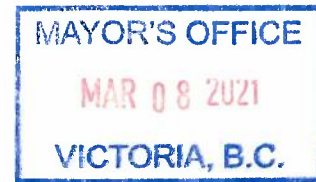


Mayor and Councillors, City of Victoria



February 26, 2021

Re: TELUS Ocean Development Proposal

Dear Mayor and Councillors,

The proposal for the Telus Ocean Building does not follow Victoria's Official Community Plan because it does not sensitively integrate into the neighbourhood. The development, as proposed, will dominate the area and reduce its appeal for both visitors and local owners. The development should not be able to proceed unless they adhere to the existing zoning regulations (height, density, and setback).

Sincerely,



Jan-Marie Tognela  
526 St. Charles St.  
Victoria, BC

Mayor and Councillors, City of Victoria

February 26, 2021



Re: TELUS Ocean Development Proposal

Dear Mayor and Councillors,

The proposed Telus Ocean Building does not respect the City's Downtown Core Area Plan because it does not adequately integrate into the neighbourhood and it exceeds the area's zoning regulations. The Downtown Core Area Plan values the sensitive integration of new developments within this desirable, historic environment. It would be dishonourable for a development to proceed that does not follow the Plan, which has been put forth and agreed upon by our City's political leaders.

The Inner Harbour District is a unique area that provides a significant draw for visitors to Victoria. The City's iconic skyline and the local area's old-world vitality will be harmed if the prescribed Plan is not followed. This will result in irreparable damage to the City's second largest economic driver, the tourism industry. In order to show some semblance of regard for the City's Plan, the building's massive size should be pared back to reduce its dominant impact on the surrounding area.

The proposed building surpasses current zoning regulations in all major areas – height, density, and setback. This lack of compliance, if approved, would be very concerning for individuals and businesses who have invested in the area with the fundamental expectation that the community plan put forth by our City officials would be respected. This disregard for basic process would damage the City's reputation and dissuade future investment.

In order to attempt to integrate into the neighbourhood, the Telus Ocean Building should be constructed within the height, density, and setback parameters contemplated in the City of Victoria's zoning regulations for the Inner Harbour District.

Your review and consideration of the above commentary is appreciated.

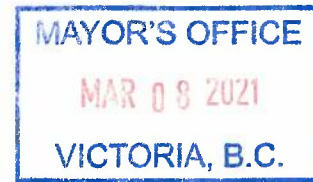
Regards,

A handwritten signature in black ink, appearing to read "Logan Phillips".

Logan Phillips  
347 Windermere Street  
Victoria, BC

Mayor and Councillors, City of Victoria

February 26, 2021



Re: TELUS Ocean Development Proposal

Dear Mayor and Councillors,

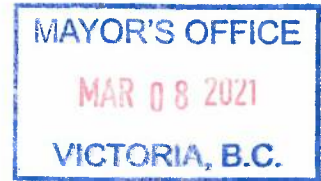
The proposed development is in opposition to Victoria's Official Community Plan because it does not respect the historic neighbourhood. The proposed building's massive size will dominate the area and diminish its appeal. The developer should be required to follow the existing zoning regulations (height, density, and setback), as set out by the City of Victoria, to proceed.

Thank you,

A handwritten signature in blue ink, appearing to read "Talina Barsalou".

Talina Barsalou  
347 Windermere Place  
Victoria, BC

Mayor and Councillors, City of Victoria



March 1, 2021

Re: TELUS Ocean Development Proposal

Dear Mayor and Councillors,

The size of this building must be scaled back in order to fit within the zoning regulations for the City of Victoria's Official Community Plan. Its massive size will alter the look of this historic neighbourhood and take away from its old-world character. The developer should be required to follow the existing zoning regulations (height, density, and setback), as set out by the City of Victoria, in order to proceed.

Thank you for your consideration.

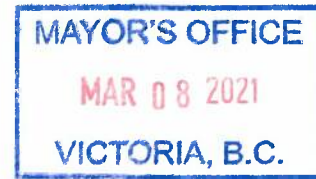
Regards,

A handwritten signature in blue ink, appearing to read "Jordan Macfarlane".

Jordan Macfarlane  
3920 Carmichael Terr.  
Victoria, BC

Mayor and Councillors, City of Victoria

March 1, 2021



Re: TELUS Ocean Development Proposal

Dear Mayor and Councillors,

I am asking that you review the proposal for the Telus Ocean Building as the scale of this building far exceeds the area's zoning regulations. The proposed design also goes against the City of Victoria's Downtown Core Area Plan which was established to protect the historic aspects of the Inner Harbour. This building will stand out like an eye sore in a neighbourhood that is rooted in history and acts as a centre for tourism. It would be a great disservice to the local businesses and residents to allow this proposal to move forward. The building should be scaled back to ensure it fits within the current zoning regulations and is properly integrated into the surrounding area.

The Telus Ocean Building should be constructed within the City's regulations for height, density and setback that were established to preserve the historic Inner Harbour District.

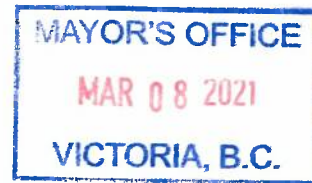
Thank you for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read "Taren Macfarlane", with a long, sweeping underline.

Taren Macfarlane  
3920 Carmichael Terr.  
Victoria, BC

March 3, 2021



Mayor Lisa Helps and Council

City of Victoria

1 Centennial Square

Victoria, BC

V8W 1P6

Reference: Telus development – Humboldt Street

Dear Mayor Helps and Members of Council,

I write to implore you to consider the long-term effect on the neighbourhood that will be caused by the installation of an oversized, monolithic style, glass building in an area of historic buildings. Victoria has had a reputation of being a quaint, classic Old England style of city, the unusualness of which has been an attractor to many visitors over the ages. While I applaud the direction taken by yourselves to create a diversified city boasting technological areas, marine industry areas and other innovations for the future, I do feel it is short sighted not to maintain the historic Inner Harbour and surrounding areas. It is so far a pleasant combination of buildings from the Aria to the Parkside which manage to compliment the surrounding architecture of St Ann's, The Empress, The Legislature and many other historic buildings. Not only will the proposed building overwhelm all that is good in this area it will also not get the credit it would get by standing in a high-tech area where a larger lot could cause it to lead that neighbourhood forward and be a welcome sight as opposed to an out of place eyesore.

We have watched with interest in Vancouver where our properties were surrounded by empty land which has slowly filled in with high-rise buildings. It has been impressive that in all cases the new building aligned with the historic, and tall slender buildings allowed ocean and mountain views to be retained by the existing properties. It is not difficult to do. Victoria has some magnificent views that greet and impress its citizens and visitors as they walk the streets. It is a disservice to the greater community to destroy these views.

The Apex lot is one of the last vacant lots in the area and as it is owned by the City it provides a tremendous opportunity for the City to enhance what it can offer to visitors and thereby continue to benefit from the significant contribution the spending these visitors brings to the City coffers. Retaining ownership might enable an ongoing profit stream as opposed to a sale for a minimal price.

While the Telus building may bring employment, possibly from the local population but more likely from elsewhere, it would be difficult to see how a different location would impact that negatively. So, while you cannot hope to create a tourist attraction of an historic inner harbour in another part of the downtown, you can create a tech centre that will attract likeminded opportunities and be a draw for another area.

Additionally, Humboldt Street is becoming much more attractive with wide setbacks and minimal traffic. A sheer glass façade pressed hard to the sidewalk will throw the street into darkness and will confirm the existing wind tunnel thus totally detracting from the progress that has been made here.

In closing, I would like to say, after almost sixty years on the block, our family is proud to have brought Hilton to Victoria and are thrilled to entice a steady stream of visitors from around the world. We hope to be able to support a vibrant downtown in any way we can. We trust our Mayor and Members of Council will have the wisdom and foresight to preserve some of Victoria's unique aspects and consider our recommendation not to grant variances or encourage the design of a huge modern building in this location.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A Phillips', with a stylized flourish at the end.

Andrea Phillips

President

Executive House Ltd

777 Douglas Street

Victoria, BC

V8W 2B5

City of Victoria Mayor and Councillors,

As an owner of a construction based electrical company in Victoria and the CRD, I am writing to express my support for TELUS Ocean. I welcome the proposed TELUS Ocean development vision to Downtown Victoria for the following reason(s):

- It is an iconic \$100m regional head office investment in the Central Business District by Western Canada's largest employer
- It will create more than 500 local, living wage jobs for skilled labourers and tradespeople during the duration of construction
- It will provide ample capacity building opportunities for skills development and growth due to the innovative and high-quality design

Al Carley  
SLATER ELECTRIC



With regards to recent DRA letter of March 4th.

Reading the letters that oppose the proposal, I see that virtually all writers are concentrated in the existing condo buildings near the property..The Humboldt Valley is part of downtown core, and as such development is a given. I hope the city will work with the applicant and not let this development be stopped by NIMBY.

I have previously written to express support,Certainly time to bring vibrancy...instead of a bus drop off/pickup. and and empty bus depot across the street.

Thank you

Catherine Brankston

314 999 Burdett Ave

Victoria BC

V I A T E C

Fort Tectoria  
777 Fort Street  
Victoria, B.C. V8W 1G9

March 10, 2021

Dear Mayor and Council,

I understand that you are considering the proposed plan for the Telus Ocean Building at your meeting on March 11. I am writing in support of this project.

I've been fortunate to travel to many cities around the world and I'm always happy to come back to Victoria. One thing I've noticed is that all of my favourite cities have at least a few architectural standouts that make a place more memorable while providing a sense of the spirit of that community and a landmark to help you keep your bearings. Not only will this building bring with it many great jobs but I hope you keep in mind the many expected events, gatherings and important meetings it is expected to host while also signaling the dynamic and thriving community we have become to our many visitors.

I've had the pleasure to visit several Telus landmark buildings and they are all shining examples of how a major corporation can demonstrate their commitment to a region. Their willingness to invest in our community is a great sign of our ever-evolving community and I wholeheartedly endorse the project.

Sincerely,

Dan Gunn  
CEO  
VIATEC  
(Pronouns I use: he/him)

Dear Mayor and Council,

I understand that you are considering the proposed plan for the Telus Ocean Building at your meeting on March 11. I am writing in support of this project.

I've been fortunate to travel to many cities around the world and I'm always happy to come back to Victoria. One thing I've noticed is that all of my favourite cities have at least a few architectural standouts that make a place more memorable while providing a sense of the spirit of that community and a landmark to help you keep your bearings. Not only will this building bring with it many great jobs but I hope you keep in mind the many expected events, gatherings and important meetings it is expected to host while also signaling the dynamic and thriving community we have become to our many visitors.

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Sincerely,

Dan Gunn  
CEO  
VIATEC  
(Pronouns I use: he/him)

City of Victoria Mayor and Councillors,

I am writing to express my support for TELUS Ocean. I welcome the proposed TELUS Ocean development vision to Downtown Victoria because I believe it will:

- o Create high-value jobs in the tech and innovation sectors.
- o Contribute to a stronger, more resilient economy.
- o Create new vibrant, inviting, and productive public space.
- o Offer sustainable office space in the Central Business District.
- o Bring life to an existing vehicle parking lot in a prominent Downtown location.
- o Complement the surrounding community with world-class, iconic architecture.

Thank you for your consideration.

Sincerely,

Jason Close

Hello,

I just attended the Telus zoom about their proposed building on Douglas Street.

My question about embedding "bird strike deterrents" in the glass was not answered.

I would like the council to ask them to do this. And I would like council to pass a by-law that any new buildings have these deterrents in their glass, as many other cities have done.

Thank you.

Sincerely,

JoAnne Jarvis

503-60 Saghalie Rd

V9A 0H1

City of Victoria Mayor and Councillors,

I am writing to express my support for TELUS Ocean. I welcome the proposed TELUS Ocean development vision to Downtown Victoria because I believe it will:

- o Create high-value jobs in the tech and innovation sectors.
- o Contribute to a stronger, more resilient economy.
- o Create new vibrant, inviting, and productive public space.
- o Offer sustainable office space in the Central Business District.
- o Complement the surrounding community with world-class, iconic architecture.

Thank you for your consideration.

Sincerely,

Lynn Works  
Victoria Resident

Hello All,

First, thank you for your service, especially in these trying times.

I am curious about Telus Ocean, now that your SIPP has come onboard to support and promote the development as part of your economic strategy.

I want to plant a seed for all of you about commercial building signage in two parts.

1. Do we want to support any and all high building signage or is this something that is just not thought about from your point of view? Would it be better to have art on the side of our building versus advertising? Is it time to take all that ad space down?

2. Do we want to approve this development and ask for the TELUS signage especially on the specific Telus Ocean to be removed as to reduce its impact in that district, especially with the history and other architecture? It is not needed and adds no value to the building, city or people.

Food for thought for all of you as you consider this application?

Regards,

Peter

Peter Elkins

Dear Mayor and Council members :

I hope this is not a waste of time.

In 1975, Councillor Sam Bawlf asked me to serve on the City's Heritage Advisory Committee. I reminded him that I was a contractor who renovated old buildings and replaced others with new ones. I was not a heritage enthusiast.

He got me to take him up to the roof of a downtown building we were working on and asked me to look around and tell him what I saw. I told him I saw a bunch of old brick buildings.

He then asked me to close my eyes and imagine what it would be like to open them again and find all of them replaced by modern steel and glass buildings. "You'd be looking at 'Anytown, USA'. What do you think ? You see, this town is all about character, texture, setting, and the atmosphere that they create. Without them, the 'Victoria' we know doesn't exist anymore."

My eyes opened, the penny dropped with a thump, and I agreed to serve on the committee. I did so with Martin Segger, Terry Reksten and others and I learned a lot about the tricky business of heritage preservation and it's vital role in preserving the character of this city.

Later, after having also served as Sam's co-campaign manager for his election to the Legislature, I took the City Planner out to have lunch with Bob Wright, who I had just recently helped get elected to Council. Bob had zero interest in heritage preservation. Like me, he just didn't fully understand the importance of a bunch of old buildings to our city.

I told him the story of my experience with Sam on the roof top and he sat in silence for a minute and then looked at us and said "OK. where do we start?", and he became instrumental in helping craft some of our heritage bylaws and also rescue the Crystal Garden.

I tell you this because much of what Sam spoke of has disappeared in recent years. The City has dressed up old Victoria in ways that make it look ... well, you choose the words.

Peter Pollen was another Council member who understood the vital importance of preserving this city's character. As much as I disagreed with him on most things, he was dead right on this one. He was a great advocate of respecting and protecting our heritage, and especially the scale that went with it. He felt the harbour precinct was a vital component of the special character our city was famous for, and he warned against ever allowing the harbour setting to be diminished by the emergence of larger, taller buildings around them. He warned that to do so would allow the buildings like the Empress Hotel, The Parliament Buildings, the Belmont building, the Steamship Terminal, etc. to be reduced in stature to miniature structures. And he was obviously right. It would be easy to do.

So this brings me to the proposal for the new Telus building. I am happy to see that property developed, and I like the look of the building as well. However, it seems far too tall and out of keeping with our harbour setting, which it will no doubt begin to dominate if given the approval to proceed as planned.

The old CPR steam laundry that sat on that site, had a smoke stack that towered above everything around it, and was easily seen from all directions, including the harbour. I would urge the Council to study old photos taken from the harbour, which will clearly show of what I speak. Then I would urge that you compare the actual height of that smoke stack, compared to



the Telus proposal, and imagine what that structure would do to the grandeur of the Empress setting. I would further urge you to have a realistic illustration prepared (not by the developer) of what our famous harbour setting would actually look like if it is approved.

I would think that the new building should not much exceed the height of the Empress roof and Council should consider giving whatever additional help it can to the developer to make up for the reduction in height. You have experts who can help you with this, and I don't pretend to be one of them. But I am alarmed at what I see and ask you to be careful and think this through. If a mistake is made, it will be irreparable and our precious city will have suffered yet another blow.

Thank you for your consideration.

Bob Wheaton

I am a third generation Victorian. I love my city. All of my life I was told Victoria had a limit on heights of buildings downtown. Also was told Victoria was a city that wanted to preserve its quaint charm with its shorter brick buildings.

We rely on tourism here. Once Covid is over they will come back.

Please do not allow big shiny tall buildings to overshadow the beauty of our downtown, especially the inner harbour and parliament/ empess areas.

Our city has lost so much. Please conserve what makes Victoria special!!

I am very concerned that mayor and council have little regard for my family's home. I love my city and its old world charm. Many other cities around the world have preserved thier charm, we need to as well.

Please listen!

Debbie Fitzgerald

Hello Mayor Helps and Councillors,

We wanted to add our voices to the concerns being expressed by our neighbours in the Humboldt Valley about your impending approval of the Ocean building at 767 Douglas St. We urge you to reconsider approving a building that vastly exceeds the zoning guidelines on all dimensions, and will tower over the Empress Hotel, not to mention the Aria, the Falls, the Marriott Hotel, the Astoria, and the Belvedere building. This building will tower 14+ metres over top of the Aria building which will be right beside it. I suggest you take a look at how much of a shadow this 54 metre high block will cast at all times of day throughout the course of the year. In summer, (June through August) with sunsets from the N-NW, the Ocean will cast a shadow on all of the properties along the Humboldt Valley for a good part of late afternoons and evenings. And, in the mornings, the Empress will be shadowed.

Other than for tax revenues, we are having a hard time understanding why you would permit a building with almost twice the amount of floorspace as the zoning allows in this most sensitive spot in Victoria, where it will overshadow the inner harbour and the Empress. And where will the traffic this building generates go? Well, this traffic will all go into Humboldt St. which is, in essence, a one-way road with two-way traffic, which was supposed to be primarily for bicycles.

What is the point of creating zoning if the city is not prepared to support and defend these guidelines? If this building were even close to adhering to the zoning guidelines, while people might still grumble, the building would at least be considered legitimate. The current approval process for this building, as proposed, makes a mockery of all of the zoning guidelines in Victoria. If in this most sensitive part of Victoria, zoning guidelines have no meaning, they then do not have any value in any other part of Victoria. All neighbourhoods in Victoria should be concerned at this disregard of the zoning guidelines. The Ocean will still be iconic with the plan scaled down by 15 - 20% and reduced to having to live within the property lines, rather than cantilevering out over the sidewalks. The city will still be able to make good tax revenues and, I suspect, the developer will still make a large profit with a scaled down building, and the neighbours in the residential and hotel district of the Humboldt Valley will thank you for listening and not imposing this current behemoth on the neighbourhood.

Thank you,

Niels and Dorothy Agger-Gupta  
Owners, Suite 706, 788 Humboldt St.  
The Belvedere

Hello

Hope you are all well

Yes I am for more density. So important it's done right ..The telus building is very nice .. my concern .. like so many other cities the sun is important and the view in this case.. Eaquamalt town square is great but on the wrong side of the road it's dark now.. in this climate we need to do everything to take the cool edge off our living spaces.

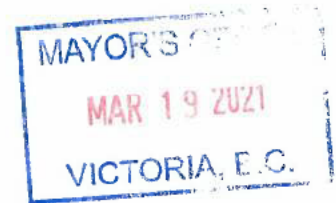
The building is to high needs to be 4 stories but Telus probably can't make it work for that square footage.

This city is the way it is because of the four story bylaw not saying every building needs to be but it should be the go to hight in a tourist aria now.

Regards,

Peter Willis

March 14, 2021



ATTN: MAYOR AND COUNCIL OF VICTORIA

RE: TELUS BUILDING PROPOSAL

CC: TELUS CEO AND DIRECTORS

ONCE AGAIN WE SEE THE INEPTNESS OF THIS COUNCIL. THE PROPOSED TELUS BUILDING IS ABHORENT; IT GOES TOTALLY AGAINST THE CULTURE AND HERITAGE OF THIS CITY!

WHAT ARE YOU THINKING TO ALLOW THIS GIANT GREEDY MEDIA CORPORATION TO MOVE INTO THE PRISTINE DOWNTOWN AREA OF THE CITY WITH SUCH A TALL UGLY GLASS STRUCTURE, NOT UNLIKE THE OTHER GLASS BUILDINGS THAT YOU HAVE COLLECTIVELY APPROVED.

THERE IS ABSOLUTELY NO ONE WHOM WE HAVE TALKED TO THAT THINKS TELUS IS BULLYING THEIR WAY INTO THIS CITY. WHAT THEY WANT IS LOVELY GLASS OFFICES OVERLOOKING THE VIEW OF THE HARBOUR AND IT ALSO ENHANCES THE RENTAL PROSPECTS FOR THEM. THEY DO NOT [REDACTED] ABOUT HIS CITY AND IT'S HERITAGE.

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
[REDACTED] WAKE UP!!!! TELUS NEEDS TO GO AND BUILD THEIR [REDACTED] UGLY GLASS BUILDING SOME WHERE AWAY FROM THE CITY AND THE WATERFRONT.

LISTEN TO THE TAXPAYERS FOR A CHANGE AND NOT TO CONTINUALLY GET SUCKED IN BY CORPORATE AND DEVELOPER AGENDAS!!!! WE ARE TIRED OF THIS!!

Dear Ms. Helps,

I am writing in regards to the proposed Telus building which is sited for the corner of Douglas and Humboldt St. When the proposed planning of this building was made public I educated myself by attending discussion meetings, familiarized myself with relevant city bylaws, and visited the proposed site on numerous occasions.

In the Fall when reviewing the magnitude of such a large building on a relatively small plot of land, I was opposed to it. I concurred that a building of that magnitude would definitely have a negative effect on the surrounding community be it in respect of traffic flow, noise level or simply just overshadowing rather than fitting in or complimenting the unique flavour of Victoria especially the historic Empress Hotel. Telus listened and reassured they would address the concerns they heard at various meetings and implement a more suitable and viable plan concerning the small lot size and their proposed building plans.

Today I went to the Aria which displayed the final 3-D architectural design, featuring their building and how it will relate to the surrounding neighborhood. I was excited to go and view the final design but left even more horrified and concerned than at the initial meetings.

Telus has made no significant changes. Their enormous building does not fit in and does not create a sense of flow within its surroundings. They have not receded the building especially on the Douglas St. side. The Telus structure appears to tower over Douglas St. The buildings that have been built in the area since the year 2000 have had to recede their structures. Doing so gives better flow to the neighborhood in way of light and movement to pedestrians and cars alike. Telus also confirmed at a meeting they would be planting 75-100 trees to compensate for the removal of all the original trees. I see no evidence of this important promise being kept. I am gravely concerned that Telus is running the show and will only have their needs met.

It has taken me 6-8 months to truly understand the significance of the Telus project. I do not think many people are aware of Telus plans and its impact on the downtown core. When the building is completed and the problems arise it will be too late. The importance of the decisions made by councillors on behalf of the whole city and it's future is of vital importance to everyone.

You are the gatekeepers who have the power to create and leave a great legacy for all of Victoria's citizens. I feel Telus must make further modifications to their building to complement their small lot size and not overpower the area like it is doing now. They say they want to be good neighbors. They need to be held accountable both in word and in action.

At present I feel their proposal is not benefiting the neighborhood as a whole, only themselves.

Thank you for your attention in this most important decision

Sincerely

Astrid Frayne

RTB. Business Owners

Dear Ms. Helps,

I own a unit in the Falls building, and we have many friends in the Aria building. I am writing regarding the proposed Telus Ocean building downtown. After months of attending informational meetings/zoom sessions, I was able to view the 3D model this week.

The Telus Ocean representatives heard residents' concerns, promised sincere consideration, then followed with the statement that they own the property and can do with it what they please. Telus has made no effective or significant changes to concerns raised. Mainly in regards to traffic flow, noise level, lighting concerns, tree replacement concerns, bird strikes, overshadowing unique neighborhood character aspects such as the Empress.

Most importantly, they claim they have the right to build outside of current building code variances, with no repercussions.

City Council has the crucial task of ensuring building code is adhered to, and if exceptions are granted, that it is in benefit of the whole residential neighborhood. As opposed to a developer making money from building a massive and problematic building, without consideration to the long-term negative effects on the largely residential neighborhood.

I trust you have also received communication from the Humboldt association which outlines more of the problematic technical aspects to the current building plan. There has been a tremendous effort on the part of neighbours and business owners to help inform Council of our concerns.

Thank you sincerely for your consideration,  
Erin Frayne

City of Victoria Mayor and Councillors,

I am writing to express my support for TELUS Ocean. I welcome the proposed TELUS Ocean development vision to Downtown Victoria because I believe it will:

- Create high-value jobs in the tech and innovation sectors.
- Contribute to a stronger, more resilient economy.
- Create new vibrant, inviting, and productive public space.
- Offer sustainable office space in the Central Business District.
- Bring life to an existing vehicle parking lot in a prominent Downtown location.
- Complement the surrounding community with world-class, iconic architecture.

Thank you for your consideration.

Sincerely,

Jeff Armani

Interested Stakeholder



**From:** Marielle Desjardins [REDACTED]  
**Sent:** March 15, 2021 2:12 PM  
**To:** Engagement <[engage@victoria.ca](mailto:engage@victoria.ca)>  
**Subject:** Telus Ocean

I find the illustration of the Telus building is quite misleading in that it only outlines the foundation and base. It does not show the extent of how much the overhang and the rest of the building will actually impact the surrounding area. The points of the building in particular at the longest end is protruding quite extensively and has no particular value for the building itself in terms of useful inside space. I find the building is way too massive and the overhang is not appealing. I oppose to the overall size, it is too close to where I live at the area, and shadows our building too much. The bulk of the building is too close and the long point needs to be shortened.

Thank you

Marielle Desjardins 737 Humboldt Street



City of Victoria Mayor and Councillors,

I am writing to express my support for TELUS Ocean project. This is exactly the type of building downtown Victoria needs. It will revitalize this area of downtown. The Telus buildings in other Canadian cities have all been developed well. I have confidence in Aryze to build something that will become a landmark. The last thing that this corner needs is another short, spandrel-and-brick-clad building with small windows.

The height and scale of the building seems to be the most contentious issue but, in my view, the building fits well with the surroundings. Most of the criticism in this regard seems to be from nearby residents who might lose a view. I am one of those people, although the impact to my view/shadowing will likely be negligible. While I can sympathise, I worry that these complainants will find it hard to be objective on the issue. This is a site that is very well suited for a proposal of this nature. Similar concerns about size were raised about each of the Falls, Aria, Belvedere, Marriott, and Astoria buildings. Those concerns have turned out to be baseless and proven that this area is perfect for this scale of building. The Hilton property has stood there for decades without issue. None of these existing buildings of similar size have detracted from the beauty of the Empress – nor will the Telus proposal. The Telus building will barely be visible from anywhere along Government Street and the inner harbour. A large corporate logo attached to the façade of the building will not ruin the skyline as some fear. Neither the Marriott nor Hilton signage cause any concern. There's no reason why a Telus logo would be different.

Thank you for your consideration.

Sincerely,

Matthew Melnyk  
901-707 Courtney Street  
Victoria BC V8W 0A9

Good Morning Mayor and Council

I am writing to ask the COV to support the application for this amazing new building, I am the owner of Oceanview Mechanical we are a local company employing between 50 and 75 people.

I am originally from Australia and moved to Canada in 2001, I remember watching the Commonwealth Games when it was held in Victoria and telling my parents at the time, I want to go visit that place as it looks amazing and well some how this life had me end up living here and now owning a business and being apart of what I consider the best City in the world to live in.

Oceanview currently has about 24 apprentices including 8 females and we are proud to say they come from every walk of life, we believe in giving people a chance to gain a skill that will last a lifetime and allow them to make a good income to support their families in the future.

Our support for apprentices can only be fostered if we have the work for them and this is why I support such projects as the Telus Building, as the City grows, we need more accommodation in the downtown sector as this is generally where the work is but currently most of our apprentices live in Langford and commute in by car, I would like to see this change and have them reside in a vibrant down town setting and walk or bike to work .

We have just completed Ross Terrace with Aryze Developments and we hope to do work with them in the future as I feel they are a Development company with a edge over others as they are community minded and produce a high quality product and are extremely well organized and the work sites are a positive place to work , Damian Clow who works at Aryze is one of the best managers we work with and was the very first guy to ask us to install COVID sinks with hot water this is how Aryze set themselves apart from others and that was they cared that we all stayed healthy and safe during the last year .

We are currently working with Bosa on the Dockside Green project and it would be nice to see the apprentices go from that job to the Telus Building as they work there way through there now 5 year apprenticeship , so as a business owner I really do support the Telus Building for multiple reasons but a big portion of my support is to give back to a trade that has allowed me to live a good life and I get no bigger thrill than watching our young members of society become well trained trades people who will be around for the future and allow them to stay and work in this amazing city we call Victoria.

Regards;

Mick Smith

March 17, 2021

Dear Mayor and Council,

We believe that the TELUS Ocean proposal is not ready to go to Public Hearing; there is too much unresolved. **We think the crucial issues of density and overbuild can be resolved successfully to meet the goals of TELUS and the City and better serve the interests of the surrounding community.**

The contract for the sale of the City's property at Douglas and Humboldt tells us a certain amount about the TELUS Ocean. Roughly speaking, the contract has a base price for the land that would allow a building with a density (FSR) of 4.0:1 and a bonus provision that would pay the City up to \$1.1 million more if there was permission to build a much larger building of up to 5.7:1. The base price tells us that TELUS could still make the project work at the lower density; it would meet their needs for a viable and prominent regional headquarters. That is also consistent with the winning proposal made to the City by the then developers team of TELUS / Jawl that the building could be built substantially within the rules of the existing zoning.

The case for up-zoning for a larger building has to be compelling. The building should sit comfortably on the site and not overwhelm everything in its environs. And because its neighbours include key heritage buildings like the Crystal Garden, and especially the Empress, it needs to show that it is adding another landmark to the neighbourhood, not detracting from the others.

We believe the scale model the developers provided to the City shows how clearly out of scale the proposed building is. If this can be said to be a matter of opinion, we believe that public opinion would be strongly in this direction. A compensating point made by TELUS is that they will make significant investments in the public realm surrounding the building. While TELUS proposes to upgrade the landscaping of the public plaza between the building and the Crystal Garden and likewise redevelop and enlarge the new public plaza at its north end at Humboldt Street, these benefits are largely to set off a building that crowds its lot and provide it some counterbalancing landscaped space on borrowed public land.

Some City Counsellors spoke not to the merits of the proposed building but gave weight to other City goals that they saw TELUS Ocean as advancing. In particular, TELUS promotes the building as a new anchor for business at the south end of Downtown, as a hub for high tech employment, and as a sign of business confidence in the future of Downtown Victoria. We understand the City is receiving letters of support from business associations based on this argument. Indeed, that sounds attractive. However, these economic benefits are not closely tied to the design or the absolute scale of the building. Much or all of these benefits would be achieved by TELUS constructing a smaller but still very prominent building. Indeed, one that celebrates its location and settles more harmoniously among its neighbours might prove more attractive economically.

TELUS Ocean is not ready to go out to Public Hearing. That will only further inflame controversy and risks TELUS being embarrassed for causing a public backlash. We urge the City to send the project back to staff to work with TELUS to find a balanced solution that gives them the landmark building that everyone can support.

**We believe TELUS can build a smaller but still iconic structure on the site while further improving the public realm at both north and south plazas. An iconic building needs iconic public spaces to provide a suitable context.**

Respectfully,

Ruth Annis  
Chair, Humboldt Valley Committee  
737 Humboldt Street

Dear Mayor Helps and Council,

I have to wonder if you read the submission from the Downtown Residents Association. If you didn't, I would suggest you take a few minutes to do so. If you did, I can't understand why this application has proceeded to a public hearing without referring it back to the applicant for revisions. I understand staff had recommendations for some revisions.

I was also stunned by some of the dismissive statements made by some council members, which also demonstrated their ignorance of the facts in the submission.

<https://victoriadra.ca/wp-content/uploads/2021/03/767-Douglas-CALUC-Letter-Feb-26-2021.pdf>

Thank you for your further consideration of this application.

Robert Newton  
405 - 708 Burdett Avenue  
Victoria, BC  
V8W 0A8

dear mayor and councillors, i feel as if i am trapped in a repetitive time warp, where developers ask for and receive extra density, zoning variances and the ability to tramp upon any plan be it "community, master of development".

-the first time i observed this was hearing the plight of the poor , unfortunate developer who purchased the former terra cotta Hudson Bay on Douglas street and didn't realize he would have to redevelop in accordance with expensive preservation standards. oh poor developer a previous mayor and council thought, i imagine, when allowing a bigger and better ( certainly for the developer) project

- a few years later perhaps with a different mayor and council ( although that doesn't seem to matter) the developers of the Bayview community on former E&N railyard, approached council asking for a change in the size and an increase in the number of units and probably a variance or two related to height limits in the plan and zoning requirements. the developers claimed the size of suites in Bayview One were not what the market seemed to support. they asked and received approval for more and more modest suites.

of course part of the problem was the recession of the late 2000's and the very high pre construction pricing compounded by the developers plan of keeping back a significant number of pre construction units to hopefully benefit from a rising market ( this is a standard developer strategy to maximize profits) in what turning out to be a falling market due to the great recession

the changes given didn't change what the original Bayview developers would build because they didn't build. they sold, presumably for an increased profit due to the increased number of suites to a different developers, BOSA family

- fast forward to March 12, 2021 where i read that it's deja vu time. Telus has bought a parcel of very rare land actually owned by the City of Victoria conditional on zoning changes and/or lack of congruity with the Community Plan. comments by various councillors and the mayor in support of this Telus Ocean project are nice sentiments but not in my opinion deserving of variance and Community Plan compromise. certainly its nice to have a building with some perhaps design flair, in a downtown where good design is in the minority. oh boy, more office space for well paying jobs. i think we will be experiencing a permanent shift towards remote work office work made necessary by COVID. more office space downtown; i imagine commercial property owners are currently wondering what they will do with the offices of worjkers who will remain in their home offices.

while my own "development" projects over the past 4 decades would have put more profit in my pockets if i asked for and received any kind of variance/enhancement, i actually built all of them within the limits of zoning ordinances and master/community/development plan. this ordinances and plans exist to define the changes to an development of our built environment. they were not put in place to be subject to a depressingly continuous assaults by developers wanting "more" which usually means that neighbours and the community at large get "less".



it would be a nicer world where developers and councils played by pre existing regulations . i apologize for lack of clarity in expressing my concerns as i am writing about the flexibility in ordinances which generally benefit property developers rather than the citizens and habitual property taxpayers.. as such, writing about a world that makes little sense to me as i am not a developer

sincerely  
andrew beckerman

Thought I would copy you on a note I sent to Telus regarding the glass windows proposed for their new building. I am concerned about the bird deaths that will result from the large area of glass walls.

Judy Smith

----- Forwarded Message -----

**From:** Judy Smith

**To:** telusocean

**Sent:** Thursday, March 18, 2021, 8:47:02 a.m. PDT

**Subject:** Bird strikes on glass windows

I would like to ask Telus to please adjust the plans for the proposed new glass building to be built in Victoria. It is fully documented that hundreds of birds are killed every year by flying into glass fronted buildings. The birds see a reflection of trees and sky in the glass and fly right into it. Your proposed new building will result in the deaths of many birds.

Evidently there is a fix for this problem. (I believe I got this from the SPCA) If the window glass is angled downward by 20 degrees the windows will not reflect the trees and sky. Or there is such a glass as "fritted glass" which also will protect the birds.

Please let me know if you will be taking this problem into consideration.

Thank you,

Judy Smith

Dear Mayor Helps and Council,

I have recently seen the 3D model of the proposed Telus Ocean building and would like to comment that although I think the building is very striking and attractive, it does seem to completely overwhelm its neighbours and the surrounding area.

The Empress and Crystal Gardens are beautiful landmarks and heritage buildings in our wonderful city, and the Telus Ocean building site is a high visibility lot ... however, the scale of this (at the proposed size) makes really too much of a statement.

I hope that Council will consider asking the architects to scale back the building so that it doesn't completely dominate its surroundings.

I fully realise that bringing business to the downtown area is very important, but the appeal of this area is significantly lessened by such a massive building.

I am not anti development, nor do I consider myself someone who feels nothing should change ... it's just too dominant and overwhelming for this area ... also, where does this fit into the existing Overall Community Plan ... also zoning regarding the height?

Thank you for reading this.

Your sincerely,

Miranda Jones  
737 Humboldt Street, South 1006  
Victoria, BC V8W 1B1



Executive House Ltd., owners of DoubleTree Hotel and Suites, is respectfully requesting that Victoria City Council delay the decision to determine if the Telus Ocean Building application currently proposed for the corner of Douglas Street and Humboldt Street, should proceed to a Public Hearing, until such time as the building's proponents have mitigated serious concerns about the overwhelming height, mass and density of the building - all of which greatly exceed current zoning restrictions - and as such negatively impact the existing neighbourhood businesses and residents.

The currently proposed Telus Ocean Building does not conform to the City of Victoria's 'Downtown Core Area Plan (DCAP), 'Official Community Plan' or zoning requirements for building height, building density, building set-back, and as such does not sensitively integrate into the historic context of the existing neighbourhood.

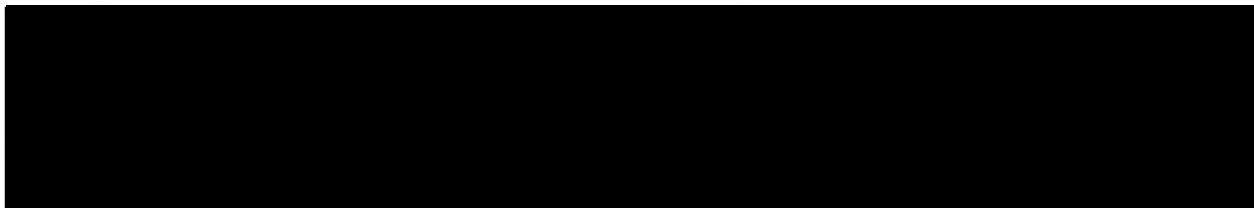
We believe that if the Telus Ocean Building was designed and built in accordance with the existing zoning regulations with regard to building height, density, setback, and, sensitivity to the historic character of the neighbourhood, the negative impacts of the proposed building to the existing residential and business community members could be mitigated, while still enabling a Telus building development to proceed.

***Victoria Downtown Core Area Plan***

The site of the Telus Ocean Building is located within the area designated as the "Inner Harbour District" (IHD) of the *Downtown Core Area Plan*. The Telus Ocean Building application is not compatible with the Historic Context policies of the *Downtown Core Area Plan* for the IHD, including the following policies:

- ⇒ Support the protection and rehabilitation of heritage properties and ensure new infill development and improvements to the public realm are sensitively integrated into the historic environment
- ⇒ Maintain key public views of the Inner Harbour to meet the urban design objectives of the Plan

Further, section 4.3 of the "The Downtown Core Area Plan" states:





“Supporting context-sensitive developments that complement the existing Downtown Core Area through siting, orientation, massing, height, setbacks, materials and landscaping.”

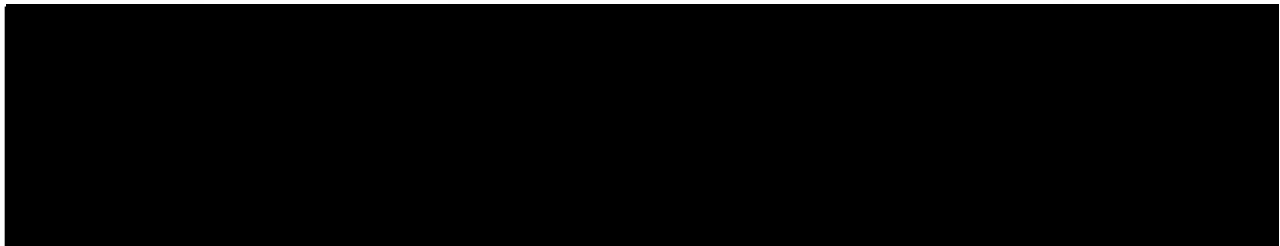
As noted above, the proposed Telus Ocean Building does not respect the vision of a “context-sensitive development” as stipulated in the DCAP with regard to massing, height, setbacks or materials. Rather the Telus/Aryze proposal is requesting significant zoning variances to all the considerations related to massing, height, setbacks, and building design.

Understanding that the site known as the Apex site – the site of the proposed Telus Ocean Building – is the last remaining unbuilt lot in this area, the central development challenge for the building design will be to sensitively fit into the historic context of the neighbourhood and to meet the zoning requirements that were designed to preserve and protect the historic neighbourhood context.

#### **Heritage Conservation Site**

The Telus Ocean Building site is within the heritage conservation area of the Inner Harbour District. It is also within the protected 180 metre Heritage Landmark radius of the Empress Hotel as established in the OCP. However, despite these facts, the Telus Ocean Building application has not been reviewed by the Heritage Committee. When the DoubleTree Hotel and Suites applied to the City of Victoria to locate a Starbucks franchise in the hotel, the application was sent back for several revisions to ensure that the proposed coffee shop ‘sensitively integrated into the existing neighbourhood’. Consequently we find this very hard to understand why a massive 12-storey building application – a development that will have significant impact on the neighbourhood due to its location, height, density and overall mass - would not also be required to ‘sensitively integrated into the existing neighbourhood’. We respectfully ask why there is no apparent consistency in the application of the OCP’s heritage conservation guidelines?

The Inner Harbour District is dominated by hotel, tourism, ground floor commercial and residential uses. The proposed office building would appear out-of-place with the existing character of the neighbourhood and would not appear to the evening and nighttime vitality of this area, particularly from the point of view of local residents and tourists.





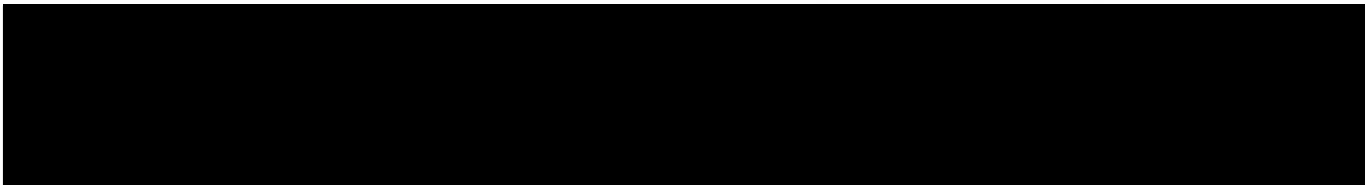
### Telus Ocean Building – Zoning Infractions

The Telus Ocean Building, as currently proposed by Telus and Aryze Developments, would require multiple zoning variances from the City of Victoria including, in accordance with Victoria's current 'Official Community Plan' (OCP), and in accordance with Victoria's 'Downtown Core Area Plan'(DCAP):

- ⇒ **Building height zoning variance** – The Telus Ocean Building site is currently zoned (CA-4) for buildings up to 43m in height and permits commercial, office and residential uses. Commercial buildings are permitted up to 11 storeys (based on a commercial storey height of 4.1m). The current Telus Ocean Building proposal is for a building of 53 m in height with an average storey height of 4.8m – 10 metres or 18% in excess of the current allowance.
  
- ⇒ **Density zoning variance** – The existing CA-4 zoning density allows a density of 3.0:1. The OCP allows for an increased density of up to 4.0:1 in strategic locations. The current Telus Ocean Building proposal is for a density of 5.57:1 or 37% increase – far in excess of the range of allowable density ratios.
  
- ⇒ **Set-back zoning variance** – Current zoning for the Telus Ocean Building site requires a side yard setback of 4.5m. The Telus Ocean Building proposal has no setback – the building would extend right to the property line and does not meet the current set-back zoning requirements for its location.

### Telus Ocean Building Not 'Highest and Best Use of the Property'

The purchase price for the Telus Ocean Building site from the City of Victoria is \$8.1 million plus and additional \$1.1 million depending on the final building proposal. Assuming the City nets \$9.2 million for the proposed 152,000 sq. ft. of building this represents \$60/sq./ft. of buildable area. Recent sales of development property confirmed the land price of around \$80/sq./ft.. Land value for residential development on this site should yield a 30% higher price premium and would contribute far greater funding for City priorities such as affordable housing. Therefore, the proposed Telus Ocean office building does not represent the "highest and best use of the property".





### **Disruption of Protected Douglas Street View Corridor**

The currently proposed Telus Ocean building infringes on the protected view corridor of the Olympic Mountains along Douglas Street, and as such, contravenes the City of Victoria's own Downtown Core Area Plan which provides for the protection of the Douglas Street View Corridor. We respectfully ask that the City of Victoria protect this important view for the benefit of the City and the public in accordance with its own planning guidelines.

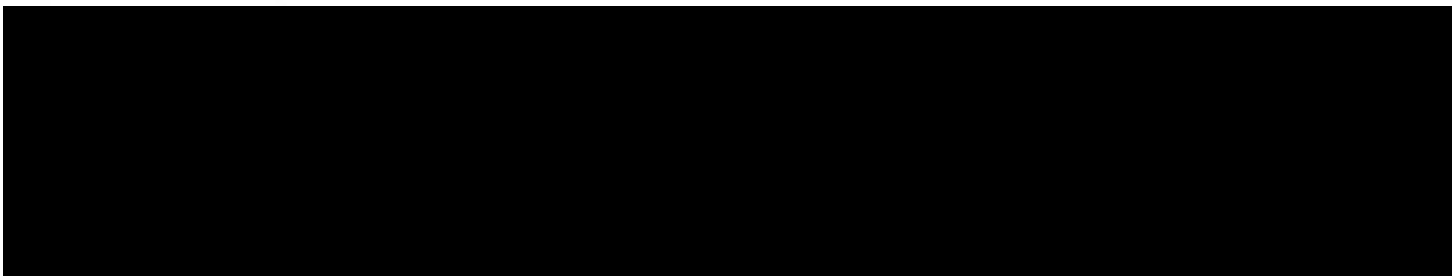
### **Telus Ocean Building Proposal - Overwhelming Massing**

The combined impact of the proposed zoning variances in height, density, setback and lack of respect of the building design for the historic context of the neighbourhood, will create an enormous building mass that is not in scale with the existing buildings and area design. The resulting negative building 'massing' will significantly diminish the City of Victoria's core visual concept for the area and will not respect the present special feel of the neighbourhood.

### **Telus Ocean Building – Does Not Comply with or Resemble Original RFEI Submission**

The original submission to the City of Victoria's Request For Expressions of Interest (RFEI) made by the then partnership between Telus and Jawl Properties, complied with the DCAP and OCP zoning requirements respecting height, density and setback and with the urban design guidelines. The current application made by the Telus/Aryze partnership (Jawl Properties has withdrawn) proposes a substantially different building that does not comply with the DCAP and OCP zoning requirements or urban design guidelines, and does not resemble the winning submission to the original RFEI process.

***How can the City of Victoria proceed with a building development proposal that effectively was never part of the original RFEI selection process for the Apex site and egregiously violates both the DCAP and the OCP? This question becomes even more important in the context of the overwhelming community opposition to the project as currently proposed.***





### **City of Victoria Breaking Faith with Existing IHD Community**

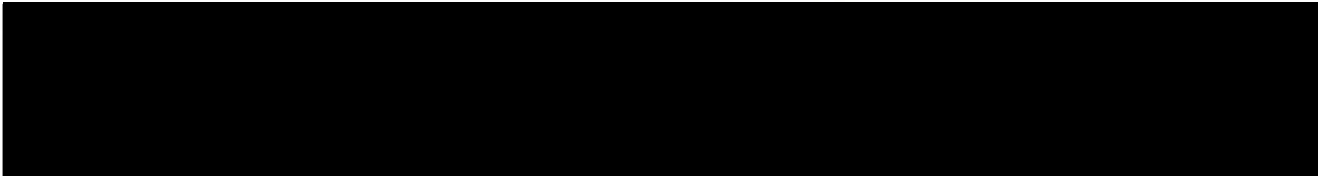
The existing Inner Harbour District community – including residents, businesses and government – built, purchased or leased property in the expectation that the City of Victoria’s Downtown Core Area Plan, Official Community Plan, existing zoning requirements and other stated visions and regulations for the area, would be respected. The DCAP and OCP provide existing residential and commercial occupants in the IHD with some assurance that they can foresee the potential impact of further building development on their properties and neighbourhood experience. Continued adherence to the DCAP and OCP by the City of Victoria is essential to maintaining good faith with the existing residential and business community. To allow the Telus/Aryze building proposal to exceed the existing building development guidelines and zoning requirements would be for the City of Victoria to break faith with the existing residential and business community.

### **City of Victoria Negatively Impacting Investor Confidence**

Existing residents and businesses made property investment and leasing decisions based on the City of Victoria’s development guidelines and zoning regulations as stated in the Downtown Core Area Plan and Official Community Plan. If the City of Victoria does not respect its own development guidelines and zoning regulations as stated in the DACP and OCP and does not require the Telus /Aryze partnership to develop a Telus Ocean Building that does respect the current development guidelines and zoning regulations, a decision which will have negative business and revenue impacts for the DoubleTree Hotel and Suites, the City of Victoria will erode investor confidence in the City. How will residents, and businesses have future confidence that they can make sound property investment decisions in a City that does not follow or respect - but rather breaks - its own business development and zoning regulations?

### **Negative Business Impact on DoubleTree Hotel and Suites**

In 2012, Executive House Ltd., the local owner of the DoubleTree Hotel and Suites, made the decision to make a substantial business and commercial investment in the upgrading of the hotel property. This investment enabled the hotel to become part of a significant international hotel franchise – a franchise that brings a strong international brand to the City of Victoria, with all the associated destination and marketing advantages of the franchise’s large tourist base.







Executive House Ltd. made the property investment on the understanding that the City of Victoria would respect its own development guidelines and zoning regulations as stated in the DACP and OCP, which would assure our company that we could reasonably foresee the potential future impact of further building development in the hotel's vicinity.

A failure on the part of the City of Victoria to require the Telus Ocean Building design to adhere to the existing building development and zoning guidelines will result in numerous negative impacts on the DoubleTree Hotel and Suites, including:

- ⇒ ***Elimination of Hotel Views and Reduction in Light Quality***- The proposed height of the Telus Ocean Building (10 metres above the current zoning allowance) would permanently block the front-facing city and harbour views of the hotel and significantly diminish the light quality of the DoubleTree Hotel which would dramatically reduce the potential room rates associated with these rooms, and negatively impact the future marketability and customer experience of the hotel.
  
- ⇒ ***Reduction in Future Hotel Revenue Potential*** - The proposed height of the Telus Ocean Building would reduce the future revenue potential of the hotel (as described above). For example, a room with a view can be charged out at \$200/night compared to \$120/night for a room without a view – putting further strain on Victoria's Premier Hotel

Facilities in an environment currently experiencing a diminishing hotel inventory. The DoubleTree Hotel would like to propose some design modifications to the Telus Ocean Building to retain some of the hotel's views and light quality, while still enabling the Telus building development to proceed.

- ⇒ ***Potential De-valuation of Renovation Investment in a Premier Victoria Hotel*** – In 2012, Executive House Ltd. made a significant \$20 million investment in the upgrade of the hotel to meet the standard of a Premier DoubleTree Inn Hotel franchise. That investment has enhanced the hotel offerings in the City of Victoria and supported the marketing of the City of Victoria to the National and International Club Members, bringing in tourists to the City of Victoria that may not otherwise have chosen Victoria as a tourism destination. The City of Victoria needs to respect this investment and beneficial City of Victoria marketing support associated with the DoubleTree Hotel brand by protecting the hotel's marketing advantages (views, sight lines and light quality) that will be negatively impacted by the Telus Ocean Building as currently proposed.



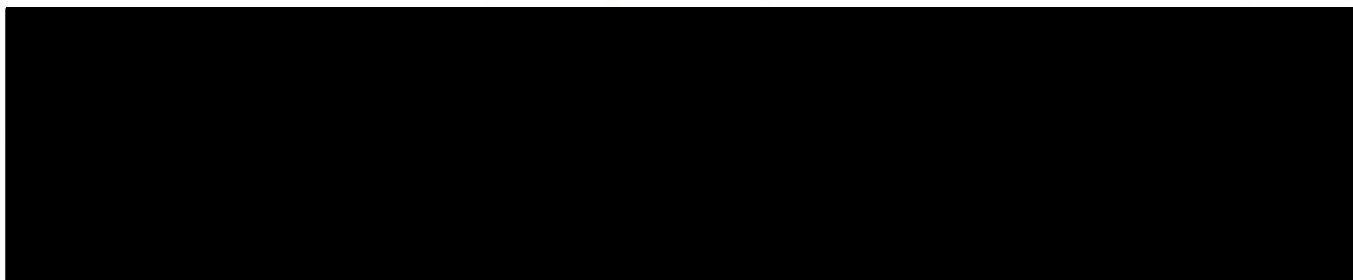
- ⇒ ***Protection of Existing Hotel Inventory in an Environment of Diminishing Hotel Inventory*** - The City of Victoria needs to protect – to the fullest extent possible – the existing hotel inventory in an environment characterized by diminishing hotel inventory. As a result of a variety of factors the number of available hotel rooms in Victoria has been significantly decreased. The decreased number of hotel rooms is having a negative impact on the City’s tourism industry, which is the second largest industry in Victoria.

### **Protection of Hotel Inventory and Tourism Industry**

The Tourism industry is the City of Victoria’s second largest industry creating significant revenue, jobs, and economic value to the city. The continued growth and development of the tourism industry in Victoria, as a leading creator of revenue, jobs and economic value for the provincial Capital, requires the protection of existing hotel inventory (not to mention a commensurate growth and development of new hotel inventory to provide sufficient hotel capacity to meet the requirements of major events and conferences). The City of Victoria can protect the tourism value of some of its existing hotel inventory by requiring the Telus Ocean Building Design to respect the existing building development and zoning regulations.

### **Economic Development Benefits Assumption of Victoria City Council Questioned**

The proposed Telus Ocean Building is a speculative development. Some members of Victoria City Council appear to believe that this speculative development will bring significant economic development and in so doing support Victoria 3.0 economic plan. We would suggest this assumption is questionable understanding that Telus – who will only be a tenant occupying 2 floors of the building - is proposing to re-locate some 250 employees to the building – they are not proposing to create new jobs. We would suggest that the re-location of existing employees is not a sound economic argument and does not support Victoria 3.0, and is not worth the risks to the City of Victoria’s most important tourist and heritage area, associated with the currently proposed building.





## Conclusion

The Telus Ocean Building as currently proposed by Telus and Aryze Developments is not in compliance with the City of Victoria's current building development and zoning regulations for the Inner Harbour District. The proposed Telus Ocean building greatly exceeds current zoning regulations related to building height, density, and setback, and as such creates an enormous mass that will overwhelm the site. The combined impact of these zoning variances will significantly diminish the light quality and sight lines of the existing neighbourhood. The proposed building design does not respect, or sensitively integrate into, the historic context of the neighbourhood and will significantly alter the overall skyline and character of the existing neighbourhood. Further, the Telus Ocean Building will eliminate or reduce existing harbour views for many residential and commercial properties negatively impacting property values and business revenues.

As currently proposed the Telus Ocean Building will result in numerous negative impacts to the residents, businesses, and the overall look and feel of the Inner Harbour District neighbourhood, the Tourism industry, and the City of Victoria.

The City of Victoria must not agree to the zoning variances being requested by the Telus/Aryze partnership and, thereby, break the City of Victoria's own building development and zoning regulations. To do so would risk generating bad faith with the existing residential and business community and investor confidence in the City of Victoria.

Executive House Ltd. would like to work with the City of Victoria, Telus and Aryze Developments to identify and secure some design modifications to the currently proposed Telus Ocean Building to mitigate any potentially negative impacts of the proposed building to the existing residential and business community members, while still enabling a Telus building development to proceed.

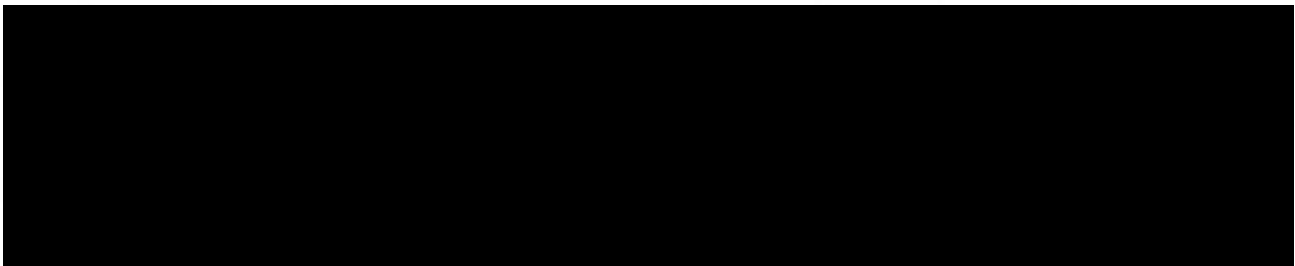
A handwritten signature in black ink, appearing to read "A. Phillips".

Yours Truly,

Andrea Phillips

President

Executive House Ltd



#708, 751 Fairfield Road,  
Victoria, BC V8W 4A4  
March 18, 2021

Mayor Lisa Helps  
1 Centennial Square, Victoria, BC V8W 1P6

Dear Mayor Helps:

Our names are Ken and Corrinne Kosik, and we are residents of the Humboldt Valley. We are writing today to ask for your support in ensuring the proposed Telus Building has a lighter touch in our neighbourhood.

Last weekend we viewed, for the first time, a scaled model of the proposed Telus Building in relation to existing, area buildings. We have concerns regarding the impact this proposed building will have on Humboldt Valley, and the city on a whole. These include:

1. **Building Height:** Last summer the building was reported in the Times-Colonist to be 11 storeys; in the scale modeled it is 12 storeys. The proposed height of each of these 12 storeys is 14', which means the height of the Telus building from ground to roof will actually be the equivalent of 18 storeys and will far exceed the height of existing buildings. It is particularly concerning that this building will tower over the Empress Hotel and in fact, dominate the ionic view of this Victoria Heritage District.
2. **Building Overhang:** Existing buildings in the Humboldt Valley are podium construction; so, these multi-storied buildings are built straight up from their foundations. The proposed Telus Building overhangs its foundation and massively overtakes the corner it is going to sit on. Quite simply, the proposed building is too large for the actual available land.

We also want to state our concern with the entrance/exit of the parkade for the proposed building on Humboldt Street. If you recall, just last summer this street was reconfigured to be a single car lane with added bike lanes. The daily reality of 250+ more cars on this street is a **significant safety concern**; the single, car lane cannot safely support an increase in traffic of this magnitude. Should Humboldt Street require a reconfiguration to ensure safety, the cost of construction should not be the responsibility of Victoria taxpayers.

We are asking that you, as our city councillor, continue to work with the Telus Corporation to listen to the needs/concern of the area residents and to scale back the proposed project on the Douglas-Humboldt site. **The development plan needs to guarantee a building that is of decreased height, massing and density before final approvals are given by the Council.**

Thank you in advance for considering our request. Please feel free to contact us by phone at or via email at

*Sincerely,*

*Ken and Corrinne Kosik*

I am worried about the all glass building – looks good but what about glare and birds flying into it?

Hello: I felt, upon reading the article saying that the Telus building was going to be 12 stories high and all glass, that I had to write and give you another perspective on this proposed development.

Not only is it way too high, modern, showy a building for Victoria, people come here for the charm and history, like Quebec City for instance.....BUT: think of the impact on the flying species....it is horrendous to think about that. Big cities all over are dealing with the thousands of dead birds that hit the big buildings. Come on Victoria, let's be part of the solution, not making more problems. Let's be a leader and not just going for the show and money. And, IF it has to be built, at least have it environmentally friendly, to the birds, our eyes and the city in general.

Thank you for reading this.

Naomi Cripps

466 Vincent Avenue

Victoria, B.C.

Dear Mayor and Council,

I am concerned about this building...but not for the usual heritage or height reasons. I am also not against the building in general, or the jobs it would create.

Rather, my concern is about the “wonderful glass wall facing Douglas Street.” Primarily glass buildings are a climate disaster. No matter what the architect or developer says, there is no way to make a glass wall good for the climate.

See here:

<https://www.buildingscience.com/documents/insights/bsi-006-can-fully-glazed-curtainwalls-be-green>

I say this in the context of the City’s declaration that we are in a climate crisis (March, 2019).

It would be completely hypocritical to make that declaration, and then to allow a mainly glass-faced building.

Yes, buildings do need some glass, but there are reasonable compromises between some glass and climate considerations, as the author of the article in the link shows (Photograph 4).

Don’t believe the proponent’s assurances that “All will be OK, with special glass,” etc. The energy losses associated with winter heating and summer cooling far outweigh any sort of double-glazing or argon-filled spaces, etc.

Let’s not be blinded or dazzled by the artist’s rendering. Fully glazed buildings also are fishbowls that are not fun for people who have to work *in them*, either. Let the design be interesting, let it be good, but don’t let it be one that compromises climate concerns for the next century or two.

Sincerely,

Robert Gifford PhD FRSC  
Professor  
Psychology and Environmental Studies  
University of Victoria

Dear Mayor and Council,

Please find below a feedback based on Telus Ocean model presented to the Community of Humboldt Valley:

1. The large footprint of the Telus Ocean building design is placed too close to Douglas Street creating a tunnel visual perception. Based on a good urban planning, an alignment with the existing buildings on Douglas Street should be envisioned.

Moreover, a tower style building with a smaller footprint and a height matching the required density (preferable not taller than Double Tree hotel) would have a lesser visual impact to the surrounding buildings, will provide more green space around it and more openings for both Apex plaza and Douglas Street.

2. In case the developer doesn't agree with reducing the overall footprint of the building structure, a small adjustment to the current design will be to cut the sharp corner (for higher floors) towards Apex Plaza and follow the same line and shape as for the ground floor without any overhang (See architectural drawing - Sheet A011 Site Plan - Ground Plane).

This change will provide more plaza opening and a smoother transition to the waving line of south side of Aria building design.

Best regards,  
Bogdan & Elena Popovici



Dear Mayor and Council,

We are Victoria resident who have lived in the Humboldt Valley for over six years. We would like to express our opinion about the proposed Telus Ocean development. Although we have strong reservations about the building's overall design with regards to its massive bulk and stark contrast in relation to the historical/heritage neighbourhood it is situated in, our biggest concern is how the expansive footprint of the building crowds out the public spaces that make the Humboldt Valley unique.

All surrounding buildings (Aria, Belvedere, Astoria, Marriott, Crystal Garden, Conference Centre) have incorporated significant setbacks from the city owned public sidewalks creating a very inviting walkable neighbourhood. The south plaza near the Crystal Garden is virtually being eliminated and being turned into a wide walk-through area that does not even align with the city crosswalk on Douglas Street. The north facade of the proposed Telus building along Humboldt Street is not set back whatsoever and will create a heavily shaded wind tunnel totally out of character with the existing public space. The existing public plaza at Humboldt and Douglas will be significantly overshadowed by the building's encroachment regardless of what minor upgrades the developer might offer to the plaza.

One of the reasons we moved to the Humboldt Valley was because of the public space and walkability of the area. We are not experts on urban planning, but have read numerous books on walkable cities and one of the most important elements to a liveable city is inviting public space and setbacks to prevent the shaded wind tunnel effect on public sidewalks. We are at a total loss as to why this proposed building in its present design is permitted to crowd out so much public space, and how this might improve our neighbourhood. We would be supportive of this project if we were not losing so much of the south plaza on Douglas and the building facade along Humboldt were set back to match the setback of the existing Aria building.

Regards,

Bruce and Jamie Porter  
S206 737 Humboldt Street  
Victoria

Dear All,

I am a taxpaying owner/resident in Victoria, living in James Bay, and a lover of all things Victoria.

Great to have Telus invest in a building at Humboldt.  
And its very pretty and striking,  
but...in my opinion...

- It dwarfs the sidewalks and entire area.
- It should be set back from sidewalks.
- It should be a smaller footprint, especially at its southern tip as it approaches the South Plaza.

Please consider prior to approval of all plans.

Thx,

warm regards, ron proulx

We support having jobs in Victoria. That can be accomplished without disregarding the city plan, which is, in many respects, what Telus is proposing to do on the Apex/Budget lot at the corner of Douglas and Humboldt.

The proposed structure is too big: for example, as of its second floor, the south end is built out to the property line with the public plaza, which is obnoxious. (Imagine if your neighbour built out to your property line in that way, looming over your space.) The south part of the proposed building needs to be moved back from the property line to north of the existing Douglas Street crosswalk for all floors of the building, not just the first floor. The building also needs to be set back from Humboldt Street by several meters to protect that public realm.\*

The proposed structure is not only bulky, hulking, and out of scale, but also clad in glass, which professional literature states is passé, in part because of climate change, as glass buildings make inefficient use of energy.

Further, the path of the sun will subject the south end of the proposed building to sunlight pretty much all day throughout the year. So we're also concerned the building will adversely impact the rest of the neighbourhood by reflecting glare and heat from the proposed building's cladding of metal and "high-reflectance glass."

Thank you for your time and consideration.

Sincerely,

A.M. Lohner

Good morning

After having an opportunity to view the model and further assess the magnitude of the proposed building, there are some obvious details that need consideration. That is: the public spaces North and South that are proposed to be people oriented.

The projection of the South prow extends south beyond the cross walk between the Empress and the Crystal. This should be, at the very least pulled back to north of the crosswalk. The South Plaza will otherwise be crowded with people crammed into a space that would overflow into the Aria visitor parking and heaven forbid, impinge on to the bowling green should it be used as a shortcut or extra lounging space.

The position of the North Prow, creates walls of darkness between TelusOcean and the Doubletree. Massing so close to the property line/sidewalk does nothing to enhance a welcoming Plaza. A notion of 'wind tunnel' comes to mind.

To be a landmark building, you need an inviting and functional environment surrounding it.

Please review prior to the Public Hearing

Charlotte Cronin

[REDACTED]

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**From:** Lois Erskine [REDACTED]  
**Sent:** Thursday, April 1, 2021 3:07 AM  
**To:** Public Hearings  
**Subject:** Strongly oppose Telus Building

To Whom it May Concern

My name is Lois Erskine. I own a 3rd Floor condo at The Falls. The address is 708 Burdett Avenue. Unit 303. I am very concerned about the building of the Telus Building on Douglas Street.

My reasons are:

- 1) It will block my sunshine and my view and my fresh air flow.
- 2) My patio, with grass and trees, will not receive sunlight and the two 25 foot Maple trees I own will die (along with those of my neighbours) along with all the grass and plants. They would be starved of sunlight and be in the shadow of the enormous Telus building.
- 3) My property will lose hundreds of thousands of dollars of it's value.
- 4) The building is an eyesore and unattractive and will block the view and sunlight and air flow of all the buildings surrounding it,
- 5) It does not conform to the architecture of the area.
- 6) It stands to reason that if Telus has enough money to buy that triangular piece of land and build such a huge building, they have the money to locate elsewhere and not destroy forever that historic area of downtown Victoria.
- 7) It will severely and detrimentally affect tourism to that area of downtown Victoria and therefore all the businesses there. Telus is of almost no use to tourists but their building will be incongruous and destroy the atmosphere people come to Victoria to enjoy.

I strongly oppose the building of the Telus project on Douglas Street in downtown Victoria.

Sincerely,

Lois Erskine

Dear Mayor and Council,

I've recently seen the artist's renderings for the showpiece Telus building proposed for downtown Victoria. While these glass-sheathed buildings make anyone with an environmentalist bone in their bodies shudder over the impending deaths of thousands of birds, there is an opportunity to make this building a showpiece on the bird-friendly construction front. The Student Learning Centre at Ryerson University is a similarly-clad building designed with fritted glass to reduce bird impacts. There are other benefits as well including reducing solar glare and boosting overall energy efficiency of the building.

This document ( <https://www.toronto.ca/wp-content/uploads/2017/08/8d1c-Bird-Friendly-Best-Practices-Glass.pdf> ) from Ontario explains the issue and the remedies. If Council is to be consistent on its message of protection for birds, it must insist that bird-friendly glass be used on this and other new buildings in the city.

Thank you for your attention!

Ann Nightingale  
Saanichton

Hello Mayor and Council

As residents who live in the Humboldt Valley, we are very concerned that Telus has not been willing to address the high density and overwhelming impact of the proposed building on this site.

Specifically we implore the City to require that Telus improve the south and north plazas as conditions of rezoning by pulling the building back to north side of the mid block Douglas Street crosswalk, and also setting back the Humboldt Street north side by several metres .

thank you

Jennifer and Brent Baynton  
S1201 - 737 Humboldt St

After viewing the Telus Ocean scale model, I was deeply distressed that the building is much larger and imposing than I initially thought and seems to overwhelm the space. The remaining area is much too small to set it off properly and how it relates to its neighbours. Telus Ocean does not go far enough to situate the building on its site!

It needs further improvement to create quality public space. I want them to especially pay more attention to the two plazas so they work as gathering places. Specifically, these changes should be put in place:

1. Pull back the building's south corner to north of the existing crosswalk.

In the present design, the building extends right to the property line and past the crosswalk. This cuts off the sense of flow of traffic between the Conference Center and the Crystal Gardens as well as placing the South Plaza behind the building. All traffic using the crosswalk are directed to Telus Ocean and its overhang, making the area feel like Telus Ocean space.

2. Set back the building along Humboldt Street by several meters.

The rest of the street has wide sidewalks but since this building goes right to the sidewalk, it squeezes the street giving it a canyon feeling. As well, that side of the building is dedicated to utilitarian purposes (loading bay and bicycle room). This makes the new expanded plaza much more beneficial to the developer but not enough to create a welcoming public realm.

Iconic buildings need iconic spaces. I feel that the public realm plan needs to be expanded because concerns about Telus Ocean's massing and overall scale have NOT been addressed. A welcoming, expansive public realm would provide some redress to Telus Ocean's high density.

Thank you for your attention to this matter.

Sincerely  
Sandra Groot



Dear Mayor and Council Members,

Although I am pleased that the corner of Humboldt and Douglas is being developed, I have some concerns with the proposed building.

All of my concerns are in relation to its size. I feel that the building is too big. It's too tall, too wide, and too long—I'm surprised the developers didn't try to build above the road to get some extra footage. I also feel that the PR agents are aggressive and a bit rude. There are plenty of lots in Victoria where Telus can build as high and wide as they want, but it doesn't make any sense to force an elephant on to a penny. Sad that they needed to be told that their signage couldn't go on the top floor. They so badly wanted to have their brand hovering over every tourist's picture of the Empress. Pretty despicable.

I feel especially badly for the people living in the Falls and the west side of the Aria. I realize that the Aria developers should never have built so close to the property line, but that can't be undone. Cities with buildings lying on top of one another, in my mind, look trashy. Vancouver learned to space their skyscrapers, we need to do the same. Maybe Rogers could make a better offer. Or even better, a ten story hotel with a nice, simple market at street level.

I also worry about the excess traffic on Humboldt. Tourists are already struggling with the new system.

Sincerely,

Duncan Frater

Hello Mayor and Council,

As a property owner in The Falls I am writing to provide my own input on the TELUS Ocean project and the public spaces – especially the two plazas. The public realm around TELUS Ocean needs further improvement to create quality public space, this is the only way this massively over scaled project *may* be able to work in the space. Specifically, the public realm plan needs to be expanded due to concerns that TELUS Ocean's massing and overall scale **have not been addressed**. The final agreement needs to ensure and document that the two plazas planned in the work are done so as *public* gathering places, a welcoming, expansive public realm will provide some redress to TELUS Ocean's high density.

I personally, as a property owner that will be impacted by this massive rule & regulation skirting project, am against any leaning of any rules for the project. I have no issues with the project if it was being kept to currently outlined laws and regulations but am 100% against any allowances outside current regulations being given to this project. It should be abiding by existing laws or no go. I understand that is not how this project is going but the Mayor and Council must keep the public in mind and ensure you & TELUS Ocean have the public's best interest at heart and NOT the only the developers.

Best Regards,

Terri King

1801-707 Courtney St.

Victoria, BC

V8W 0A9

Hello TELUS Ocean,

I am writing you as a property owner in The Falls to take up TELUS Oceans offer to listen to the public and make changes to meet community objectives.

There are some specific changes that will make the project more tolerable to the public and community impacted by the TELUS Ocean project.

- 1) TELUS Ocean pull back the building's south corner to north of the existing crosswalk
- 2) TELUS Ocean set back the building along Humboldt Street by several meters
- 3) TELUS Ocean to expand the public realm plan due to concerns that TELUS Ocean's massing and overall scale **have not been addressed**. The final agreement needs to ensure and document that the two plazas planned in the work are done so as *public* gathering places, a welcoming, expansive public realm will provide some redress to TELUS Ocean's high density.

Best Regards,

Terri King

1801-707 Courtney St.

Victoria, BC

V8W 0A9

We are writing to express our concern about the scale of the TELUS Ocean building in relation to its environment, and particularly in relation to the sense of space around the building. The building will benefit from the existing landscaping on both the north and south sides but, even with the proposed new landscaping, will significantly reduce the current sense of space. On the north side the overall sense of space, and indeed the public profile of the building itself, would be greatly enhanced by allowing several meters between the building and the sidewalk on Humboldt, rather than building right up to the sidewalk. On the south side the existing public space would work much better if the building were not to extend any further south on Douglas than the crosswalk.

We appreciate that reducing the dimensions of the building in this way would reduce its overall capacity. But in terms of the goal of supporting job creation we understand that only part of the building is intended for office use by TELUS anyway.

This part of Victoria is very special, for its residents but also for its users (both locals and tourists). All would benefit from a more thoughtful use of space, which would at the same time greatly enhance the public presence of such an important building. We would therefore urge you to require further improvement of the public realm around TELUS Ocean. We hope that you will take our concerns seriously.

Alexander and Sheila Dow  
#508 Astoria Building.

Hi... a thought....instead of a typical glass sided building that has been proposed by Telus for downtown, why not something with some life to it with environmentally friendly greenery on the exterior. This is simply one example of many worldwide that could be emulated. It would be lovely in that location and have many fewer negative impacts than highly reflective, inefficient glass.

Done



Seonaid MacPherson

I am opposed to the present plans for the Telus Building. In its quest for an iconic statement, Telus has proposed a building that overwhelms its surroundings both in height and density. The proposal celebrates Telus, not Telus in Victoria. To this date Telus has not addressed significant concerns about the massing and overall scale of the building.

The plan should be revised so that:

- the scale and massing of the building are reduced;
- the south corner of the building is pulled back to the north of the existing crosswalk;
- the building is set back along Humboldt Street by several meters;
- any signage on the building is unobtrusive.

If the plan is to proceed, the public realm around it must be expanded.

Yours truly,

Edward Berry  
805-788 Humboldt Street

Dear Mayor and Council,

My property (within the Astoria condominium building facing onto Humboldt St) will be affected by the Telus Ocean proposal. I wish to submit a request to the Mayor and Council, that they reconsider the current public realm portions of this proposal.

We have communicated directly with the developers and asked specifically that they consider pulling back the southern corner of the building to north of the crosswalk on Douglas St. A clear pathway from the Conference Center through the Aria building onto Humboldt Street will improve sightlines and the visual impact of this area of public access, rather than appearing at this point to be a "back side" walkway/entrance to the Telus Ocean building itself. We have also asked the developers to move the building footprint back from Humboldt St. by several meters. We believe this will significantly improve the public space which is proposed to be incorporated along this part of the roadway.

We ask Council to consider further improvements to the plan so as to create quality public spaces in this portion of Douglas St./Humboldt St. Expanding the public realm plan is important to the neighbourhood, because concerns about the massing and overall scale of the building footprint have not been addressed.

Thank you for re-considering these aspects of the proposal.

Yours truly

N.Avery  
751 Fairfield Rd.  
Victoria, BC



Dear Developers, and members of Victoria City Council,

I respectfully request to the developers of Telus Ocean, that you honor your offer to listen to the public and make changes to meet community objectives. Specifically in regards to pulling back the building's south corner to north of the existing crosswalk, and setting back the building along Humboldt Street by several meters.

I request that the public realm around the Telus building needs further improvement to create quality public space.

Funds for this project have come from the profits of the very customers that Telus serves. It is not acceptable to use these profits to build a structure contravening building codes and public opinion.

I truly hope the Telus Ocean proposal does not go through unless significant changes are made to the final design. At present, the building does not enhance or fit with the existing surrounding residential community, or the unique heritage flavour that repeatedly bring people back to Victoria. The most untrained eye can see the disruption this structure will cause. If the skilled architectural teams do not acknowledge these flaws, it represents a major problem with this development. It is not enough to put a massive shiny building on an undersized plot of land, and have Victorians pay for this blundered legacy for years to come.

I expect the developers to address the multitude of concerns that have been put on the table by a large number of concerned community groups, and to go back to the drawing board, rather than turn a blind eye.

Both Telus Ocean developers and City Council must take a leadership role, as opposed to seeing how many rules and ordinances are bent in order to get a massive structure built. A large proportion of Victoria's residents are Telus customers and deserve to have fair representation in this matter.

Thank you for your consideration,  
Astrid Frayne  
Fairfield resident

To Mayor Lisa Helps and city council

We live at 10002-708 Burdett Ave directly across from the proposed Telus Ocean Building.

We urge that the current proposal for this building be sent back for further rework. It is not acceptable in its current form, way to massive and out of character for the heritage downtown area.

We are against any rezoning requested for this building.

Kindly schedule a public hearing and provide for further input from the residents of this downtown area.

Initially the sheer size of Telus Ocean on a small lot, outside of what i think of as the business district, was appalling.

What I realize on a daily basis, is how little public space there will be.

I walk across the South plaza each morning, its a good space, friendly and needing to be preserved.

.....South Plaza has been well used by the proximity to the convention centre and to the Crystal.

my grandkids love to attend summer events like the Medieval jousting tournament, which attracts locals and visitors.

.....North Plaza will be greatly impacted by traffic on a one lane Humboldt St.

Especially concerning is that the building extends to the very property line, past the cross walk and what little area is left, trees are proposed.

The public area around this building needs improvement, expand the space on all sides.

Catherine Campbell

The Aria

City of Victoria Mayor and Councillors,

I am writing to express my support for TELUS Ocean. I welcome the proposed TELUS Ocean development vision to Downtown Victoria because I believe it will:

- o Create high-value jobs in the tech and innovation sectors.
- o Contribute to a stronger, more resilient economy.
- o Create new vibrant, inviting, and productive public space.
- o Offer sustainable office space in the Central Business District.
- o Bring life to an existing vehicle parking lot in a prominent Downtown location.
- o Complement the surrounding community with world-class, iconic architecture.

Thank you for your consideration.

Sincerely,

John Thomson  
Victoria Resident

To whom it may concern:

I write today to voice my concern regarding the Telus Ocean building design. It was not until I saw the scale model of this imposing building that it hit me the building overpowers the area and needs some creative tinkering to address the issue of public space on the ground level.

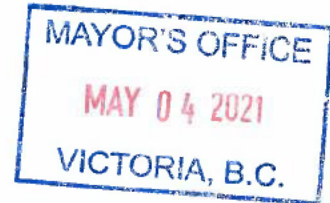
I have come to terms with living with a 15 storey building anchoring our Humboldt Valley although my preference would have been for a smaller imprint on the Apex lot. What is truly concerning, however, is the encroachment of the building on what should be public space. The building hugs the property line effectively crowding out most of the public space along Humboldt. This creates a valley of shadows and provides little relief for the Doubletree.

The Telus building also runs along Douglas up to the property line effectively eliminating what is now part of the Crystal Garden plaza.

I am hoping the city takes its lead from past practises and looks at the Astoria's public plaza. Ideally Telus would be asked to reconfigure its design to provide greater insets from the property lines along Humboldt and Douglas, particularly the southwest corner. This would create more useable outdoor public space on the ground level and better connectivity between the conference centre and Crystal Gardens.

Thank you for your consideration.  
Anne Kyle-Bartlett

April 25 2021



TO MAYOR AND ALL CITY COUNCILLORS!

UNFORTUNATELY THE ONLY VISION THAT YOU HAVE HAD FOR THIS HISTORIC CITY IS TO SATISFY YOUR GREEDY DEVELOPER FRIENDS WHO CAN'T BUILD UGLY, GLASS, CHEAP, LITTLE CONDO BOXES FOR THE SOON TO BE VITIMIZED YOUNG PEOPLE.

READ ALL OF THIS ARTICLE: THIS SHOULD BE YOUR FOCUS FOR THIS CITY. TO REBUILD FORMER BUILDINGS TO THEIR HISTORIC GLORY WOULD ATTRACT THOUSANDS OF TOURISTS TO SEE A VINTAGE HISTORIC CITY!!!

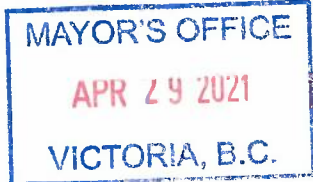
YOU HAVE HAD NO LONG RANGE PLAN FOR THIS CITY. FOR A HISTORIC OLD WATERFRONT CITY, WE DON'T EVEN HAVE A DECENT [REDACTED] MARITIME MUSEUM. MOST NOTABLE CITIES HAVE INCREDIBLE MARITIME MUSEUMS!!! VICTORIA IS PATHETIC!

WE HAVE TWO VERY ONLD STRUCTURES ON THE WATERFRONT THAT COULD BE ENCORPORATED INTO A LARGE NEW MARITIME MUSEUM, WHICH CAN HOUSE THE TILLICUM, EDUCATION FOR KIDS, A RICH NATIVE HISTORY, AND A LARGE RESTAURANT FOR FAMILIES.

WHERE [REDACTED] [REDACTED] ARE YOUR BRAINS AND PRIORITIES? ALL WE HAVE IS [REDACTED] FACADES!!!!

OH! AND LOOK AT THE UGY TELLUS PROPOSAL!! HAVE TO LOVE THAT [REDACTED]

April 25, 2021



ATTN: CEO'S AND EXECUTIVE OF TELUS

CC: VICTORIA CITY COUNCIL

RE: YOUR PROPOSED NEW BUILDING IN VICTORIA

Dear Sirs:

Your proposed new building in our beautiful city of Victoria is truly revolting! That is just a polite term from what the discussion is around Victoria re Telus.

Your building is an affront to our existing architecture which we want to hold onto no matter what our inept City Council does. This is especially true when contrasted with our beautiful Empress Hotel in the neighbourhood.

Simply put: Your building is not wanted here. PLEASE KEEP YOUR UGLY CORPORATE ARCHITECTURE WHERE IT BELONGS.....IN ALBERTA!! You have demonstrated a COMPLETE DISREGARD TO OUR CITY, THE HERITAGE, AND OUR HISTORY.

You're just another ugly corporate media giant.

## Response to Telus Ocean Build Proposal

Summary Concern: Thus far, City Council and the Advisory Design Panel have not held Telus accountable to existing planning standards and expectations for a lower Douglas Street location, and there has been disregard for how the structure will influence the surrounding community residents and businesses.

As outlined by the Humbolt Valley Committee, a smaller building could achieve much the same (potential) economic goals, and several design changes would better fit the area aesthetic and likely be more acceptable to area stakeholders. Design reconsiderations could include: decreasing the building footprint/setting the building back from Humboldt Street by several meters, decreasing the building height, and assessing the impact of light pollution on surrounding residents (including that resulting from the proposed digital display). The domineering Telus Ocean design features, including the digital display, are unfortunate for an area with immense natural beauty, and oppose the preservation of a heritage feel.

1. The nearby Customs House build/renovation sets a standard that other significant developments in the Core Area should emulate.

- The mixed-use Customs House project has gone to great lengths to align with the historical nature of the Inner Harbour adjoining lands, and has visually succeeded. In contrast, the Telus Ocean concept would neither enhance nor conform with the Inner Harbour aesthetic, and would do little to create a legacy the city can be proud of.

2. Telus appears to disregard planning guidance, as has been detailed by city planners (Report of September 14, 2020).

- Miko Betanzo, Senior Planner - Urban Design, presented a thoroughly detailed critique of the Proposal and the report has been summarily ignored.
- A tremendous amount of effort has gone into planning guidance such as the Official Community Plan, Downtown Core Area Plan, Heritage Landmark guidelines, and View Guidelines. Extensive public input has already been incorporated into these city planning documents, and Telus' disregard for this body of work is counter to the public will.

3. The actions thus far from the Advisory Design Panel (ADP) have been at odds with the views of planners and the public alike. It is not clear where there is 'value added' from the ADP, given the planning expertise the City Council has in-house. Who comprises this group, and why does the ADP appear to have an agenda that is not in step with the primary stakeholders reviewing the Telus Ocean proposal?

4. Council's Committee of the Whole Meeting of March 11, 2021 reveals several disappointing 'leanings' of the majority members that I believe are not supported by area businesses and residents, and likely even the general public.

- With regard to the Notice of Disposition of Property, it was revealed that Telus was given bonus density terms and a green light to request variances (e.g. height) at the onset. What public process was used to provide these exceptional initial provisions to the Telus Corporation?



- The Majority apparently have moved beyond density, height, viewscales, and the resultant mass/scale as deal breakers, and even discounted the heritage nature of this critical core locale. Again, this is likely contrary to the views of area stakeholders and the general public.
- Telus has provided very limited public viewing of its scale model (3 days), as there is likely to be overwhelming disapproval of the excessive scale proposed.
- Apparently, council has voiced much support for what Telus has proposed for the 'Public Realm' even though open plaza spaces are small and confined. This has prompted the company to promote improvements it would make to city space beyond its jurisdiction, which is presumptuous and distracts from the obvious consequence of its own exaggerated building scale.

Thank you for considering the views of residents and businesses of the Humbolt Valley.

Sincerely,

Dr. Sarah Truelson  
MD CCFP

Dear Developers, and members of Victoria City Council,

Regarding the upcoming meeting in respect to Telus Ocean, I understand it has not yet been scheduled.

There is only one chance to create a first impression for this location, almost none of the concerns from the public have been addressed concretely.

I respectfully request to the developers of Telus Ocean, that you honor your offer to listen to the public and make changes to meet community objectives. Specifically, in regards to pulling back the building's south corner to north of the existing crosswalk, setting back the building along Humboldt Street by several meters, keeping the height within current bylaws, and address the numerous concerns set forth by the Humbolts community association and Victoria Downtown Residents Association.

As well, that the public realm around the Telus building needs further improvement to create quality public space.

Sincerely,  
Erin Frayne

Re: Development Permit with Variance for 767 Douglas Street  
Folder# DPV00155  
REZ#00746

Dear Mayor and Council,

I wish to formally register my strong opposition to the proposed development at 767 Douglas Street (aka Telus Ocean Project).

I have attached the well researched and well articulated letter of opposition from my Victoria Downtown Residents Association from February 26, 2021, and would like to enter it as representative of my views as well (<https://victoriadra.ca/wp-content/uploads/2021/03/767-Douglas-CALUC-Letter-Feb-26-2021.pdf>; )

Thank you in advance for confirming receipt and entry to the record of this email.

Sincerely

Stephen Wellington  
403-595 Pandora Avenue  
Victoria, BC

This project is a boon to a significant yet forlorn core Corner in Victoria.

Please ensure the 5 or 6 mature Cedar trees in the NW corner on Douglas remain in place and are not destroyed as this project builds. Downtown can ill afford to lose mature, tall crown trees.

Otherwise s good project all around.

Gregor Campbell

City of Victoria Mayor and Councillors,

I am writing to express my support for TELUS Ocean. I welcome the proposed TELUS Ocean development vision to Downtown Victoria because I believe it will:

- o Create high-value jobs in the tech and innovation sectors.
- o Create new vibrant, inviting, and productive public space.
- o Offer sustainable office space in the Central Business District.

Thank you for your consideration.

Sincerely,

Omar Ghani  
Victoria Resident

[REDACTED]

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**From:** Masih Alaeitafti [REDACTED]  
**Sent:** June 7, 2021 5:21 PM  
**To:** Miko Betanzo  
**Subject:** zoning 749-767 Douglas street

Hi Miko,

I'm a resident at the unit 803-727 Burdett avenue (the falls) where my mom is the owner of the unit. We received a notice in the mail to ask us for feedback regarding the zoning of the lot at 749-767 Douglas street.

**We do not support an amendment to the OCP bylaws to expand the height restrictions from 45m to 51.53 meter to entice the development of such a project. We firmly believe it would do damage to the cultural identity and ambience of the downtown Victoria core which should be enticing enough for such a development project.**

The developers should make efforts and concessions so that their development fits into the current Victoria ambience to ensure their proposal is approved and not the other way around.

Thank you for your notice and engaging with the community.

I think this is essential and wish there were more engagement opportunities. Unfortunately, I could not attend any virtual meetings relevant to this matter as thus far they have been scheduled at times that I have been at work. I would welcome more virtual city hall meetings in the evening past 7 PM with this regard to allow more owners to discuss and engage with city hall in this matter.

**Masih Alaeitafti, RPh**

BSc. Pharmacy Class of 2015 | University of British Columbia

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Joan Pink [REDACTED]  
**Sent:** June 11, 2021 10:19 AM  
**To:** Miko Betanzo  
**Cc:** Lisa Helps (Mayor); Jeremy Loveday (Councillor); Stephen Andrew (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor)  
**Subject:** Yates/View Development & 749-767 Douglas Street

Milo Bentanzo, City of Victoria;

I write to show my dissatisfaction with the request to build a 32 story monolith in the 900 block of Yates/View. This has 20% higher density than Yale town in Vancouver! Starlight is an Ontario based development company that is profit driven and has no standing in Victoria's OCP. That is OFFICIAL COMMUNITY PLAN. Please reflect on these words. In no way do the citizens want this sun starving monolith. I have done a small but effective survey of Victoria taxpayers and to a single "maybe" all answers were, NO!!! I would suggest that this development is not a fit for what our citizen want nor needs. If you wish to build rental accommodation please stick to the OCP and encourage developers to build wisely, aesthetically, and not impose over-height monoliths that cater to an overwhelming use of cars, lack of sunlight and congestion. I am also opposed to the OCP amendment for the properties at 749-767 Douglas street. It is far to dense and to high an FSR. We are loosing our ocean/mountain site lines which is one of the best features of our harbour city.

Without Prejudice,

Joan Pink

[REDACTED]

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**From:** JoAnn Dionne [REDACTED]  
**Sent:** June 11, 2021 11:53 AM  
**To:** Miko Betanzo  
**Cc:** Patricia Crichton  
**Subject:** TELUS Ocean Site concerns

Dear Mr. Betanzo,

My name is JoAnn Dionne and I am an owner/resident in The Aria at 737 Humboldt Street.

I am writing to you today to express my **concern with the size and scale of the proposed Telus Ocean** development. At its current proposed dimensions, it is going to be **a monster of a building** on a very small lot. I am particularly concerned with its **lack of sufficient set back space** from its neighbours. Without sufficient space between Ocean Telus and The Doubletree Hotel, **Humboldt Street is going to become a wind tunnel**. Without sufficient space on Penwell, Telus Ocean will crowd The Aria and **compromise the privacy of my neighbours** on that side of the building. Again, insufficient space **will turn Penwell into a wind tunnel**, too.

I ask you to please send Aryze developments back to the drawing board to create a design for **a building that integrates harmoniously** with rather than overwhelms its neighbours. In this era of work-from-home--a trend that will likely continue post-pandemic--**is a corporate building this gigantic really necessary anymore?**

Thank you for your time and attention.

Sincerely,

Jo Ann Dionne

--

Author, editor and teacher

[REDACTED]



[REDACTED]

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**From:** Monika Czerveniak [REDACTED]  
**Sent:** June 11, 2021 2:41 PM  
**To:** Miko Betanzo  
**Cc:** [REDACTED]  
**Subject:** Telus Ocean

My name is Monika Czerveniak and I am one of the owners of,  
S403- 708 Burdett Ave at the Falls.

I am appalled and against by the massive scale of the proposed Telus Ocean building which is considered by this council.

Best Regards  
Monika Czerveniak

Sent from my iPhone

[REDACTED]

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**From:** Marielle Desjardins [REDACTED]  
**Sent:** June 11, 2021 1:55 PM  
**To:** Miko Betanzo  
**Cc:** [REDACTED]  
**Subject:** Telus Ocean

Dear Mr. Betanzo

I am writing today to share my views about the proposed Telus building. I am a current resident at the Aria. I am pleased that a beautiful building will become part of our neighborhood, however, I feel that the size of the building will be too massive, will overcrowd the area, and take over too much aerial and ground space. In my view the south point should not be allowed to protrude to such an extent as proposed in the plan. Space in the plaza and above should be extended to its maximum. It is already a busy area with the Empress, the Convention Centre, Crystal Gardens, Aria, Cridge Park and will be much more so once Telus Ocean is built. The walking about space is an absolute requirement in an already dense area. The overhang would also affect the sense of openness and would be an overwhelming presence above. The proposed building is beautiful and should not be made to "stick out" and dwarf or shadow other buildings around it. We would not want the area to feel like we are in NYC, being in the shadow of buildings. Let's not change Victoria's breathable and bright beauty.

Thank you for reading my concerns.

Yours truly,

Marielle Desjardins

N702 - 737 Humboldt St, Victoria V8W 1B1

Sent from my iPhone

[REDACTED]

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**From:** Scott & Karen Green [REDACTED]  
**Sent:** June 11, 2021 5:02 PM  
**To:** Miko Betanzo  
**Subject:** Telus Ocean REZ00746

To all those it may concern,

While the proposed Telus Ocean looks like an amazing building, the proposed location is simply not suitable in my opinion. Firstly, the height of the building is much too tall, and negatively affects so many condo owners. While the building has an exciting design, it just doesn't fit in or complement the surrounding neighbourhood. Another negative is the increased traffic the building will bring, this after the city has spent time and money quieting traffic and installing bicycle lanes on this section of Humboldt Street. And, I question whether the city will need more office space post COVID.

I believe the city can find a much better building proposal for this unique site.

Scott Green  
606 - 788 Humboldt Street

Hello,

I've tried searching the Telus website and it's hard to know who to contact in regards to making a complaint about one of your future buildings. I would greatly appreciate if you could pass my email on to whoever you think may read it and will respond with some information.

I live at 737 Humboldt St in Victoria. Telus has proposed a very large building on a very small lot immediately next to my building—no exaggeration, the lot is tiny! There are many concerns with this proposed building within our friendly neighbourhood, the Humboldt Valley. What I don't fully understand is that your website promotes community, sustainability, working with locals, and lots of other nice words, but your response to our concerns is, more or less, "too bad, so sad". "Let's make our future friendly" is your tagline. I can't help but feel that you may want to add... "unless you get in our way."

One of your values is embracing change and initiating opportunity. Most people in our small community aren't opposed to your building, but the size of it is too big. We are fortunate in our city to be able to look down one of our two major roads, Douglas Street, and see the Olympic Mountains. Your building will block this view for everyone travelling down the street! Your last alteration to the building allows us to see a glimpse of the mountains. In a world where mental health and nature is so important to a community, blocking out the view of the mountains doesn't seem too "friendly".

The proposed building's closeness to the neighbouring residential building is approximately 5 metres. I don't live on that side of the building, but that also doesn't sound too "friendly". The original proposal of big screens and a logo sticking out over the world-famous Empress hotel also didn't seem friendly, it seems overly corporate and arrogant. If corporations, in general, want to gain credibility why would you risk yours on a project like this knowing that you sponsor a well-known campaign on mental health awareness?

Why wouldn't you take another look at this building and work with your neighbours? Victoria isn't Toronto, Calgary, Montreal or Vancouver. It is a humble city with a small town charm. You have the opportunity to create an incredible building that carefully fits into its surroundings. Another one of your values is innovation. It's time to be creative and find a way of making this work without upsetting the community you express being a part of.

Sincerely,

Duncan Frater

Hello Mike

Further to my other letters on this topic, we are opposed to the high density and overwhelming impact of the proposed building.

As conditions of rezoning, we ask the City to require that Telus improve the south and north plazas, by pulling back the building and increasing the separation from its neighbours. On the north side, we ask that the building be set back several meters to increase public space, and accommodate the bike path. And finally, the overall scale and size of this proposed building needs to be reduced. Its impact is out of balance with the surrounding area.

thank you

Jennifer and Brent Baynton  
S1201 - 737 Humboldt St.

[REDACTED]

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**From:** Patricia Tait [REDACTED]  
**Sent:** June 13, 2021 11:16 AM  
**To:** Miko Betanzo  
**Cc:** [REDACTED]  
**Subject:** Telus Proposal - Douglas and Humboldt

Good morning,

As a resident of Humboldt Valley I am compelled to express my dismay at the architectural nightmare that is proposed for our neighbourhood.

We are blessed to live in an historically beautiful and important area of Victoria. To suggest adopting this futuristic glass and steel building is to negate your stewardship. The Legislature and The Empress are just two of the landmarks that should not be encroached upon. This is not simply about residents but also visitors who are important to our economy.

Viewed from the Inner Harbour this building will rise well above the outline of The Empress; a glaring glass facade that will draw the eye and forever change how we are perceived. Equally distressing is the proposed footprint with projecting floors above the sidewalk which will create dark corridors with a wind funneling effect. None of the variances should be granted in terms of height and density.

Please reconsider and seek a design that preserves the local scale, incorporates green space and be more in keeping with the flavour of the neighbourhood.

Regards,  
Patricia Tait

*Dr. Patricia J Tait  
1403 - 788 Humboldt Street,  
Victoria, BC V8W 4A2*

[REDACTED]

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**From:** Bardagy Robert [REDACTED]  
**Sent:** June 14, 2021 10:48 AM  
**To:** Miko Betanzo  
**Cc:** [REDACTED]  
**Subject:** Telus Ocean

I, along with many residents of the Humboldt Valley, are OUTRAGED that the city is even considering the Telus Ocean proposal. Simply stated, it is the wrong building for this location in terms of height and footprint. While the city may see it as a good financial decision from a tax standpoint, it will have an everlasting effect on residential life in the Humboldt Valley. And not a positive effect. As it has been proposed, it is a MONSTROSITY in both size and scale. The proposed building demands a much larger size lot size. In addition, Telus has been more than suspect in continuing to tout the structure to the public as 11 stories, when in fact it equates to 18 residential stories. Anyone with reasonable vision, hopefully City Council, will agree that this project cannot move forward as it now stands, without significant concessions from Telus! Namely, reducing the scale of the building, and offering more separation from its neighbours!!!

Bob Bardagy  
737 Humboldt Street

[REDACTED]

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**From:** Pauline Mclsaac [REDACTED]  
**Sent:** June 16, 2021 11:09 AM  
**To:** Miko Betanzo  
**Cc:** [REDACTED]; Pauline Mclsaac  
**Subject:** THE PROPOSED TELUS BUILDING

To All Concerned:

I am writing to you regarding the excessive size of the proposed Telus building. The height of the Telus building is being misleadingly represented to the public as eleven stories high. Most people look at that and think it will be about the same height as the Aria. Although the height in meters is in parentheses beside the eleven story claim most people just see "Eleven stories". The truth is that it will be at least as high as the Double Tree and that is too high. In addition to the unreasonable height, Telus has proposed a bloated exterior of the building which will possibly extend over the lot lines.

I believe they are creating an enormous building not just for the lot size but for this neighbourhood. By creating a building as described above, there is very little return, if any, for the Humboldt Valley residents. This neighborhood is our home. We live here and walk here. We look out our windows day and night. Telus is proposing an oversized commercial building that does not appear to care about the people who have made their homes here and vote here. The Telus occupants do not live or vote here.

This is the kind of issue that we expect the people we voted for to stand up for us. Please don't be blinded by money in your coffers over the needs of your voters.

Sincerely,

Polly Mclsaac  
[REDACTED]  
[REDACTED]



Re: Land Development at 749-767 Douglas Street

Response to: 'It's your neighborhood' ....feedback opened til July 5,2021

The City of Victoria has asked for input regarding the above address.

I understand Ocean Telus is planning to build a very large, oversized and overwhelming office tower in this location. Part to be used for their own purposes and part to be rented out to interested businesses. This project is seen as assisting to help revitalize the downtown core.

To date, I understand that this project has been fought with much opposition by those affected by the proposed building.

The structure is seen as being too large for the small lot size and negatively impacting traffic flow. The sheer size of the enormous glass tower will overpower, detract and conflict with the surrounding historic sites ie/ Empress Hotel etc. Essential it is visually incongruent with the surrounding buildings.

I truly hope the City of Victoria and Telus can create a plan for this very small triangular parcel of land from a mind set of creating a flow and a legacy to Victorians which is congruent with the history of Victoria. To date they have drastically missed the mark. According to the sample mock up the Ocean Telus building will look like a misfit amongst the historical architecture.

Who will ultimately be served if this structure is erected?

Primarily, I feel, Telus because it's essentially an office building to be rented out. The legacy they leave will be more traffic congestion, noise pollution and very little gain for the citizens of Victoria. Financially I feel they will gain more than the city.

More congruent in keeping Victoria alive, moving forward and flowing in a positive direction would be to develop a memorial site / park to honour the hundreds of children affected by the atrocities of the residential schools. These atrocities are just coming to light and unfortunately will grow as further investigation takes place. We are a capital city and we need to be proactive in restoring and reconciling the injustices of the past. This small triangular parcel of land located in the heart of the tourist district could serve as the touchstone for millions of people in coming to understand, honour and heal these atrocities. It could keep conversations alive through the eyes of innocent children. A small parcel of land filled with life giving flowers, trees, water ponds, and benches. It could serve as an educational centre for school children and adults alike. Most importantly it would serve in years to come as a place of refuge to heal the wounds of those most profoundly affected. Return integrity to battered souls. This is an honourable legacy to work toward and leave for future generations. As a Capital City we owe this to the citizens should take a leadership role.

To construct a peaceful and educational site such as this would be a perfect match for this area which already is amongst the museum, parliament buildings and foot traffic from locals and tourists alike. It would add a sense of integrity and aliveness which Victoria is in need of. Since Victoria will always be a 'Tourist Town' this will also be a positive financial asset

If you look at any memorial within the country be it Terry Fox park , Swissair memorial park, 911 memorial they have always contributed positively to a city providing a legacy of remembrance, healing and unity. Time has proven that important memorial such as these draw people in.

I sincerely hope the city of Victoria and Ocean Telus can embrace and sponsor this powerful and important investment into the city's future.

Sincerely

Astrid Frayne

Hello Mayor Helps and Victoria City Council,

I'd like to offer my thoughts about the proposed Telus Ocean building.

In a nutshell, it is too large for the site. The massing and scale of the building as planned will negatively impact the neighboring buildings and the plazas to the North and South. It would not add to the neighborhood so much as dominate it. This behemoth is incongruous with the current gradual transition from the taller hotels and residential buildings to the shorter historical district and the iconic Empress; it will dwarf its lovely neighbors.

Please adjust plans to set the building back several meters from Humboldt and to the crosswalk South Plaza.

Please consider impact on the Falls South tower of the scale and massing of building as proposed; so high, wide, and set so close to Humboldt that it will block virtually all direct sunlight for many months in the winter. Please examine the shading studies to see for yourselves! A building that would conform to current zoning would mitigate the impact. Please reconsider granting a variance that will hurt so many residents. A tall and skinny or short and wide building would be less harmful; this fatal combination of tall and wide would create a monolithic thing that is just an insult.

The building as planned would also ruin rather than enhance the North plaza area bordered by Bart's and the tennis table. It will suffer the same, if not worse, loss of direct sunlight. The monolithic face of the building set so close to Humboldt will be oppressive. The building will very likely create a wind tunnel effect on Humboldt, making it inhospitable and ping pong impossible. This effect would likely exacerbate existing wind issues for the Falls and the buildings to the East: Doubletree, Marriott, Aria, Astoria and Belvedere.

During a presentation to Humboldt Valley residents, Aryze was asked about the impacts on neighboring buildings of the massing and scale of their project and they essentially told us that we all knew the lot would eventually have a building on it so we should shut up and not whine about it. They seem to think the requested variance is a done deal (Is it? Why?!?) and have behaved with condescension towards the local stakeholders. The proposed building is simply too large for the Apex lot. I'm fine with a building going there, I've always known my view would likely eventually be impacted, but something this imposing that effectively blots out sunlight is just too much. Please require the developers to adjust their proposal so that it would respect the current zoning.

Finally, I'm concerned that Aryze hasn't done a project of this size and caliber before and it seems inappropriate and risky to have this very special, sensitive location be their first.

Thank you,  
Andrea Rolston  
1105-708 Burdett Ave.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** July 3, 2021 6:29 PM  
**To:** Miko Betanzo  
**Cc:** Barbara Wilson  
**Subject:** Telus Project

Re: Telus building proposal and impact on the neighbourhood

Some concerns:

- 1) The project brochure and all the renderings purposefully obfuscates the impact of the design on the adjacent buildings—especially privacy issues. Direct sight lines into the Aria apartments and the gym, for example, are .
- 2) Noise and pollution from restaurant garbage, bottles, and deliveries are always a concern. It would be critical for the city to ensure **\*all\*** bins and deliveries are contained inside the structure.
- 3) Aria residents, particularly on the south west side of the building, will need to heighten security measures on the property in view of a surge of late night pedestrian traffic and loitering.

Bronwen Wilson  
Owner in the Aria

Dear Mayor Helps and Council,

I read this article in the Guardian this morning and it struck me how similar their plight is to ours, albeit on a much grander scale, but then London is a far grander city. Many of the same observations have been made by the occupants of nearby residential complexes that have been put forward in Victoria.

<https://www.theguardian.com/artanddesign/2021/aug/02/msg-sphere-stratford-london-orb-madison-square-gardens>

Please listen to those most directly impacted by your decisions in this and other projects around our city. Change for the sake of change never adds up to real progress and once built cannot be undone, so give this one a second thought. We need room to breathe free.

Thank you for you reading the article!

Robert Newton  
405 - 708 Burdett Avenue  
Victoria, BC  
V8W 0A8

Must say the latest rendering of Telus' new building is visually offputting (ugly). And it's glass. We don't need to "Vancouverize" this city. And being glass apparently makes it more costly to cool in hot weather.

But it's really too big for the area, too imposing, visually offensive, and that ridiculous inner courtyard surrounded by glass outer walls? Who thinks of these things?

Judy Spearing  
Saanich (City of Victoria)

"Does realizing Telus Ocean vision matter to you?"

Decidedly YES.

Another billboard deserves another reply from me.

....too tall, too dense and inappropriate for the space.

... outside of the business district, needing a kinder transition to JAMES Bay.

.... competes in size with Empress and the Parliament buildings and not in a good way.

Yes I live in the vicinity.

Catherine Campbell

Hi Mayor Helps;

You probably saw this article it made me wonder about the new Telus building Lets make sure the structure dies not impede bird paths.

'Overwhelming': hundreds of migrating birds die after crashing into NYC glass towers

[REDACTED]

Thanks

Liz

Sent from Home.



Aside from the energy costs and environmental footprint of a glass building, there is the issue of bird fatalities to consider when approving the new Telus tower.

<https://www.cbc.ca/news/science/bird-collisions-nyc-1.6179426>

Lynn Taylor

City of Victoria Mayor and Councillors,

I am writing to express my support for TELUS Ocean. I welcome the proposed TELUS Ocean development vision to Downtown Victoria because I believe it will:

- o Create high-value jobs in the tech and innovation sectors.
- o Contribute to a stronger, more resilient economy.
- o Offer sustainable office space in the Central Business District.
- o Bring life to an existing vehicle parking lot in a prominent Downtown location.
- o Complement the surrounding community with world-class, iconic architecture.

Thank you for your consideration.

Sincerely,

Allan Schafer  
Victoria Resident,

City of Victoria Mayor and Councillors,

I am writing to express my support for TELUS Ocean. I welcome the proposed TELUS Ocean development vision to Downtown Victoria because I believe it will:

- o Create high-value jobs in the tech and innovation sectors.
- o Contribute to a stronger, more resilient economy.
- o Create new vibrant, inviting, and productive public space.
- o Offer sustainable office space in the Central Business District.
- o Bring life to an existing vehicle parking lot in a prominent Downtown location.
- o Complement the surrounding community with world-class, iconic architecture.

Thank you for your consideration.

Sincerely,

David Grypma  
Victoria Resident

Dear Mayor & Council,

On September 1st I attended a virtual meeting arranged by the developer of the 767 Douglas Street project known as Ocean to engage with the community. At the end of the presentation there was a question and answer session. Most questions were answered, but two of mine have yet to be addressed despite a promise of answers by email. Perhaps as participants in the proposal, you are able to find the answers.

My first question was to do with the parking within the below grade section. With only 116 spaces for over a thousand employees planned, which is woefully lacking, how many spaces will be reserved for businesses and how many will be available for open parking?

Question number two had to do with the taxes that the owner will be paying. Will the owner of the project be paying the full load of property taxes from year one?

These are but two of many questions that have gone unanswered that must be addressed before the project goes to the public hearing. In order for a successful public hearing to take place full transparency must be the order of the day for such an impactful project of this magnitude.

I look forward to hearing back.

Robert Newton  
405-708 Burdett Avenue  
Victoria, BC  
V8W 0A8

Dear Mayor Helps and Councillors  
Re: Telus Ocean Development

As you know a public hearing for the Telus Ocean development will be scheduled for the end of November early December.

Please consider the following:

"According to the TIABC association, the 19,300 businesses in the tourism and hospitality industry generated more than \$8.3 billion in provincial GDP and \$4.5 billion in direct tax revenues from \$20.4 billion in direct visitor spending, creating employment in tourism-related businesses for more than 300,000 workers."

The Telus Ocean building will unequivocally not generate this much business and opportunity for Victoria B.C.

I completely oppose the structure of this humongous, non tourist building on this small parcel of land, with its many contraventions in the valuable 5 km radius of tourist travel.

Visitors to Victoria have always be a staple and money generator for Victoria.

I also strongly opposed Mayor Helps when she verbally approved the structure of the Telus Ocean development on Chek 6 news as if it was a 'done deal'. This was extremely damaging and totally inappropriate of her to do.

In the past 5+ years our city has deteriorated. It feels disjointed and fragmented. It's flow and harmony have been erased. Approving this structure with all its contraventions will be a further example of this disharmony.

Physical disharmony creates mental and emotional stress.

Victoria has never been the brunt of so much negativity and polarization as in these past few years.

Allowing this building, as it's proposed, will be another example of this kind of disjointed deterioration.

As Councillors please listen and bring harmony and congruency back to Victoria

With respect  
Astrid Frayne

Dear mayor and council members,

I'm a resident at 803 in the south tower of the Falls, and share the following concerns with many of my neighbours with regards to the Telus tower that is going to be built.

Outstanding Concerns: TELUS has failed to address core community concerns over –

1. Overwhelming size – no visible change in massing. TELUS Ocean shows little respect for its location next to heritage buildings and does not make any real attempt to fit in contextually with its neighbours.
2. No setback along the Humboldt façade to create a more appropriately sized North Plaza.
3. No pullback of the south point, extending well past the midblock crosswalk and eroding the connection between the Conference Centre, South Plaza and the Crystal Garden.
4. Narrowing of the Penwell Extension, reducing the view corridor for the hotels across the street and pushing closer to the ARIA.

I urge you to consider what an opportunity it is for Telus to be allowed to build a highrise in this beautiful city. Please use that leverage to ask more of them to address concerns over the scale of the proposed project. a Tower that is slightly shorter and less protruded to the curb would fit more contextually within the neighbourhood and still symbolize Victoria's new economic development plan.

Thank you for your time and attention.

**Masih Alaeitafti, RPh**

BSc. Pharmacy Class of 2015 | University of British Columbia

Hello,

I have been meaning to write for weeks, once I saw that the Telus building on the corner of Douglas and Humboldt is actually being considered. Don't! Just don't even think about, because the [REDACTED] that already exists down there will only be exacerbated. My subject line is You can't have it both ways because I feel that the amount of development, and subsequent felling of trees to allow for all this development, doesn't really align with the bicycle-riding, climate-change-fighting city that you think you're building. The amount of congestion created when these developments have to close lanes of traffic is one thing, and the fact that you have already reduced one of the adjacent streets to only one lane for traffic to accommodate bicycles is just a recipe for disaster if there were to be a huge construction project on that corner. We live in James Bay on Battery St.; my husband, who works with the Umbrella Society based near Gorge and Jutland, needs our car for his job, though he wishes so badly he could bike, as he has most of his adult life until this career change (not everyone who would like to ride to work, can!) because it's currently taking him on average 20+ minutes to drive home in the afternoon. The amount of congestion, especially on Douglas from Fisgard right down to Humboldt, is absurd. To stick a major operation like a corporate headquarter on that corner is insane, and please just DON'T DO IT! The amount of people it would draw to that corner ( this is not a good thing! How about we incentivize filling up some of the many vacant store fronts around town first?), the big tree you'd have to chop down, the lanes of traffics that would close to accommodate the building, so many reasons why this shouldn't go ahead. You can't have it both ways!! The unchecked rapid "growth" and development in the core just doesn't make sense when you keep eliminating lanes for cars to create bike and bus lanes; this has just created more congestion and more idling, which, I don't know, seems counterproductive. I hate to say that not everyone can and/or are willing to ditch their cars just yet.

On the same theme, the amount of condos that are going up, I know you hope and dream of everyone on their bikes and none of these city-dwellers owning cars, but that's just not the way it is. Of course some people are able to enjoy car-free lifestyles, but judging by all the new projects and how hard it is now to get around this town by car, I'm going to guess that lots of these new residents own vehicles. Not to mention that by allowing the destruction of the Pluto's building, and then demolishing the little plaza at Cook and Yates, these kinds of projects are drastically changing the face of our city, and not in a good way.

This letter is probably just me venting, and I feel will be mostly ignored, because the last thing I'd like to mention I know had a lot of opposition in my neighborhood, and guess what? It was approved! Can you believe it? Hopefully you detected my sarcasm there. I was walking down Michigan St. this morning between Oswego and Menzies only to see that the apartment expansion that will see at least 3 tall, healthy trees, the homes to COUNTLESS ANIMALS, taken down is beginning. I read all kinds of letters from residents that were opposed to this, but who cares, right? And the City is considering a bike lane corridor for Michigan? I know that's what I'm in favour of, as opposed to messing with Superior, which is fine as it is for both bikes and cars, in my opinion. How many more people would this cram into an already bursting neighborhood, speaking for infrastructure? I know there's a housing crisis, but our small streets

and little 4-way stops, and let's not forget horse-drawn carriages, just can't accommodate all of this development (this building being the latest in an out-of-control growth spurt in JB). The amount of trees you have no problem see felled to allow for these projects, I feel is unacceptable for a council who I thought were concerned about the environment and climate change. YOU CAN'T HAVE IT BOTH WAYS! Too many trees came down to build the ironically-named Bellewood project, residents are currently, desperately, trying to Save the Trees at 902 Foul Bay Rd, because these healthy, ENDANGERED Garry Oaks are egregiously in danger of coming down, and now these 3 more (at least) on Michigan, and the ones for the Telus building. Please, just STOP, or at least slow your roll. Thank you for your time,

A concerned born-and-raised Victorian,  
who acknowledges that her home is on the unceded territories of the Lekwungen-speaking people,  
and that we're doing a [REDACTED] job taking care of it,

Katherine Beckett





ARCHAEOLOGICAL SOCIETY  
of BRITISH COLUMBIA

ASBC  
c/o Archaeology Unit, Royal BC Museum  
675 Belleville Street, Victoria BC V8W 9W2

Open letter from the Archaeological Society of British Columbia regarding the TELUS Ocean Project and impacts to the archaeological record in Victoria

The executive of the ASBC would like to strongly encourage the builders of the TELUS Ocean building to give consideration to the possible archaeological potential of this site.

The property on which the new building is planned likely contains a significant record of Victoria's early history, spanning the shoreline and mudflats of the infilled James Bay. The properties to the east and the nearby Victoria Conference Centre contained a rich legacy of historic archaeology that was completely destroyed during the construction of those buildings. The shore line of the original James Bay was a natural collection point for cast off and discarded items starting as early as Fort Victoria and was eventually filled with garbage as the early city of Victoria expanded. Beneath the colonial historic material there may be evidence of the Lekwungen people who utilized the resources of the James Bay tidal flats for thousands of years prior to European contact.

There is also a strong possibility the site contains archaeological remains from the marginalized Kanaka community who settled in Victoria. This is possibly the last remaining site where artifacts from this community might be found, *"So many Kanaka settle in Fort Victoria that the area they live in becomes known as 'Kanaka Row'. Today the Empress Hotel is located where the Hawaiians resided..."* (From the "Kanaka Timeline Hawaii to the Pacific Northwest 1849", <http://saltspringarchives.com/kanaka/barb/timeline.html>)

Archaeological monitoring as the site is prepared does not have to be onerous but it does require a trained archaeologist to observe, record and collect as the site is dug out. At a minimum, this might just involve artifact recovery as earth is brought to the surface. There are some great examples, especially in eastern Canada where historic artifacts from the original construction site are showcased in the new building.

The current bright spot locally has been the Department of Defence who are making a tremendous effort to salvage historic material during the remediation dredging of Esquimalt Harbour. The Royal British Columbia Museum had partnered with DND to sort and preserve the collection.

In general, the Archaeological Society of BC is disappointed in the lack of basic archaeological impact assessment work taking place within the historic City of Victoria area. To date, very few construction sites in Victoria have involved historic archaeology which has resulted in a tremendous loss to our heritage. The destruction continues today. The recent Ironworks Development appears to have been constructed without archaeological permit despite direct impacts to a known First Nations site (spanning the Capital Iron Property to Ironworks footprint; DcRu-166). The waterfront development adjacent to the Janion building (1622 -1628 Store St; DcRu-1208) has been stripped to bedrock without apparent assessment despite being less than 50 metres from the protected site DcRu-1208 (shell midden and historic). Unfortunately, very few, if any, archaeological assessment work takes place despite the potential for remnant First Nations sites, or the clear impacts to the City's historical record. As the Telus Ocean site is not adjacent to any known protected pre-AD1846 sites it is unlikely that archaeological assessment or monitoring work will be triggered for this project. In sum, we feel it is up to the City to push for archaeological assessment or monitoring at this property, as it is of great interest for the Songhees and Lekwungen First Nations, early Hawaiian history, and the City of Victoria.

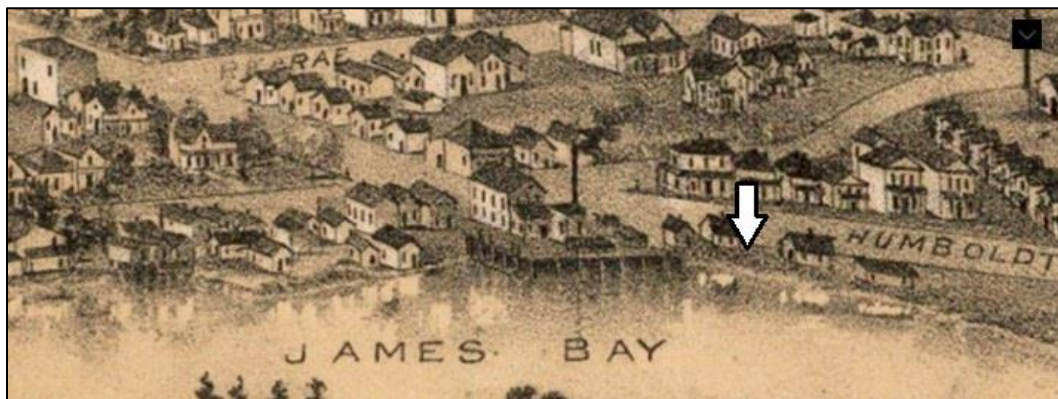
The following images show the approximate location of the property in the years prior to the in-filling of James Bay.



ARCHAEOLOGICAL SOCIETY  
of BRITISH COLUMBIA

ASBC  
c/o Archaeology Unit, Royal BC Museum  
675 Belleville Street, Victoria BC V8W 9W2

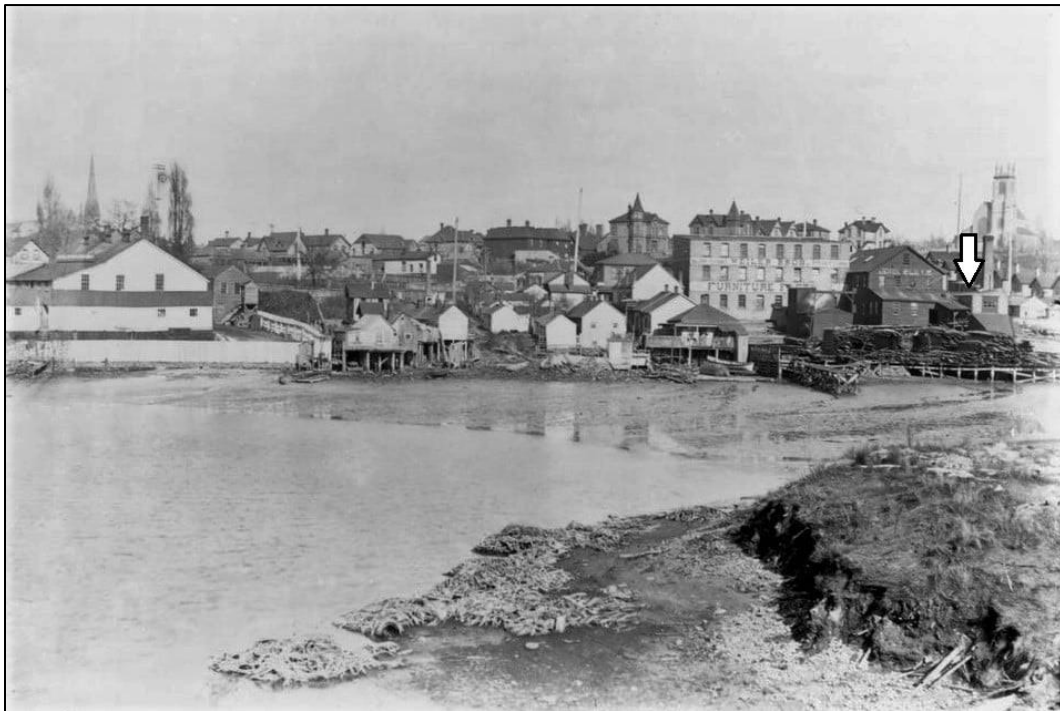
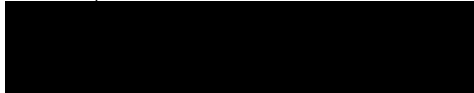
Photographs (approximate location of TELUS Ocean property):





ARCHAEOLOGICAL SOCIETY  
of BRITISH COLUMBIA

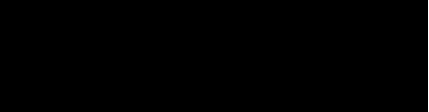
ASBC  
c/o Archaeology Unit, Royal BC Museum  
675 Belleville Street, Victoria BC V8W 9W2





ARCHAEOLOGICAL SOCIETY  
of BRITISH COLUMBIA

ASBC  
c/o Archaeology Unit, Royal BC Museum  
675 Belleville Street, Victoria BC V8W 9W2



Dear City of Victoria Mayor and Council,

We, the Archaeological Society of British Columbia (ASBC), would like to strongly encourage the City of Victoria to consider the archaeological potential of the downtown core, including the Telus Ocean project. Please see our full letter attached.

We, the ASBC would also like to offer our time and expertise to speak to the Council about the currently covered but not destroyed (up to 20 m below the surface) archaeological heritage within the downtown core. And suggest the City of Victoria undergo an Archaeological Overview Assessment and predictive model project to better prepare for development.

We have also sent this letter to Senior Heritage Planner, John O'Reilly.

We look forward to hearing from you,

Sincerely,  
Raini Johnson, M.A.  
ASBC President

Dear Mayor Helps and Council,

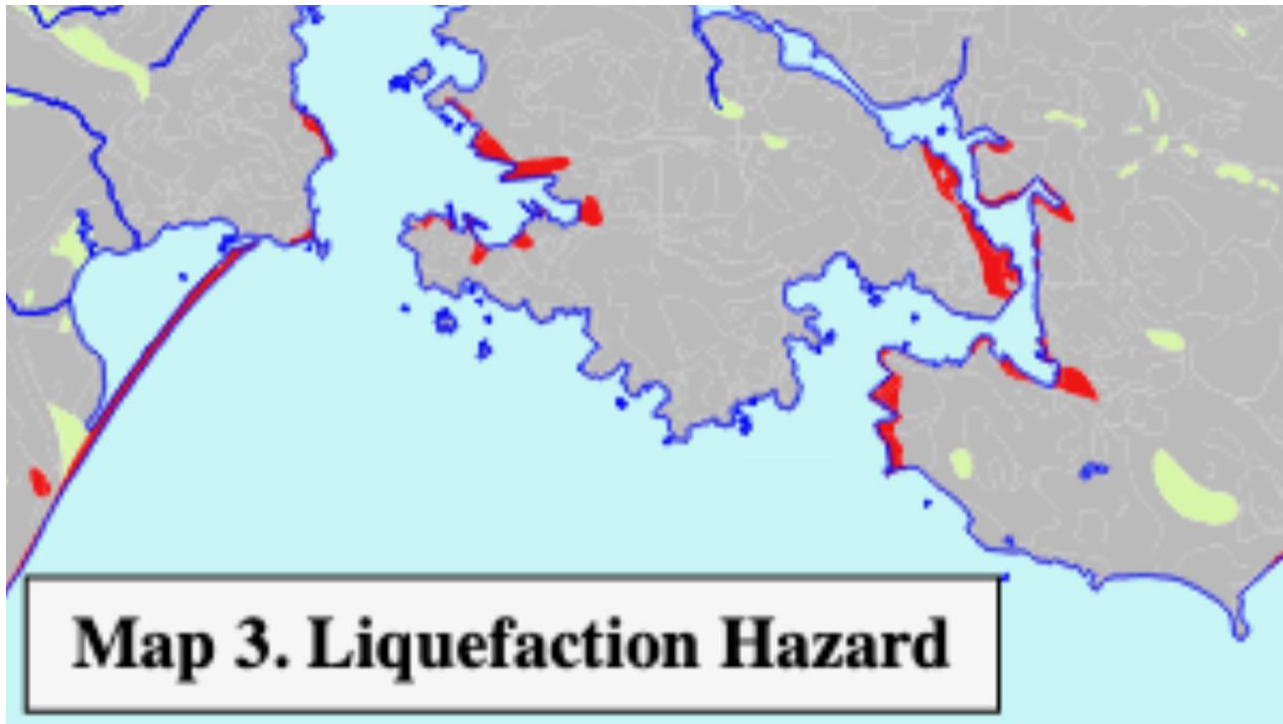
I hope you are all well. I recently came upon the study linked below that details liquefaction risks from seismic activity in our region. It appears that the Apex lot is in a moderate to high risk area for seismic amplification and liquefaction. Has this aspect been considered in the Telus Ocean approval process? Is the Apex lot suitable for for any structure, or would building on the site be a reckless decision?

I live in the Falls. I am no fan of the Telus Ocean project which, given its exaggerated height and width, would not only take my view of the mountains but of the sky as well, and block all direct sun to my condo for many months each year,. That said, the public safety risk of building on a liquefaction prone lot (on fill, I believe) would trump any of my concerns as an impacted homeowner.

I know that many of you are invested in seeing the Telus Ocean project realized, but at what cost?

Thank you,  
Andrea Rolston  
1105-708 Burdett Ave.

Source: [REDACTED]



### Legend

Relative Hazard Ratings

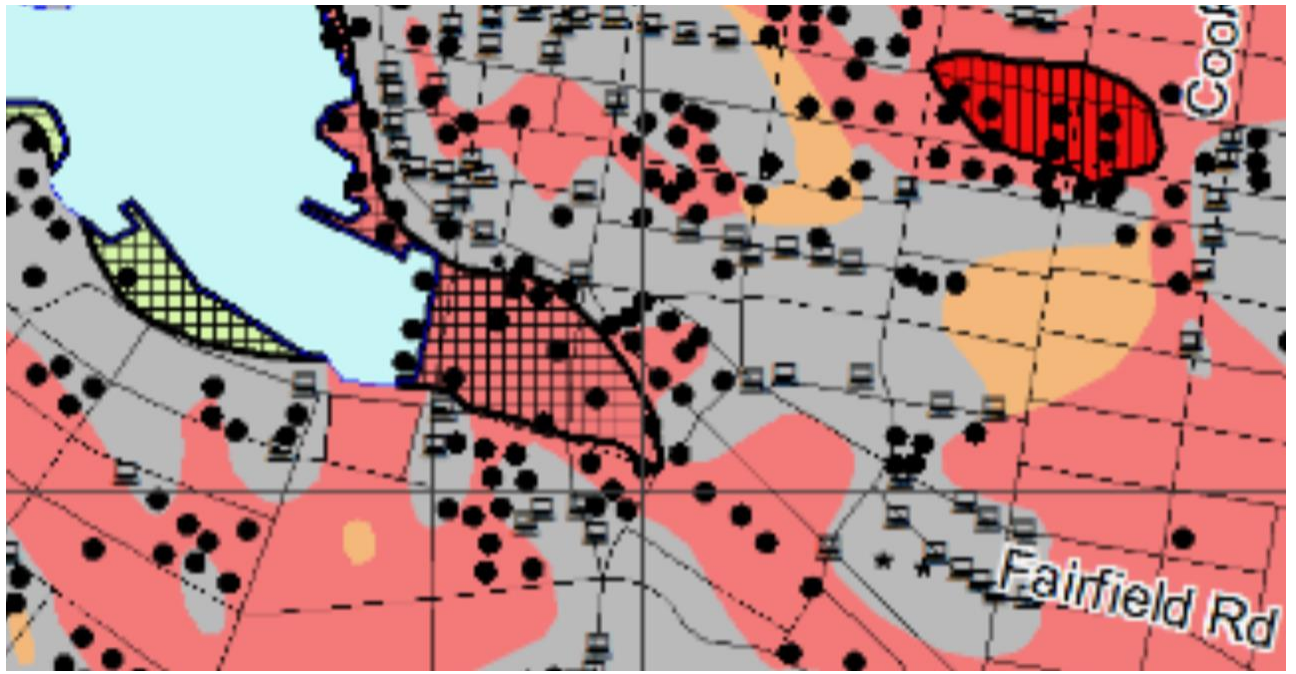
High			
Moderate			
Low			

Maps 2 - 4, and Amplification Hazard on Map 1. Map 1 Only.

- Streams; potential for locally high to very high liquefaction hazard.
- Bedrock in shallow (generally < 3 m) excavation
- Small outcrop
- Borehole

\* Low to high hazard is applied to areas with insufficient data to assign a more specific hazard rating, but the average hazard rating can be considered moderate in these areas (see also comments on Map 1 referring to areas assigned low to high hazard rating on the slope hazard map).

*The relative amplification hazard ratings shown on Maps 1 and 2 are generalized ratings and do not reflect the amplification hazard in all cases. In particular, the amount of amplification due to soil conditions diminishes as the strength of ground shaking (i.e. acceleration) increases. Maps 5 to 8 show how amplification factors (not the actual amount of earthquake ground motion) can vary with different strengths and periods of ground motion. The variation in ground motions predicted using the amplification factors shown in Maps 5 to 8 does not exceed the seismic design criteria of the current building code (National Research Council of Canada, 1995), but could be significant for structures not governed by the seismic provisions of the code as well as older structures.*





Mayor and council,

The Telus Ocean development does nothing to promote sustainable, climate friendly choices with its ocean of glass. Glass means more energy for heating and cooling - simple. Why would such a design even be considered in our global climate crisis? Council has the levers to manage for unsustainable design in developments, and yet the majority on council saw fit to send this dinosaur of a development to public hearing: <https://www.timescolonist.com/real-estate/slightly-scaled-down-telus-ocean-building-advances-public-hearing-okd-4691972>

Another significant issue not addressed: more glass equals more bird fatalities:  
<https://www.focusonvictoria.ca/earthrise/68/>

Add these two environmental concerns to the fact that the building overwhelms and overreaches, detracting from the surrounding cityscape, and it's clear that it should not go forward

I hope you agree that this development is not building for a better future in Victoria and turn the proposal down.

Thank you for your attention.

Deirdre Gotto  
3050 Jackson St  
Victoria, BC V8T 3Z8

[REDACTED]

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**From:** J Porter [REDACTED]  
**Sent:** Tuesday, November 30, 2021 5:19 PM  
**To:** Public Hearings  
**Subject:** Proposed changes to 749-767 Douglas Street

Dear Mayor and Council,

Re: proposed changes to 747-767 Douglas Street

We are Victoria resident who have lived in the Humboldt Valley for over seven years. We would like to express our opinion about the proposed Telus Ocean development in our neighbourhood. We have very strong reservations about the building's overall design with regards to its massive bulk and stark contrast in relation to the historical/heritage neighbourhood it is situated in. We are also extremely concerned with how the expansive footprint of the building crowds out the public spaces that make the Humboldt Valley pedestrian friendly and unique.

All surrounding buildings (Aria, Belvedere, Astoria, Marriott, Crystal Garden, Conference Centre) have incorporated significant setbacks from the city owned public sidewalks creating a very inviting walkable neighbourhood. The south plaza near the Crystal Garden is virtually being eliminated by the proposed expansion of the building's footprint on the lot. This will diminish this public space notwithstanding any minor upgrades the developer might offer to what would be left of the plaza. The north facade of the proposed Telus building along Humboldt Street is not set back enough and will create a heavily shaded wind tunnel totally out of character with the existing public space. The existing public plaza along Humboldt will be significantly overshadowed by the building's encroachment towards the street.

One of the reasons we moved to the Humboldt Valley was because of the public space and walkability of the area. We are not experts on urban planning, but have read numerous books on walkable cities and one of the most important elements to a liveable city is inviting public space and setbacks to prevent the shaded wind tunnel effect on public sidewalks. We are at a total loss as to why the city is considering a development permit incorporating the 5 major variances list on the Notice of Public Hearing dated Nov. 26, 2021. The building, with these variances and in its present scope and design, will crowd out much needed public space and will significantly diminish this walkable neighbourhood.

We are not against the Telus building in general and see it as a vital addition to the city's commercial interests, but we ask that the city council follow its Official Community Plan which helps maintain a balance between commercial interests and a livable urban core. We ask that councillors consider the needs of the hundreds of downtown residents that will be living next door to the Telus building and vote against the proposed variances

Regards,

Bruce and Jamie Porter  
S206 737 Humboldt Street

Sent from my iPad

Dear Mayor & Council,

Aryze and Telus have been stating that their new building will bring 100's of well-paying jobs to the city.

**Questions:**

- Will those "well-paying jobs" bring more high-earners to the city who will then be competing for housing with those who already live here and are not earning those types of wages?
- Will more affordable housing stock be torn down so that high-end housing can be built for those who want to move here as opposed to those who already live here?

Thank you,

Lynn Phillips

[REDACTED]

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**From:** Miranda Jones [REDACTED]  
**Sent:** Tuesday, November 30, 2021 2:50 PM  
**To:** Public Hearings  
**Subject:** Telus Ocean Building

Dear Powers that Be,

I have followed the application process for this stunning building with interest.

HOWEVER, the impressive size of the building does little to fit in with the Downtown Core Area Plan and the Overall Community Plan.

I fully realize that planning applications are indeed just that ... an application for a specific building plan to be approved. This application is seeking many variances from the current zoning and I would request that the approval NOT be given to this building to go ahead in its current form.

A reduction of 1% of the size of the building was offered by the developers. This was such a minute amount as to be barely noticeable, but the developers clearly implied they were making a huge adjustment with this 1%.

This site is certainly at a highly visible location and deserves a beautiful structure, and it will be impossible to please everyone, however, the large, extremely shiny exterior really does impose itself in too strident a way to be sitting amongst the heritage buildings that are its neighbours.

I hope the panel of decision makers will consider carefully this application, and request some significant reductions.

Sincerely,

Yvonne Jones  
South 1006 – 737 Humboldt Street  
Victoria, BC

[REDACTED]

Sent from [Mail](#) for Windows

City of Victoria Mayor and Councillors,<BR><BR>I am writing to express my support for TELUS Ocean. I welcome the proposed TELUS Ocean development vision to Downtown Victoria because I believe it will:<BR><BR> o Create high-value jobs in the tech and innovation sectors.<BR><BR>o Contribute to a stronger, more resilient economy.<BR><BR>o Create new vibrant, inviting, and productive public space.<BR><BR>o Offer sustainable office space in the Central Business District.<BR><BR>o Bring life to an existing vehicle parking lot in a prominent Downtown location.<BR><BR>o Complement the surrounding community with world-class, iconic architecture. <BR><BR><BR> Thank you for your consideration.<BR><BR> Sincerely,<BR><BR> Erin Duhaime<BR> Victoria Resident

I am opposed to the scale of the building Telus has proposed for 749-767 Douglas Street, because it is tantamount to a land grab. I am pro jobs, and I don't oppose development of the site—if it's intelligent development, a contribution to the community, an asset. I thus absolutely oppose eliminating the interior southwest setback and reducing the interior southeast setback. To avoid saddling the city with an eyesore for generations to come, I encourage council to adhere to zoning ordinances by, for example, requiring that the southern point of the Telus building be contained within the 4.5m setback on all floors. The lot at 749-767 Douglas Street is of course vitally important to the city, and it needs and deserves consideration commensurate with that importance: please send Telus back to the drawing board with instructions to respect public spaces, to stop crowding and looming over our public spaces—not least because public spaces equate to charm which earns the city loonies.

Thank you for your time and consideration.

Sincerely,

A.M. Lohner  
N501-737 Humboldt Street  
Victoria, BC V8W 1B1