). This creates uncertainty for residents about what the City’s planning documents really stand for and how they apply and, more critically, it creates expectations for developers that they will get what they ask for, reaping a huge benefit and at a very low cost to them and with no benefit to the residents.

While some may suggest that only a very few residents are speaking up against the proposal, quite frankly, so many increases have been sought and permitted in our neighbourhood, it has created “variance fatigue” for many residents. Many people I have spoken to say they do not respond to these applications because it feels futile to respond – a feeling of inevitability that downtown developers will get their wishes, regardless of residents’ concerns.

Additionally, you may not be hearing from many who live in the area simply because no effective notices were sent out. For developments like this, with only limited public notice, many residents are unaware of what is happening, and with busy lives rely instead on our City staff and City officials to apply the plans as intended. Also as many locals are renters, they may not have a long-term commitment to this particular neighbourhood or an awareness of the issues.

Thank you for the opportunity for me to share my lived experience and I sincerely hope that you will give it strong consideration in weighing this application. In my continued commitment to my neighbourhood and my desire for it to be a viable, healthy and enjoyable place to live, I ask Council to decline to approve this application and to direct City staff to engage with the developer on plans that are more suitable for this site and our neighbourhood.

Dianne Flood

101-1020 View Street

Amanda Ferguson

From: Fraser McColl [REDACTED]
Sent: April 7, 2021 9:34 PM
To: Public Hearings
Subject: FW: Mod - 1150 Cook Street (corner of Cook and View)

Another letter of support for the application at 1150 Cook Street. Please see below. Thank you, Fraser McColl

To Whom It May Concern at The City of Victoria,

I am a recent (and permanent) transplant from Vancouver, in my 30's and a business partner in a 55 year old company. During March 2020, I pitched and convinced my board of directors to open a brand new office in Victoria in February 2021. Entrepreneurs and the technologically-precocious have been drawn to Victoria for some time now and while I had to gift my client base that I built over 9 years in Vancouver to be here, I am so thankful that I now also call Victoria, home. Building a brand new business, at the best of times, is a challenge. During COVID, however, the challenges can feel insurmountable. Even finding accessible office space that fit in a budding business' budget was a challenging and disheartening process for me as there seemed to be low inventory in both the residential and smaller commercial real estate markets. I am so thankful to have run into Fraser McColl who had offered a space in the Jukebox that was exactly the right size, at the right price which allowed me to focus on business development and taking care of my clients instead of a suffocating level of overhead. It took me 2-3 months to find such a space. Painful.

While I have been fortunate enough to have been able to enter the detached housing market in Victoria, I am concerned that others in my demographic and those of my younger sibling, will simply struggle to even penetrate the market or start new businesses without shouldering significant debt. We really could do better for them with increased residential density.

I'm a big fan of Victoria, helping grow this economy and giving back to our communities. And clearly also a fan of more affordable spaces for the next wave of business owners, mavericks and entrepreneurs. I'm happy to report that, 2 months in, my business is profitable and that, in part, is thanks to my affordable rent. I would love to see more accessible real estate for the next generation so they can also dream big and grow deep roots and build fulfilled lives.

Jenn Melton

Sent from my iPhone

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