[redacted]

From: A. M. Lohner [redacted]
Sent: Thursday, December 2, 2021 7:54 AM
To: Public Hearings
Subject: 749-767 Douglas Street

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am opposed to the huge 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

[redacted]

From: James Davison [redacted]
Sent: Friday, December 3, 2021 12:55 PM
To: Public Hearings
Subject: 749-767 Douglas St rezoning

Mayor and Council,

Please approve this proposal as presented. It is of major benefit to Victoria.

James Davison MCIP RPP
1637 Amphion St, Victoria, BC V8R 4Z5

[redacted]

From: Victoria Mayor and Council
Sent: Monday, December 6, 2021 11:41 AM
To: Public Hearings
Subject: FW: 749-767 Douglas Street / Telus Ocean Public Hearing

From: Jim Mayer [redacted]
Sent: December 3, 2021 3:46 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Miko Betanzo <mbetanzo@victoria.ca>; Luke Mari [redacted]
Subject: 749-767 Douglas Street / Telus Ocean Public Hearing

Dear Mayor and Council,

I am writing in support of the rezoning application for 749 Douglas Street, also known as the "Telus Ocean" project. I have written in support of this project before, and the latest revisions have only made the project stronger. Please approve the rezoning application and associated OCP changes.

I strongly believe that the most important aspect of building design is how the building interacts with the street. From street level, height doesn't matter. FSR doesn't matter. What matters is providing an interesting, engaging, environment for people walking by or just hanging out. What matters is having things for people to do and comfortable places for people to hang out, because that's what attracts people and makes a streetscape feel alive. A living streetscape is good for everyone: for people who work in the area, for people passing through, for people hanging out, and for the retail businesses that that support, and are supported by, people on the street. A living streetscape is safe, enjoyable, and a vital part of the city's economic engine. The Telus Ocean project will make a massive improvement to the streetscape at the corner of Douglas and Humboldt.

Today, across the street from the conference centre, where we could have jobs, retail, trees, seating areas, retail. and life, we have a bright green construction trailer and a surface parking lot The existing site is hideous, and it makes that entire section of Douglas a place to avoid. The public space being provided by Telus Ocean will be unimaginably better.

I live in Vic West, and often walk or cycle in this area. In addition, I frequently walk along the Songhees Walkway. This project will make the area far better:

- I am satisfied that the project will not detract from the view of the city from the Songhees Walkway.
- The landscaping the general interaction with the street, that this project proposes are a huge improvement over what's there now. The current street level is an eyesore, and the proposal is excellent.
- The retail and dining spaces are a welcome addition to the area, and will help activate the pedestrian realm. This is a good thing.
- I often ride my bicycle down Wharf Street, and then up Humboldt as these are key parts of the city's AAA bicycle network. In the current use as a rental car parking lot, I have been

concerned about the curb cut on Humboldt. The proposal's underground parking also enters and exits onto Humboldt Street. My comments on this are:

- Having the parking enter and exit on Humboldt is clearly the best solution given site constraints.
- I suspect that most users of the underground parking will be employees and frequent visitors, and will therefore be familiar with the large number of people using the bicycle infrastructure. This is a good thing, and I expect the result will be safer for everyone.
- I commend Telus for proposing a reduced amount of underground parking for this site. The site has excellent active transportation connectivity, and it will be easy for people to come to the building by foot, by bicycle, and by transit. This is exactly what the city should be encouraging

More generally:

- I will take a taller building with good street level interactions over a shorter building with mediocre street level interactions every single time. This proposal has excellent street interactions.
- The overall architecture is pleasing to me, and is not out of place with the surrounding, mostly modern, buildings.
- I think that having Telus locate right next to the Victoria Conference Centre is a great idea, will benefit both organizations, and will help activate the area.

Finally, to those who say "we support SOMETHING on this lot, but we think that it should be THIS, or it should be THAT", I say that unless you've got a fully financed plan to make your vision real in the next year or two, that you are not helping Victoria become a better place. This project was sensitive to the area from the start, and has been revised, for the better, to address community input and concerns. The measure is not "can I imagine something that I'd like more", the measure is "is this a quality project, and will this project make Victoria better", and the answer is clearly yes.

This project deserves councils support and a final approval on December 9.

Sincerely,

Jim Mayer
G3-389 Tyee Road, Victoria BC V9A 0A9
[redacted]
[redacted]

[redacted]

From: Victoria Mayor and Council
Sent: Monday, December 6, 2021 11:41 AM
To: Public Hearings
Subject: FW: TELUS Ocean (REZ00746/DPV00155)

From: Chris [redacted]
Sent: December 4, 2021 8:32 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: TELUS Ocean [redacted]
Subject: TELUS Ocean (REZ00746/DPV00155)

Hello, I am a victoria resident in the James bay neighborhood.

I want to express my support for the TELUS Ocean project.

I would LOVE this to be in my neighborhood to offer good jobs and a really beautiful urban space that shows victorias forward looking spirit. I love this project please let it go through.

Chris

[redacted]

From: Joshua Wicks [redacted]
Sent: Saturday, December 4, 2021 5:51 PM
To: Public Hearings
Subject: Questions re: Development Variance Permit Application No. 00250 (45 Boyd St.)

I have a few questions for the public hearing this Thursday Dec. 9th:

1) Why is the city considering this development variance? What's the purpose?
2) Will there be anything built in place of the 29 parking stalls to be removed?
3) The development variance mentions reducing the visitor parking stalls from 7 to 3. To my knowledge, there are currently zero visitor parking stalls in the parking lot.

Thank you.

--

Josh Wicks [redacted]

[redacted]

[redacted]

From: M.F. Rickard [redacted]
Sent: Saturday, December 4, 2021 2:54 PM
To: Public Hearings
Subject: TELUS OCEAN Building : Douglas/Humboldt

Attn: Victoria Council:

We are owners of an apt. in the South Tower of Aria; we are personally not directly affected by the above development BUT we are affected by the total neighborhood environment. We have no objections to having an **appropriate** development in the triangular site under discussion.

What is the point of having development guidelines if you don't follow them? Yes, they maybe a "living document" but if residents are continually subjected to the vagaries of each individual Council and most vocal Council member, then they will not be able to make informed decisions about the neighbourhoods they wish to live in and the city will end up as a jumble of developments with no proper Master Plan.

Victoria has always had the reputation of a friendly, attractive and manageable city; a major contributing factor to that, (and one of the reasons we moved to the island 13 years ago), was the lack of the overwhelming bulk/mass of downtown development on sites too small to comfortably accommodate such constructions, as is the case in other cities. Once you accommodate one building, a precedent has been established and your development guidelines are no longer worth the paper they are written.

If Telus does really want to be on the particular site under discussion in order to establish a presence in the downtown, may I suggest that they come up with a construction that is more appropriate to the site i.e. does not overwhelm the available cubic footage, negatively affect neighbouring residents, nor be a negative to the area and downtown generally. Allow this development to go proceed, as is, and the next one will be the other sites on lower Douglas, awaiting outcome on the OCEAN issue, before presenting their own construction plans.

Mary & Jeremy (Ted) Rickard
S793,
737 Humboldt St
Victoria

[redacted]

From: karen elves [redacted]
Sent: Sunday, December 5, 2021 11:01 AM
To: Public Hearings
Subject: Telus Building

Dear Present and Future Victoria Residents,

Just under twenty years ago we purchased a condominium unit in downtown Victoria. We surveyed the wonderful view of the Legislature, the harbour and the western shores. We listened as our young realtor offered us this assurance ….. “and a great thing about Victoria is the fact that no buildings on the harbour can be built to a height that impedes the views of the harbour.”

I looked at him and assured him that elected councils can do whatever they want. Builders and developers will push for height and density and hungry for larger tax base councils will bend to their requests.

When he pushed back that this was a law I met him with the common phrase…..”the stroke of a pen.”

Well it is obvious the pen has been busy, trees are removed to be replaced by green concrete paint, rain water has no where to naturally sink into soil, views are obstructed or altogether replaced by glass reflecting other edifices.

History is ignored, its lessons disregarded, a city of flowers has less places to actually plant.
Environmental lessons unlearned risk the very future of the city.

And the mental health of downtown residents and visitors is ignored. Ignored at the peril of the populace this unnecessarily proposed high building would seek to serve. Perhaps the wrong building planned for the wrong place.

The stroke of a pen will have lasting and quite possibly very negative consequences for generations of citizens. Very few will dine on the profits shareholders of Telus may accrue. Yet many more may wonder about those who may approve of this unnecessary building and the application addressed here by asking “What were they thinking?”

So folk, I’ll ask for future others and my grandchildren …… “What are you thinking?”

Sincerely,
Karen E. Elves

[redacted]

From: Victoria Mayor and Council
Sent: Monday, December 6, 2021 11:42 AM
To: Public Hearings
Subject: FW: Message of support for Telus Ocean project

From: Ryan Nicoll [redacted]
Sent: December 6, 2021 10:28 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Message of support for Telus Ocean project

Hello Mayor and Council,

I work for and own a small ocean engineering business with headquarters in downtown Victoria. The Telus Ocean building looks like a very innovative use of land in the downtown area. I note that our staff commute to work using many different modes including car, bicycle, and bus, and generally the change in traffic or loss of vehicle parking spaces is not a concern.

I fully support the project and hope to see it develop in our city. Thank you!
Best regards,

DSA ocean
Ryan Nicoll, P.Eng.
CTO
[redacted]
Ocean Engineering Consultants & Creators of ProteusDS