

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, December 9, 2021 9:13 AM
To: Public Hearings
Subject: FW: Telus-Ocean Rezoning Application No.00746 for 749-767 Douglas Street
Attachments: Telus Letter.docx

From: Martin Segger [REDACTED]
Sent: December 7, 2021 2:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Telus-Ocean Rezoning Application No.00746 for 749-767 Douglas Street

Dear Mayor and Council,

In March of this year I shared with you my attached correspondence with Telus. The letter signaled numerous issues I had with this rezoning proposal then. I was never accorded a reply. I find no reason to change my mind now.


I continue to believe the handling of this proposal was seriously flawed. This 12 storey tower disregards so many of the City's fundamental urban design principles and guidelines, fails to demonstrate adequate view-scape protection for this very sensitive location and further more disrespects the unique character and scale of adjacent heritage buildings.

Downtown Victoria should not be encouraging looming reflective glazed curtain-wall buildings such as this. So far Victoria has managed to avoid the precipitous glass canyons that have infected so many of the world's major metropolises.

Sincerely,
Martin Segger
1760 Patly Place
Victoria, B.C.

The attached "open letter" concerning the Telus-Ocean development, as then proposed, was mailed to Telus CEO, Mr. Darren Entwistle, on December 14, 2020. To date I have not received a response. I note however it still does not seem to meet my main concerns expressed at that time. I would be most grateful if your forthcoming review as per your agenda for March 11 would take my observations into consideration.

Yours truly,
Martin Segger
1760 Patly Street
Victoria, BC

Prof. Martin Segger F.R.S.A.
1760 Patly Place
Victoria, Vancouver Island,
British Columbia
Canada V8S 5J5


Open letter to:

Mr. Darren Entwistle, CEO
Telus Corp.
510 W. Georgia St. 23rd Floor
Vancouver, British Columbia
V6B 0M3

Re: Design of the proposed Telus Ocean building in Victoria, British Columbia

Dear Darren,

My generation first knew “Telus” as B.C.Tel and remember the BC Tel Christmas choral concerts (black and white TV) along with the seven digit rotary-dial phone number and a real operator on the “0”. Fast forward through the merger with AGT/Telus and today your company still proudly projects its “friendly” brand.

I want to bring to your attention then, the very unfriendly approach your company is making with plans for a massive “Telus” branded building in the historic heart of Downtown Victoria.

I understand the City-owned proposed site was originally optioned in concert with one of Victoria’s most reputable developers, Jawl Properties. Somehow Jawls have disappeared and you now are “committed” to the lease of two floors. Already this signals questionable credibility.

Next, a New York/Toronto architectural firm proposes to parachute in a glazed high-rise, so at odds with the character of Victoria, that one thinks they may have mistaken our “Inner Harbour District” site for one in Calgary Centre where it might be better appreciated. The proposed block is more than double (that’s right, double!) the current bulk originally anticipated for the site, nearly double the permitted density, and almost 30 feet higher than the limit as per the zoning. Is this an expression of the Alberta roots of your company rather than its British Columbia heritage?

As such, the Telus\Ocean will severely compromise some of Victoria’s iconic view-scapes, particularly those from the Inner Harbour. At night the building will rise above the roof line of the Empress Hotel like a back lit blimp, certainly a blot on the one of Victoria’s most treasured vistas. Is the roof-top back-lit Telus sign intended as a competing corporate colonial statement? Another classic view, southward on Douglas Street to the distant snow-capped Olympic Mountains, will be obstructed by the vast bulk of the new edifice.

Your design/development team has chosen to ignore almost every design directive that applies to this site, articulated in quite some detail, in our *Official Community Plan 2020*, the *Downtown Core Area Plan 2020*, and the *Downtown Design Guidelines 2019*. In many jurisdictions these documents are summarily dismissed by insensitive multi-national corporate developers as naïve unenlightened small-town, small-minded minor obstructions. Well, in Victoria they are not. These documents all recently updated, worked on intensively over several years with wide and extensive community input, express deeply felt community values. This design makes a mockery of them.

In Victoria those public values, when it comes to urban design, emphasize fit of scale, orientation, height, materials, details, and stylistic expression to an historic context, in particular due respect for our historic monuments which set the scale and character of the City. Across the street the contemporary award-winning Victoria Conference Centre, and the adjacent Aria demonstrate how this can be done. Nearby the Telus/Ocean's immediate heritage neighbours (the Empress, Crystal Gardens, Church of Our Lord) are overpowered by the sheer massing of the proposed structure. Soaring glass curtainwalls, crowding out over the public space at street level, are in defiant opposition to the set-backs, height, and materials required in our public planning documents.

Indeed, your multi-national architectural firm's comments to local intervenors with these kinds of questions were quite frank: "we are creating our own "unique" architectural statement!" The glazed curtain-wall-over-powering monumentality of the multi-national late-capitalist style may be appropriate to Vancouver, Calgary or New York. It is not to Victoria. And it is not very "friendly"!

As a former City councillor, and a long-time participant in many local boards and commissions, I can only interpret this intervention in the fabric of our historic Downtown as extreme corporate arrogance. Victoria residents are not push-overs when it comes to the city we all love. I believe you will meet massive resistance, which will only serve to tarnish your reputation.

Surely you appreciate that respect for local existing planning rules and design guidelines is essential to directing ongoing economic and social investments in the evolving urban fabric, a regime under which you and others are most welcome.

Indeed, Telus has a unique obligation to respect the heritage fabric of Victoria. Your corporate ancestry can be traced back to the Victoria and Esquimalt Telephone Company founded here in 1875.

I understand your international architectural consultants might not want to sully their reputations with a more modest example of respectful contextual design taking its cues from the local traditional built-forms and materials. But I think you should start afresh.

On the chance you might actually read this, many thanks for doing so.

I am taking the liberty of copying this to my highly respected and long-time friend, Mel Cooper. Victoria is proud that he was able for many years to provide leadership in the development of the Telus Friendly Future Foundation, which is overall, a better example of your corporate citizenship than this current building design promises to be.

Best wishes,

Martin Segger

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, December 9, 2021 9:01 AM
To: Public Hearings
Subject: Fw: Telus building proposal

From: David Berry [REDACTED]
Sent: December 8, 2021 4:45 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Telus building proposal

Hi all,

I want to write in to support the Telus building being proposed at tomorrow's public hearing. It is well thought out and the increased height is a tiny impact compared to the massive amount of public space they are providing. This will make the entire area of downtown come to life. What is currently there is abysmal.

Thank you
David Berry

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, December 8, 2021 3:23 PM
To: Public Hearings
Subject: Fw: DPV00155 - 767 Douglas Street

From: [REDACTED]
Sent: December 8, 2021 3:20 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: DPV00155 - 767 Douglas Street

Dear Mayor and Council,

Regarding the new building proposed for downtown, 767 Douglas, I would like to add my objection to the proposal.

This proposal should not go forward. The public's growing concern over the noticeable changes in climate caused by our own lifestyles and our carbon footprint speaks against it. The Mayor's interest in reducing our effect on our environment and the climate by the constant push for more bike lanes and getting out of our cars, to mention only two, argues against it. The billion dollars spent on cleaning up our sewage disposal demands that we do better than this.

All the effort in which we are encouraged to participate in order to protect the environment will be negated by the embodied carbon built into this glass building. I can't imagine the reflected heat during another extreme summer with temperatures in the 40 degree range. What will it cost in energy use to keep the occupants cool? What about the hapless neighbours who will be forced to deal with the reflected glare and subsequent in heat? What about the energy loss during the winter? What will the ongoing energy costs be?

This will be a class 2 building - which, according to the BC Energy Step Code, means this building will be 10% more efficient, potentially. How so? A potential 10% in efficiency is an appallingly bad investment now. This building will last 100 years, and will come to be seen for what the plan already is - a dinosaur. Don't turn this bad plan into a worse reality. Shouldn't we try for more than 10% - just a wink and a nod - for the environment?

The jobs it will create during the construction phase will equal the number of jobs created to build another design proposal. Telus's employees already work here. There is no economic benefit to this particular design. There is neither a cultural component, nor any affordable housing component to the design - which are two aspects of any development that will improve our collective lives.

Overall, this development proposal is a very bad choice given the future that we are facing. It is out of place, by needing such dramatic changes to the zoning requirements and a change to the Official Community Plan. It is out of time, because we are more conscious of environmental costs and the risk to our collective futures. It is, quite simply, a 10% effort, because it offers nothing to improve our City, culturally, environmentally, economically,

Out of place, out of time, and we must be out of our minds to be considering this proposal.

Your truly,

Don Cal
1059 Pentrelew Place

What is the BC Energy Step Code?

The BC Energy Step Code is an optional compliance path in the [BC Building Code](#) that local governments may use to incentivize or require a level of energy efficiency in new construction that goes above and beyond the requirements of the BC Building Code.



When does the Step Code come into effect in Victoria?

Victoria has adopted a phased approach to allow builders time to transition to the new Code requirements.

Starting on January 1, 2020, all new residential and commercial construction in Victoria will be built to be 20% more energy efficient than current code requirements. Building permits will need to demonstrate compliance with the Steps adopted for that building type:

- Step 3 for Part 9 homes (single-family homes, duplexes, and townhomes - excluding small homes/garden suites)
- Step 2 for Part 9 small homes/garden suites
- Step 3 for Part 3 mid-rise/wood-frame residential buildings
- Step 2 for Part 3 high-rise/concrete residential buildings and commercial buildings.
-

[REDACTED]

From: David [REDACTED]
Sent: Wednesday, December 8, 2021 9:44 PM
To: Public Hearings
Subject: Proposed Changes to 749-767 Douglas Street

Mayor and Council
City of Victoria
Victoria, BC

December 8, 2021

Regarding: Rezoning application and OCP Amendment for 749 Douglas Street

Dear Mayor and Council,

I agree fully with the commentary made by former City councillor Pamela Madoff in Wednesday's Times Colonist and won't take your time by repeating the points she raised.

I know Council has the right to amend the Official Community Plan (OCP) but I find this proposed development to be an unsupportable departure from the spirit of the current OCP and the broader community's expectation of the long standing long term plan for this part of downtown. Multiple times the OCP mentions the value and appreciation for 'human scale'. The various descriptions in the OCP of what 'human scale' means leaves the reader with the sense that when future developments come forward to the City 'human scale' will be considered. In my opinion the size and massing of this proposed building does not meet the 'human scale' expectations the broader community had when it helped develop the current OCP.

Sincerely

David Maxwell

2230 Shakespeare Street
Victoria

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, December 8, 2021 3:03 PM
To: Public Hearings
Subject: Fw: TELUS Ocean Project

From: Jarren Butterworth [REDACTED]
Sent: December 8, 2021 3:02 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: TELUS Ocean Project

I thought it odd to be emailing about a project like this downtown, I had no idea there'd be any sort of major red-tape or lengthy political hurdles over a small office building built in the heart of downtown. Replacing a longstanding eyesore of a parking lot with a mid-rise office building seems like it should be the most uncontroversial project imaginable. There's bigger and taller office buildings downtown, there's taller buildings right next door to the project. The design is a pretty bog standard modern office building, uninspired but entirely inoffensive. It's located near frequent transit in a pretty walkable area. I really can't imagine anything problematic about this little building, it seems like the sort of project that should be quickly rubber-stamped with minimal fanfare. The fact that our existing downtown zoning means even a small 12 story building needs so many hoops to jump through really makes me think we ought to look at our zoning and see if it's outdated in our current reality. It seems like nearly every project in the city requires re-zoning or a variance of some sort, perhaps the whole system needs a bit of a re-think?

-Jarren Butterworth

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, December 9, 2021 9:05 AM
To: Public Hearings
Subject: Fw: Support for the Telus Ocean project

From: Katie Fillion [REDACTED]
Sent: December 8, 2021 10:25 PM
To: Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>
Subject: Support for the Telus Ocean project

Hi all,

Writing in support of the Telus Ocean proposal.

The building is beautiful and energy efficient. I work adjacent to the proposed location and would welcome improved sidewalks and an interesting, lively interface between the building and the pedestrian realm.

This is exactly the kind of architectural beauty that our city deserves and I hope that council supports the project.

Thanks for all that you do!

Katie Fillion
937 Caledonia Ave

[REDACTED]

From: Nancy Henwood [REDACTED]
Sent: Wednesday, December 8, 2021 7:33 PM
To: Public Hearings
Subject: 749-767 Douglas Street: Rezoning Application No.00746

Dear Mayor and Council,

I am writing against allowing these zoning changes, breaking the proper planning aims of preserving people and heritage-friendly density and set backs in the centre of the City of Victoria, and not preserving the view of the Olympics.

It is hard to believe that a glass building is environmentally desirable. It is also not desirable to birds.

Carefully considered City plans should not be disregarded for the sake of something that appears flashy and glamorous.

Pamela Madoff's "Comment" in the Times Colonist today is wise and correct.

She points out that The Vancouver Ice Pick building application has been withdrawn.

Please do not approve this Building.

Nancy Henwood
1246 Fairfield Road
Victoria, BC V8V 3B5
[REDACTED]

[REDACTED]

From: tagliachen [REDACTED]
Sent: Wednesday, December 8, 2021 11:44 PM
To: Public Hearings
Subject: Telus Ocean Hearing Comments

Hello,

We are owners of a unit at The Falls and are very concerned about the proposed TELUS Ocean project; we support and want to reiterate the following comments made by the Humboldt Valley Committee:

Residents always oppose change. TELUS Ocean will occupy the last remaining empty lot in the Humboldt Valley, so it naturally attracts negative reaction.

HVC's COMMENT: The Humboldt Valley is a part of the Downtown that has seen major redevelopment. Residents are certainly aware that new development will take place. Our concern is whether a proposed development is positive and enhances the neighbourhood.

Residents always say the proposed building is too tall.

HVC's COMMENT: Height is not the central issue in TELUS Ocean; as the developers note, the land had already been zoned for a 42 meter tall building. The extra height requested – to 51 meters - is not the most worrisome aspect of the building. Rather it is that both the height and width of TELUS Ocean's walls are maximized, creating overwhelming scale.

Residents always say the proposed building is out of context – in size, style, etc.

HVC's COMMENT: Massive walls facing each of its neighbours indeed show that TELUS Ocean has no intent to fit in. Rather it is designed to stand out, to make as large a statement as it can.

Residents often say the proposed building is stylistically inappropriate. City Council deals with too many proposals that are architecturally bland and unimaginative. Some on City Council feel TELUS Ocean will come to be appreciated as an exciting building.

HVC's COMMENT:
TELUS Ocean represents a modern design at the edge of a historical district. Whether the contrast enhances or detracts is a matter of debate. But part of good design is contextual fit.

Residents want a rules-based approach to planning, when they complain that the application breaks many development guidelines. Council needs to apply a case-by-case approach; the rules are not set in stone. Residents should not depend on a rigid reading of the current Official Community Plan; it is a living document and needs to continually change.

COMMENT: Residents do need some sense of predictability. If everything is an exception, decided case-by-case, City Council loses any clear basis for their own decision-making.

Residents have local interests; City Council needs to take into account wider city interests – in this case, the need to advance the City's new economic development plan, Victoria 3.0.

TELUS Ocean is a valuable statement about Victoria's High Tech aspirations. Some council members believe it will create new jobs or even create opportunities for start-ups.

COMMENT:

The developers do not present a business case justifying TELUS Ocean's claimed benefits and nothing in the development application process requires this. But a majority on City Council seem willing to depend on asserted economic benefits to justify their votes. HVC has argued that any economic development benefits are largely independent of the chosen scale and siting of the building. Better contextual fit would not undermine the building's economic development benefits.

HVC's Final Message

City Council has not provided clear guidance to the developers on the key public concern about TELUS Ocean's huge scale and the comparative lack of public space between it and its neighbours; a great public realm to set off so large a building. That left the developers guessing and the one change in this direction they chose to make was to pull the building back along the Douglas Street frontage. While this had some negative consequences, this change does significantly improve the public realm along Douglas, allowing for broader sidewalks, more plantings and landscaping, better space for the bus stop and shelter – clearly a win for the public.

It also demonstrates how a small setback along Humboldt Street could improve the North Plaza public realm even though TELUS Ocean would continue to dominate the street. And if the developers carved back the southern point, they would gain some ability to improve the South Plaza (restoring the connection between the Conference Center and the Crystal Garden). If the developers want to maintain the monumental elements of the current design, they could improve contextual fit by a slight further reduction in the building's size and related increased ability to enlarge the surrounding public realm.

[REDACTED]

From: Drew Elves [REDACTED]
Sent: Thursday, December 9, 2021 1:17 PM
To: Public Hearings
Subject: Proposed changes to 749-767 Douglas Street - I am opposed to future downtown eyesore.

Dear Mayor and Council,

I'm writing to register my opposition to the planned Telus office tower at the corner of Douglas and Humboldt. In my opinion, the plans (as currently submitted) shouldn't have made it to a public hearing. The building would be too massive for the lot, and the scale wouldn't fit with the rest of the area. This is clear to anyone who's followed the "planning" process for this project. A properly scaled building wouldn't jeopardize one of our most enjoyed urban "viewsheds". A properly and human scaled building, in dialogue with the surrounding cityscape, wouldn't need to loom over a newly constructed AAA bike lane corridor and citizen plaza. A welcoming bike lane and convivial plaza will now feel like a "back lane" between two towers.

I have lived in downtown Victoria for 20 years and in the Humboldt Valley neighbourhood for ten years. I enjoy learning about the history of our city, including the history of planning and development. When I think of Telus's new vanity project, I'm reminded of the book "Unbuilt Victoria" by Dorothy Mindenhall, and all the blue prints for buildings that were proposed but never built in our city. Some proposals considered by past councils were so ugly, and we're all lucky that their proponents and "champions" on council failed to get them through.

But sometimes we learn to appreciate the fruit of poor planning decisions. In time, will we come to appreciate the Telus "iceberg"? I don't think so. It's just not a future forward building. It's as if it's anticipating a moment that the rest of the world has seen pass by. The design seems to have been lifted from London, UK, circa the early 2000s. Because of this, the Telus building already looks old before a shovel has hit the ground.

The questionable aesthetics of the building aside, the design just doesn't make sense. It's promoted as a tech hub and centre of innovation. What does this mean? Is this a "if you build it, they will come" type of thing? For proof of how backwards this thinking is, just take a virtual visit to all of the failed tech hubs and incubator neighbourhoods around the world that thought the key to innovation was to build "modern" and open plan offices. It didn't work. Many cities and municipalities listened to consultants that sold them on a promise of future rewards and investments that never materialized. That's not how innovation works.

It seems that lately we have entered an accelerated period of "growth", where projects are approved with a whole hearted push from Mayor and some members of council. There seems to be little concern for the material, social and ecological cost of this push for growth. Antiquated concrete and glass towers are like mushrooms in downtown Victoria. I say antiquated, because it's as if our planning department hasn't been keeping up on trends in architecture and design.

The 2021 winners of the Pritzker Architecture Prize (Anne Lacaton & Jean-Philippe Vassal) design buildings with minimal disturbance to the surrounding cityscape, they design from the inside out, with a preference for reusing existing buildings while minimizing the material and ecological impacts of new builds. The Telus building does none of these things. It ignores its context, and asks other buildings and citizens to adapt to it instead. It prizes materials with huge embedded material costs, driving up negative externalities (how innovative is that??). It is another glass edifice that ignores the warnings of science and scientists, whether those are avian ecologists or climate physicists. A hulking piece of concrete and glass being built in 2021 is not progressive. It's bold and daring, but more in the vein of architecture produced in Naples and Rome between 1922 and '43.

A building like the proposed Telus tower isn't responsive to the average citizen of Victoria. Instead it is an in your face declaration of someone else's idea of what a modern city should look like. Even with the new "wooden lipstick" veneer, the building remains insensitive to our times and to this place.

Please reconsider your push to develop this building. It's the wrong building at the wrong time in the wrong place.

Sincerely,

-Andrew Elves

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, December 9, 2021 10:43 AM
To: Public Hearings
Subject: Fw: TELUS OCEAN - DOUBLETREE POSITION

From: Andrea Phillips [REDACTED]
Sent: December 9, 2021 10:33 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: TELUS OCEAN - DOUBLETREE POSITION

Dear Mayor Helps,

I am writing to advise that we appreciate the improvements put forth by Aryze/Telus in response to public feedback and have decided to retract our opposition to the project. In particular, we appreciate the improved public realm and are excited to see a revived Humboldt plaza.

We will be maintaining a neutral position at the upcoming public hearing.

Sincerely,

--

Andrea Phillips
President
Executive House Ltd

[REDACTED]

[REDACTED]

From: Chris Gower [REDACTED]
Sent: Thursday, December 9, 2021 10:34 AM
To: Lisa Helps (Mayor); Stephen Andrew (Councillor); Sharmarke Dubow (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Ben Isitt (Councillor)
Cc: Marianne Alto (Councillor); Public Hearings
Subject: Letter of Concerns and Opposition for the proposed Rezoning application for the properties at Humboldt and Douglas Streets - the 'Telus Building' proposal would badly conflict with its setting
Attachments: Telus Bldg - City Council Letter Dec 09.pdf

Attention City of Victoria Mayor Helps and City Councillors.

December 09 2021:

Opposition to the Telus Building Proposal

Attention Mayor Helps, and City of Victoria Councilors Alto, Andrew, Dubow, Isitt, Loveday, Potts, Thornton Joe, Young

Your Worship and Victoria Councillors,

I write with strong concern and opposition to the rezoning of the City property at Humboldt and Douglas Streets,

for the benefit of the proponents of the so-called 'Telus Building' proposal.

This building form contradicts the planning purposes of the Victoria Official Community Plan and the Downtown Core Area Plan, particularly for this site.

The proposed density greatly exceeds the criteria set out both in the OCP and in the DCAP.

Similarly for the proposed building height.

The profile of the top of the building will be in conflict with the internationally highly esteemed roof-line of the Empress Hotel,

and the building form and presentation otherwise clashes with the recognized qualities of one of Victoria's key downtown historic and visitor precincts.

This undermines the most prominent of Victoria's Heritage Conservation Areas, and would disfigure a key City view corridor.

The sheer twelve storey vertical wall height at the street property lines is counter to a central Urban Design intention of both the DCAP and the OCP and a many decades standing City Policy –

that upper levels of taller building forms step back from the street to ensure reduced shading and wind downdraft, better open views to the sky, and to lessen impact of building density –

all to the important commonly-shared public realm asset of City streets.

This sets a damaging precedent for throughout downtown Victoria, and distresses a valued City quality.

A fundamental intention of the urban design structure indicated in DCAP is to encourage beneficial emphasis of new urban development in the spine north of the Hudson project –

just where this building proposal would best and more rightfully belong.

Sincerely, Chris Gower, Architect, Urban Design Planner

MAIBC, FRAIC, MCIP, RPP
1124 Fort Street, Victoria B.C.



Dec 09 2021

Opposition to the Telus Building Proposal

Attention Mayor Helps, and City of Victoria Councilors Alto, Andrew, Dubow, Isitt, Loveday, Potts, Thornton Joe, Young

Your Worship and Victoria Councilors,

I write with strong concern and opposition to the rezoning of the City property at Humboldt and Douglas Streets, for the benefit of the proponents of the so-called 'Telus Building' proposal.

This building form contradicts the planning purposes of the Victoria Official Community Plan and the Downtown Core Area Plan, particularly for this site.

The proposed density greatly exceeds the criteria set out both in the OCP and in the DCAP. Similarly for the proposed building height.

The profile of the top of the building will be in conflict with the internationally highly esteemed roof-line of the Empress Hotel, and the building form and presentation otherwise clashes with the recognized qualities of one of Victoria's key downtown historic and visitor precincts. This undermines the most prominent of Victoria's Heritage Conservation Areas, and disfigures a key City view corridor.

The sheer twelve storey vertical wall height at the street property lines is counter to a central Urban Design intention of both the DCAP and the OCP and a many decades standing City Policy – that upper levels of taller building forms step back from the street to ensure reduced shading and wind downdraft, better open views to the sky, and to lessen impact of building density – all to the important commonly-shared public realm asset of City streets. This sets a damaging precedent for throughout downtown Victoria, and distresses a valued City quality.

A fundamental intention of the urban design structure indicated in DCAP is to encourage beneficial emphasis of new urban development in the spine north of the Hudson project – just where this building proposal would best belong.

Sincerely, Chris Gower, Architect, Urban Design Planner
MAIBC, FRAIC, MCIP, RPP

1124 Fort Street, Victoria B.C.

[REDACTED]

From: Doug Woodall [REDACTED]
Sent: Thursday, December 9, 2021 2:02 PM
To: Public Hearings
Subject: Public Hearing - Rezoning application Proposed Telus Building

I wish to have the following forwarded to all council members in advance of the Public Hearing tonight to consider by-law amendments re: proposed Telus Building at Douglas and Humboldt Street.

I oppose the amendments to the by-law and oppose the proposed design for the new building due to its excessive height, its excessive mass, and its featured glass design that does nothing to fit in with the existing architecture. Further, I oppose its height as another mass that will again reduce views to the surrounding geography including the Olympic mountains.

Most importantly, it is in a heritage conversation area and nothing in the design fits with or complements its neighbouring Empress Hotel.

I submit that a building of a maximum of three stories befits location.

I submit too that huge glass facings are not supported by recent planning for maximum energy conservation.

I submit that the building has the potential to create wind tunnels for pedestrians, and restricted access to sky and sunlight.

Wrong size, wrong location; great intent to bring business downtown.

Please consider voting to deny the application; support the existing community plan and bylaws.

Douglas Woodall
1011 Moss St.
Victoria, BC

Elizabeth Rohlicek
N702-737 Humboldt Street
Victoria, BC

December 9th, 2021

In regards to : 749-767 Douglas Street: Rezoning Application No. 00746, Development Permit with Variances Application No. 000155 and associated Official Community Plan Amendment

To the members of Victoria City Council,

I am writing to you in reference to the new Telus Ocean development plan for Humboldt Street. I am a resident of The Aria, the building adjacent.

As someone who is establishing themselves in their career, a millennial if you wish, I understand the growing technology sector. It is a sector to embrace and we are lucky Victoria is seeing the growth it has. Unfortunately when you blind yourself to the culture of an area, you turn residents sour. You make them feel as though their lifestyle and values are not being upheld. The sheer amount of discomfort surrounding this development should be a warning sign, but alas it feels as though it is going unnoticed. Of course a new development of this size and architectural ingenious is common for many urban landscapes. Yet in reality it is not for this small corner lot on Humboldt. The scale of this building is monstrous and is creating a sense of insecurity in our own city council for allowing the planning to have come this far.

The sheer size of this building is quite intense. As said by Telus, the building is made to be "striking" and "unique", to which the designs do not fail it. The concern stems from whether you as a city council will look to the residents when they say they are afraid of the size being overbearing and the design being out of context.

Development in that lot is inevitable. I am only concerned about the leniency you will have towards the developers when in fact we should be considering the surrounding urban landscape and residents who have voiced concern. The zoning variation of this lot seems to have been a decision made hastily, allowing this development to encroach immensely on neighbouring buildings and public spaces. This is not something that cultivates trust nor makes us believe this project is being transparent.

I am not new to the idea of an urban landscape, I lived for most of my life in one of the largest cities in Canada, living in the downtown core. Development is inevitable, movement is constant, and growth is embraced. However, we depend on structure and rule-following in order to feel comfortable with this change. We depend on the council to uphold these guidelines so as to avoid insecurity amongst residents.

I am not foreign to bylaws. I have experience living and working in small municipalities where bylaws being upheld is fundamental for the peace of the residents. However, in this instance, I don't see peace nor bylaws being supported. It makes me wonder what the purpose of bylaws is if they are only to be altered in the instance of an "exception"? If this tolerance for bylaw alterations to fit every new development in the downtown core is to become a pattern, this city will lose many residents on the account of council being unpredictable. I am only asking for the simple request of predictability in this development. I believe as a resident and property owner I should be granted at least that.

What I am asking for is this - to have the current plans for the Telus Ocean be denied and redone. I am asking for more consideration towards the local people rather than the pleasing of a corporation and their partners.

Thank you for your time and consideration of what I have spoken about. Your trust in this matter is much appreciated.

A handwritten signature in black ink, appearing to be 'Elizabeth Rohlicek', with a stylized, cursive script.

Elizabeth Rohlicek

[REDACTED]

From: Grant Olson [REDACTED]
Sent: Wednesday, December 8, 2021 12:45 PM
To: Public Hearings
Subject: Public Hearing itme "Telus Ocean Proposal"

Hello,

My name is Grant Olson and I am the owner of the Strathcona Hotel in Victoria which is situated at 919 Douglas Street, two blocks north of the proposed Telus Ocean project.

My home address is 3040 Beach Drive.

I support this project for many reasons including:

- I think the design of building is exciting, innovative and works with the shape of the building lot.
- Excited to see Telus and the tech and communication industry create a home in downtown Victoria
- Downtown Victoria needs reinvestment and more activity in our downtown to reclaim it from where it is going. If we don't reinvest in downtown other businesses will continue to pull business out of downtown.

Thanks

Grant

Grant Olson
Strathcona Hotel
[REDACTED]

[REDACTED]

From: Jacob Garrett [REDACTED]
Sent: Thursday, December 9, 2021 10:47 AM
To: Public Hearings
Subject: My opinion for the Telus Ocean public hearing

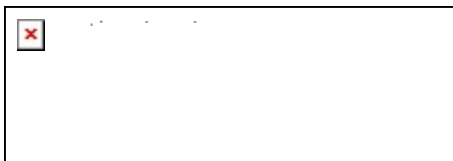
Hello there

I am a resident in the Falls and I am opposed to the current design.

I am very much in favor of change and development, I also believe that with any new development or redevelopment there should be a responsible approach taken in order to maximize potential and positive change while minimizing negative impact. I am concerned that the height and width of Ocean's walls are maximized which will create a footprint that dominates the landscape and creates a feeling of claustrophobia. The design makes it clear that Ocean has no intention of blending in with its neighbors, instead its purpose is to make a statement that drowns out the surrounding architecture. The argument being put forward is that there will be major economic benefits reaped from the Ocean. I agree. With that being said, I propose that making some modifications to the design in order to make Ocean a better contextual fit will have little to no impact on it's economic viability. I kindly ask Council to have Telus adjust their design so that their project will create synergy with the community.



Thanking you kindly for your time,
Jacob Garrett
Sales Associate



Sotheby's International Realty Canada
752 Douglas Street, Victoria BC V8W 3M6



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4, 1765 Rockland Ave.,
Victoria, V8S 1X1
December 8, 2021

Mayor and Council,
re: proposed development, 767 Humboldt Street

Living in Victoria today is like buying lottery tickets. A citizen rents space, starts a business, decides to invest in all or part of a building. These decisions, which are financially and emotionally significant, are partially dependent on established City regulations and guidelines, as formulated in the Official Community Plan and zoning bylaws. These documents give direction to developers, the planning department, and Council, and include hard numbers and softer directions, such as maintaining view corridors and such.

Decisions by citizens as to investment and lifestyle are made with the expectation that these "standards" will form a basis for development, allowing development and renewal while providing a predictable and logical framework for change.

With the Telus building, which is actually a speculative office tower, the lottery tickets are being torn up as the development standards are once again being overwritten. Expectations of urban design which have survived for decades with good reason, fall prey to increases in density and height, with reduced street amenity (including video messaging,) along with conflicts with view corridors and the skyline of the Empress and Parliament buildings. The rationale for this is that the building is "iconic": whether it is iconic or not is not the issue and the design cannot provide licence to ignore its urban context.

This proposal should be rejected, not only because of its own transgressions but also because of the need for Council to re-establish its ability to direct development in a manner that serves the community at large.

Yours truly,


John Keay

[REDACTED]

From: Kevin <[REDACTED]>
Sent: Thursday, December 9, 2021 11:30 AM
To: Public Hearings
Subject: Rezoning application 00746, 749-767 Douglas Street

Re: Rezoning application 00746, 749-767 Douglas Street

Former Councillor Madoff's comments in the December 8 Times Colonist articulated many problems with the proposed Telus building at the intersection of Humboldt and Douglas. Among other topics, I agree with her concerns about the aesthetics of this building in this location and the potential energy and carbon implications of such a large, glassed building.

I am concerned that this building, as represented in artists renderings, will be a death trap for birds. The impacts of brightly - lit glass high rise buildings on bird populations, particularly during migration periods, are increasingly documented and understood; cities are increasingly implementing policies to ensure that buildings do not attract, confuse, and kill birds. I have become ever more aware of this problem through ongoing participation in the development of Saanich's biodiversity strategy. This is an issue which transcends municipal boundaries; the implications of your decision extend beyond Victoria's boundaries.

The proposed Telus building is located near major treed green spaces (e.g., Beacon Hill Park; St Ann's Academy grounds), near saltwater, and adjacent to the Victoria Harbour Migratory Bird Sanctuary. This is clearly an important region for resident and migrating birds. The building, as shown in artists renderings, seems to embody the characteristics (brightly lit, reflective) that are especially problematic for birds.

Although community members have expressed similar concerns about impacts of the proposed building on birds at previous council meetings, there is little apparent commitment by the city to ensure the building will not be a death trap for native birds. Correspondence from the developer (November 17 2021) suggests they will "give strong consideration of the best practice measures to avoid the confusion of migratory birds", including use of fritted/patterned window glass". Bylaw 21-105 (November 25 2021) does not mention birds. Council has requested "That the applicant continue to work to address potential bird collisions" but it is unclear what mitigation is required and how the city will enforce that. I also see no evidence on the city website of how the building may impact bird populations. Furthermore, Victoria, like other municipalities in the Capital Region, does not even have general policies requiring proposed buildings to incorporate "bird-friendly" design.

In short, your consideration of this building seems to have largely neglected its potential impact on birds and does not mandate "bird-friendly" features. You should not approve re-zoning of this parcel for the proposed building without ensuring the building is not a bird death trap.

Sincerely yours,

Kevin Brown
4043 Zinnia Road
Victoria BC V8Z4W2

[REDACTED]

From: kj victoria [REDACTED]
Sent: Thursday, December 9, 2021 7:56 AM
To: Public Hearings
Subject: 749-767 Douglas Street

Reference: 749-767 Douglas Street:

I am opposed to the rezoning application No.00746, Development Permit with Variances Application No.00155 and associated Official Community Plan Amendment.

K.Field

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, December 9, 2021 9:12 AM
To: Public Hearings
Subject: FW: 767 Humboldt St

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

From: Admin [REDACTED]
Sent: December 8, 2021 4:50 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 767 Humboldt St

Dear Mayor and Council

What a monstrosity.

Great legacy.

It will almost certainly out do The Regent Hotel in the awful buildings really badly placed department.

Cheers

Martin Golder
Retired Architect

[REDACTED]

From: Oscar Regier [REDACTED]
Sent: Thursday, December 9, 2021 11:45 AM
To: Public Hearings; Victoria Mayor and Council
Subject: FW: Proposed TELUS Ocean 749-767 Douglas St Rezoning

Dear Mayor and Council:

In response to the City request for public input to the proposed bylaw amendments and permit variances for the subject site I provide the following points for your consideration and action.

I am not opposed to development that fits well into our neighbourhood and provides additional community amenities. Note that this area is now largely a residential neighbourhood with either long term or short term accommodation surrounding most of the site. To be acceptable at this site the proposed development must fit into the local context and provide real tangible improvements for existing and future residents - and **Council must provide clear direction to the developer in this regard.**

To make the development “fit in” it must be of an appropriate size and proportion. As now proposed, significant loss of the existing view corridor results from the proposed building’s “commanding ‘prow’, emphasizing verticality...that lifts up to its apex at the north... designed in response to the rising scale of The Empress...”. In my view the “prow” thrusts itself menacingly into the Douglas St corridor, confining public spaces and blocking vistas. This does not “fit in”. The “prow” of the TELUS Ocean building must be cut back to keep the space open at the intersection of Douglas and Humboldt, to maintain some view of the distant mountains to the south and, more meaningfully, views of Thunderbird Park.

Furthermore, the proposed “prow” of the TELUS Ocean will extend the “canyon” effect created between the proposed building and the Hilton Hotel across Humboldt St, likely extending building shadows and increasing wind turbulence in the proposed north plaza public space on the Humboldt St right-of-way. With little sun exposure and chilly gusts this is unlikely to be an inviting outdoor amenity space. The north plaza as proposed will also be a dysfunctional public space because speeding bikes, pedestrians, service vehicles and cars don’t mix well in narrow corridors.

In my view, only a wide Penwell Extension between the Aria and the proposed building acknowledges the presence of any existing adjacent developments and their community needs. The separation cannot be reduced any more. The existing open plaza area between the Crystal Garden and the car rental parking lot must not be reduced. The trees and landscaped area on the corner of Douglas and Humboldt must not be sacrificed. Do not take away the few amenities we have now.

Any consideration of increased density must be offset by significant and visible improvements to the physical condition, appearance and function of the public realm and provide a public benefit to the overall surrounding area. I think the TELUS Ocean proposal falls short in this regard. Green balconies on upper levels may enhance the office experience for a few tenants but not the general public. The south plaza, now covering a small part of the subject site and the adjacent Crystal Gardens site, will be significantly reduced in size. This is not an improvement and must be denied.

Significant tangible and visible improvements in my opinion would be to increase the size of the south and north plazas by reducing the proposed TELUS Ocean footprint above ground by cutting back the triangular corners adjacent to Douglas St to building gridline 3 at the south and gridline 10 at the north as shown on the attached sketch with minor loss of useable floor space. This would significantly improve the connectivity, visually and physically, between the convention centre, the proposed building, Crystal Gardens and the walkways adjacent to the Aria leading to Cridge Park, St. Ann’s Academy Garden, Beacon Hill Park and destinations beyond. This footprint reduction would also mitigate some of the adverse micro-climate impacts of the “prow” on the north plaza and help retain some of the views down Douglas

St. Additional setback from Douglas St of floors above tree-top level would further help to preserve views of vistas to the south. However, any setbacks along Douglas St should not in any way justify a reduction in the set back from the Aria and the Penwell Extension.

In summary the planned TELUS Ocean development is too large and bulky for the site and surroundings; it overwhelms the neighbourhood and takes away, rather than improving, local amenities. As proposed, this building will be the “bully on the block”. There is little justification for the substantial bylaw amendments and variances requested because no correspondingly significant public benefits to the surrounding area and the public realm have been proposed.

Council must decide in favour of the majority of residents in the existing neighbourhood and significantly reduce the scale of the proposed development.

Regards,
Oscar Regier
737 Humboldt St
Victoria, BC

[REDACTED]

From: [REDACTED]
Sent: Thursday, December 9, 2021 10:13 AM
To: Public Hearings
Subject: SUBMISSION TO COUNCIL REGARDING TELUS PROPOSAL

SUBMISSION TO COUNCIL REGARDING TELUS PROPOSAL

I am a lifelong resident of Victoria , working down town and n I own and live in my property at the Astoria where I have payed my property tax in this area since 2006 Thank you for allowing critical input during this watered down electronic means of this time.

The Humboldt Valley Committee speaks well enough for most concerns. However I would like to ass these brief comments which are important to my quality of life and a a resident of the neighbourhood

Firstly with regards to height, this is a big NO. It is air grab and frankly just greed with ho environmental concern for our city and as neighbouring buildings such ads the Falls, Astoria, Aria, Hilton and Belvedere and Marriot. We will loose a tremendous amounts of natural light and blue sky. Why is so necessary when there are so may empty beautiful buildings which could be restored to their glory in out town; such as the four story art deco, previous ministry building which would house many employees as one example, and many more are available. I walk by these building every day to work and may more others that need attention which could be utilised.

Building this monolithic structure; is frankly cooperate greed and out of line with the charm of Victoria. This proposed colossal building is beyond need, **and only for Telus to flex its mighty muscle at the expense of us all.** It is not in keeping with the present amphitheatre which scales down to the corner of Douglas. There is not enough set back and the building's belly jetting out to Douglas will be offensive. Additionally the noise canyon it will create will be disruptive. More cars, higher velocity winds whirly down the canyon. Also four years of trucks and equipment moving down a residential drive is just disrespectful. Once again the greed it astonishing and for council to allow this is truly mind-blowing as it is so destructive to what Victoria is . A woman, with woman studies as her educational back ground running this city?????.... This is her final chance to do something right with come class for the people who live ands pay taxes here. Dump the egos. Lower the height to a **10 story residential height. In other words two stories lower than that of the Aria**

Telus asks us to 'TELL US' Who's listening? Will Council?

For what it's worth Paula Callahan

[REDACTED]

From: Elaine Harold [REDACTED]
Sent: Thursday, December 9, 2021 11:27 AM
To: Public Hearings
Subject: Proposed changes to 749-767 Douglas street

Sent from my iPhone
Riley Harold
708 Burdett Street
Victoria B.C

What is the point of the point!

The North side of the building, Douglas and Burdett is proposed to be a flat iron shape. In pictures on line it shows this area to have trees inside. This has absolutely no point to it, It is a useless space inside, and only takes away all views to residents in the area.

I understood that this lot would eventually be built on. Never thought the city would allow a building of this size on such a small lot, in this area. Changing the variance will make the area far to closed in.

I am opposed to this building due to the height and size of it. I don't believe it's enhancing the views from the inner harbour or Douglas street, but rather takes away from the beauty of it.

People visit, Victoria they love the charm and character of the city. This building will take that away.

Regards
Riley Harold

Sent from my iPhone

[REDACTED]

From: Tim Morris [REDACTED]
Sent: Thursday, December 9, 2021 1:00 PM
To: Public Hearings
Subject: Concerns re. 749-767 Douglas Street Bylaw Changes

Thank you to Council for the opportunity for public comment on the proposed Telus Ocean development and the significant bylaw changes and variances.

As residents in 708 Burdett Street, my wife and I are aware that this is an area where new development will take place. However, we are surprised and disappointed that Council is considering changes to the zoning for this area given the size and nature of this site.

The proposed changes and variances are particularly concerning since the proposed development is clearly not designed to fit within the neighbourhood, but to stand out from it. While we are not necessarily opposed to the distinct style of the proposal, we are opposed to a distinct style at such a monumental scale. This building will create a feeling that it is being imposed upon the neighbourhood rather than integrated. It is designed to dominate rather than to complement.

This development has the potential to be a very positive contribution to the neighbourhood and to the City of Victoria. As one of few remaining sites in the downtown core, it could help connect a forward-looking, modern vision with the history and heritage values of this wonderful city. This is an exciting prospect that we would wholeheartedly support. But we cannot support the current approach of developing a building that is so clearly over-built for the footprint that it occupies and with little to no consideration of the public realm or its neighbours.

We implore Council to reject the proposed bylaw amendments and variances and to maintain the existing zoning to ensure appropriate setbacks, scaling and public realm.

Sincerely,

Tim Morris

Tim Morris, LLB, LLM
Morris Consulting