

[REDACTED]

---

**From:** Sara Chu [REDACTED]  
**Sent:** Tuesday, July 6, 2021 10:48 AM  
**To:** Public Hearings  
**Subject:** development at Cook St. and Pendergast St.

**Categories:** Madison - In Progress

This development will contribute to changing the entire character of the Cook St. Village neighbourhood. It's too massive. The development company (Starlit) has been unreliable in the past from what I hear. There will be no real green space. At public meetings in 2016 the developers proposed coffee shops in the bottom of the building. We don't need more coffee shops. We could use restaurants or food shops.

With the huge increase in density of population, where are the services? We don't have the medical services needed (eg doctors?).

Victoria is going crazy with development and in the past 5 years has made too many big buildings. Small businesses are leaving for the suburbs. The city is becoming unrecognizable.

And what's happened to the requirement for some low income suites in this proposed building? What income level would they be geared to? There doesn't seem to be a lot of control over this aspect of building.

Sara Chu

To: Victoria City Councilors

Re: Aragon Cook/Pendergast Development

Hello, my name is Alison McDormand and I am a former tenant of 1044 Pendergast Street. My family and I lived there for over 10 years. It was our home and we never would have moved if we had not been forced out by the proposed Aragon development.

In September 2020 Aragon made it clear the development would be going through soon and we were encouraged to move whenever possible. We were aware this would happen but at the beginning of this journey the rental situation was not what it is now. We had already been searching for alternate affordable housing for years at this point and found nothing comparable. If something did come up the amount of applicants was so overwhelming that it wasn't an option. Aragon had offered assistance with finding rental housing via Reside Community Relations but before the process even really began, Aragon announced they would be suspending their services due to Covid. So we were on our own. With no prospects in sight we panicked and made the difficult decision to move back to Nova Scotia in December 2020. We never wanted to leave Victoria and it has been a very difficult and extremely stressful relocation. As much as we appreciate the assistance given by the Tenant Assistance Policy, we would have rather just stayed in our home. Or found something similar. It sucks being forced out of your home but not having the option to even stay in your City is heartbreaking.

The ironic thing is our house is still standing and currently housing Aragon's workers. In fact 2 out of the 3 rental homes are housing their employees. There is one family left renting and I worry their voices are being ignored now.

Since moving, I realize how much the constant stress of being displaced from our home affected our whole family. We lived in constant worry that we wouldn't be able to find a rental home. We long ago gave up the dream of buying a home in Victoria but to not have the chance to even be able to rent without sacrificing the entire family's earnings, it's just not fair. And my husband and I both already worked two jobs each to afford to live in Victoria.

I wouldn't be so angry if I knew our affordable rental homes were being replaced with comparable housing that would benefit the community and offer an option for other middle-income families like ours. But of course Aragon only cares about money and refuses to add any affordable housing, even though they have been prompted to do so numerous times by Council. Victoria does not need more over-priced condos. The rich already have their pick of housing. They are not the ones in need. But because Aragon keeps contributing money to community contributions, they will get away with ignoring Council's request for affordability. I would also be curious to know where Aragon has been marketing their pre-sales? How many rich international buyers will purchase a condo and let it sit empty? While my family was forced out of the city we called home for over a decade...

I had hope after the Council meeting in December ended in a tie vote that perhaps it was possible Council would finally stand up for affordable housing and start saying NO to these development companies and their incredible greed. Council has the power to shape Victoria in a way that benefits all who live there. Not just the affluent. But I have no illusions that this development won't go through. Greed always wins.

I miss Victoria every single day but in the end I am thankful we moved. It is too heartbreaking watching a city you love dearly turn into a playground for the affluent only. What middle-income family can keep up with that? The constant struggle is not worth it in the end.

Alison McDormand

Members of City Council:

I am writing in support of the development, and I do so without being requested to do so.

I know this will arrive late as I just heard about the new date at Council.

I was chair of the CALUC when this application was first introduced. I had several meetings with the developer and their representatives, and chaired the Community meeting the CALUC held, as well I attended many of the meetings Aragon held for the community.

First I think Aragon did an admirable job in meeting with the community, developing options, listening to concerns and changing their proposal over time to make it more acceptable to people. I watched as they listened and acted and incorporated ideas and suggestions made at public meetings.

The long period of serious community consultation has resulted in a very good development, which I believe meets all of the requirements of the Fairfield neighbourhood plan, another project in which I spend several years.

I think the development will be overall benefit to the Village and the neighbourhood.

**David Biltek**  
**Victoria, BC**

Good morning Mayor and Council,

Thank you for bringing this application back for reconsideration.

Those members of Council who voted against the application last time may have done so because the proposal provides no affordable housing units on site. And yet the applicant is making a sizeable contribution to the Affordable Housing Fund. And we can anticipate that roughly 48% of the new units will be purchased by people moving up from 'more affordable' houses elsewhere. These houses then become available through 'filtering' to others who are looking for affordable housing in our neighbourhoods.

It is also noteworthy that Aragon spent considerable time and resources working with the neighbours through the CALUC to refine the proposal in consideration of the neighbours and the Cook Street Village such as it is and wants to become.

And so while no development proposal can be everything to everyone, this proposal comes close. It is well designed and has FIT on the lot, the street the block and the Village. It is consistent with the OCP and the Neighbourhood Plan. It represents 'contemporary' neighbourhood planning in 2021 and contributes to walkable neighbourhoods and '15 minute' neighbourhoods.

And at the end of the day this is 'Housing for Someone' as we work to increase the supply of 'Housing for Everyone' in the third most expensive real estate market in Canada.

I look forward to this application being approved unanimously. Thank you for your service. Ciao for now.

Joe

Joseph A. Calenda, MCIP, DTM  
City Planner  
Molto Bene Enterprises

Committee of the Whole

City of Victoria

Dear Committee members;

As a long time member of the Victoria Health Co-op , I am aware of the value of the health programs that it provides to the community. At this time I understand that the space constraints restrict the programming that they are able to provide.

Now they have the services of 2 RNs , the range of services and availability will increase significantly but permanent dedicated space is urgently required to be able to take advantage of these RN services. The services are provided to anyone in the community through MSP.

Aragon Developments is proposing much needed housing as well as dedicated ground floor space for the Health Co-op to provide permanent space for health services.

We encourage the Committee to approve this development so these services can be provided to the community.

Thanks for your attention to this very important matter.

Sincerely.

Catriona Campbell.

Please....this should have already been approved! The councillors who rejected the application were short sighted and not listening to the community.

Please approve this application. The neighbourhood and the Cook Street businesses need this project.

Stop with the ideology and self agendas.....it is time you served the whole community.

I reiterate.....please approve this application.

Thank you

Dennis and Roberta McCarthy

***To the Committee of the Whole, City of Victoria***

***Re: Victoria Community Health Co-Op & 328 Cook St Development Proposal***

Dear Sirs and/or Madams,

I am writing to express my support for the Victoria Community Health Coop and its attempt to secure additional space for operations and programming through the proposed development by Aragon Properties in Cook Street Village.

During my 8 years living in James Bay, I have repeatedly observed the worsening challenges residents face in obtaining necessary primary medical care, due to shortages and lack of available providers. It took me over 6 years to obtain a family doctor after moving here. As a senior, I feel it is only by blind luck that I didn't run into problems during all that time without a primary care physician.

The Victoria Community Health Coop and particularly its Community Nurses Program, which would operate from the proposed development, helps to fill a critical gap and we should be doing everything we can to enable them to function and grow their practice so they can help fill in the gaps in medical service to Victorians.

Consequently, I fully support the Victoria Community Health Coop and this development.

Yours truly,

Katherine Maas  
110-151 St. Andrews St.  
Victoria, BC V8V 2M9

I am writing in support of the Victoria Community Health Co-op's need for two rooms for the exclusive use of the nurse practitioners who are helping so many seniors improve and maintain their health.

It is important that the rooms not be used by other groups for several reasons: the need for strict hygiene is very important as is the need for the nurses to feel that their equipment and the things they need to deliver care are secure.

Having two rooms for the exclusive use of the two nurses means that they can spend their time giving valuable wellness care to more seniors during a time when there are so many people without a healthcare practitioner.

Sincerely  
Phyllis Webster  
#10-977 Convent Place  
Victoria, BC V8V 2Y9



Like public pay phones, public communal laundromats are going the way of the Dodo. The laundromat in the Cook Street Village is now a fast food joint. With the recent loss of Prestine Laundry, James Bay has none - it used to have two. Soon, the redevelopment of the NE corner of Yates and Cook could see the loss of another. That would leave just one laundromat within the city of Victoria (in Quadra Village). The loss of these integral urban facilities will affect neighbourhood livability as well as the affordability of rental accommodation. However, a solution could reside in city policy. Rather than accepting questionable public art and/or financial contributions as the community amenities required of developers, city policy could instead encourage the reintroduction of these disappearing facilities in neighbourhoods that need them. Subsidized commercial space for a small laundry business or even a cooperative model perhaps.

Dave Nonen  
1166 Chapman Street  
Victoria

102-1063 Southgate Street,  
Victoria,  
BC,  
V8V2Z1.

May 13, 2021.

City of Victoria,  
Committee of the Whole.

Dear Councillors,

Aragon's Cook Street/ Pendergast Development

I wish to again support Victoria Health Community Health Coop's initiative in trying to establish a medical aid presence in the Cook Street Community Centre, this being dependant on successful negotiations between yourselves and Aragon. The need for more primary medical care in this area is indeed great and this is an excellent opportunity to improve the health of the community. I urge you to give this all due consideration.

Yours sincerely,

Robert Graham Krause, Mb, CCFP, FCFP, FRCGP.  
Past President,  
College of Family Physicians of Canada'

**From:** [REDACTED]  
**To:** [Public Hearings](#)  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (NO. 1233) - No. 20-081, Development Permit with Variances  
Application No. 000527  
**Date:** July 8, 2021 3:01:04 PM

---

I reside at 1110 Oscar St. and am strongly opposed to the proposed application.

Available parking in the immediate neighbourhood is already scarce and a multi-unit residential dwelling will only make the lack of parking worse.

As my residence is a corner unit, right on the corner of Oscar and Cook, the proposed 5 story multi-unit dwelling will have a negative impact on my view. No more beautiful sunsets.

The additional vehicle traffic from all the additional residents will have a negative effect on the neighbourhood

Dave Flak  
Sent from my iPad