

[REDACTED]

From: Joan Rushton [REDACTED]
Sent: Monday, December 6, 2021 9:21 PM
To: Public Hearings
Subject: Proposed Changes to 749 - 767 Douglas Street

Dear City Councillors,

I live at 802 - 788 Humboldt Street with my husband Paul. Both of us think you should require the developers of the property at 749 – 767 Douglas Street to work within the constraints and goals of the OCP and should stay in the CA-4 Zone, Central Area Commercial District. We think they should have to be within the height and setback requirements for this district. Otherwise, what is the point of having these zones in the first place.

Thank you for considering our opinions.

Sincerely,

Joan Rushton

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, December 7, 2021 8:56 AM
To: Public Hearings
Subject: Fw: The Proposal for the Telus Ocean building at 767 Douglas

From: Peter Nadler [REDACTED]
Sent: December 6, 2021 12:19 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: The Proposal for the Telus Ocean building at 767 Douglas

The Proposal for the Telus Ocean building at 767 Douglas

Mayor and council:

I am writing to express my opposition to this project.

This area of the city is part of the Old Town of Victoria and as such a world heritage site. This type of large commercial structure is complete out of character in style, scale, and height.

Furthermore the use of all glass is a hazard to birds. Considering that songbirds are in a decline I would ask the developer to reconsider the use of this material as its main building component.

This building proposes to bring many more high tech workers to reside in Victoria. I ask, in the context of our current affordable housing crisis: where are they going to live? And wouldn't these higher paid employees be competing with residents who are currently finding it difficult to obtain housing?

It would appear that Most of the surrounding neighbourhood residents appear to be equally opposed to this project.

I ask the City council to either decline or send this project back to the developer to work with the residents to find a more suitable proposal.

Thank you,

Yours truly,
Peter J. Nadler

Victoria BC

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, December 8, 2021 8:44 AM
To: Public Hearings
Subject: FW: 749-767 Douglas Street

From: Lance Lilley [REDACTED]
Sent: December 7, 2021 10:48 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 749-767 Douglas Street

Dear Victoria Mayor and Council:

This input pertains to the upcoming bylaw being proposed to amend the OCP with regards to the properties at 749-767 Douglas Street. It is our understanding the City is considering rezoning this property from “Inner Harbour/Legislative” to “Core Business” in order to allow the proponent to exceed the height and density limits for the site and to infringe on the Public View Corridor established along Douglas Street.

We are owners of 1004, 708 Burdett Street directly adjacent to the proposed development, and we strongly oppose this rezoning application and the overall size and scale of the proposed building at the above-mentioned address.

We adore the Victoria Inner Harbour and treasure both its natural beauty as well as its iconic heritage buildings, especially the Empress Hotel and the Parliament Buildings. These features are what makes downtown Victoria unique and special to us and of considerable value to other locals and visitors. It is what keeps the area vibrant, livable, attractive, and economically strong and competitive. The specific area around 749-767 Douglas Street is very popular for tourism and tourism-related amenities. It is surrounded by hotels, restaurants, the Convention Centre, the Royal BC Museum, the Empress, a movie theatre, government buildings, a bus depot, and bike rental and retail shops. There are beautiful vistas of the Olympic Mountains and stunning views of the Empress and Parliament. It is why we chose to purchase in the area we did, the specific unit we did, and why we enjoy spending time in that neighbourhood.

The proposed development at 749-767 Douglas Street (the Telus Ocean Building), while architecturally interesting and modern, is simply the wrong size and scale for the site. The current zoning of “Inner Harbour/Legislative” much better reflects the public’s values for the neighbourhood than what is represented by the “Core Business” zone and the rezoning should not be considered. Either the development needs to be scaled back to abide by the current zoning and character of the neighbourhood, or it needs to relocate to somewhere in the city already zoned for Core Business.

As mentioned previously, the neighbourhood around the proposed development is primarily used for tourism and associated amenities. The area is not consistent with the “Core Business” zoning as is being proposed. The area is also not appropriate for a large corporate building that overshadows the historical features of the area and infringes on views and sightlines. We have all seen the economic challenges the Inner Harbour has faced over the past year and half due to the impacts of Covid-19 on the tourism sector. Ensuring this sector returns healthy and stronger than ever needs to be a priority, but the proposed development is inconsistent with this objective.

While the proposed building will provide Telus employees with great views of the Parliament, the Empress, and the Olympic Mountains, especially from their rooftop patio, it will do so at the expense of local residents and visitors. The building does not benefit the other businesses in the area; it does not benefit the residents; it does not benefit tourism; it does not benefit the City. It will only benefit Telus. The proposed development’s height, mass, and density is too large

for the site, which is why rezoning is required but is precisely why the rezoning should not be considered. If the proposed development cannot be built to current zoning standards, it does not belong there. The views and the character of the neighbourhood are highly valued by residents and visitors and they should be protected and enhanced, not sold off.

The City of Victoria Downtown Core Area Plan (June 2020) includes the properties at 749-767 Douglas Street within the “Inner Harbour District”, and describes this District as an area that is *“recognized both locally and internationally for its picturesque quality, vitality and character”*. The Plan wisely emphasizes the need to avoid or mitigate new developments that jeopardizes the District’s unique character and it implements design guidelines that *“address the importance of sensitive build forms through building height, scale, massing, setbacks, floor plate restrictions and street wall design”*. This Plan also discusses the importance of protecting the city’s Public View Corridors, including the protected view of the Olympic Mountains from Douglas Street threatened by this new development. These view corridors are important to the city, according to this plan, because they *“play a significant role in defining the visual and aesthetic character of the Downtown Core area”* and also help with orientation, way finding, and placemaking throughout the city. These were wise and true words when written and are still valid today.

Additionally, the Plan establishes “landmark radii” around significant heritage buildings to recognize and protect their importance. This radii includes 180m around the Empress Hotel, within which special design consideration are to be applied to new developments *“to ensure that the height, setbacks, siting and overall massing of proposed new buildings respect the visual prominence and character-defining importance of these heritage landmark buildings”*. The proposed development is directly within the 180m heritage landmark radius of the Empress Hotel, and due to the proposed size, scale, mass, placement, and proximity of the new development, the proposal clearly fails to *“respect the visual prominence and character-defining importance”* of this iconic landmark.

Making decisions that respects Victoria’s signature landmark buildings and that protects the area’s unique beauty for all to enjoy should remain a key priority for those who are fortunate enough to be in the trusted position of managing the City. If approved, this OCP amendment will not only contradict the City’s own guidelines and documents, it will set a very dangerous precedent of rezoning for matters not in the public interest and will irrevocably damage the “picturesque quality, vitality and character” of the neighbourhood and of the Inner Harbour District.

Please vote NO on the zoning amendment application and to subsequent requests for variances that would allow the developer to exceed the zoning requirements for the site.

Thank you for the opportunity to comment.

Sincerely,

Lance Lilley
1004 – 708 Burdett Street, Victoria, BC.

[REDACTED]

From: peter cresswell [REDACTED]
Sent: Tuesday, December 7, 2021 4:38 PM
To: Public Hearings
Subject: Development Permit and Variance Application No. 00155

My names Peter Cresswell, my address is N211-737 Humboldt Street, Victoria. I live beside the lot on which the proposed Telus building is to be built..

I am not in support of the item noted above, because:

1. Despite changes, it is still too mammoth a structure for the footprint
2. It will create a wind corridor on Humboldt Street.
3. There should be a setback from Humboldt Street.

I would, however, be supportive of a slightly smaller (say 15%) design on that lot.

Take care
Peter



Virus-free. www.avast.com

[REDACTED]

From: Susanne Schroter [REDACTED]
Sent: Tuesday, December 7, 2021 7:53 AM
To: Public Hearings
Subject: Written submission of opposition for proposed changes to 749-767 Douglas

With respect to development permit with variances application No. 00155, and as neighbouring owners in receipt of the notice of public hearing, scheduled on Thursday, December 9th at 6:30 pm, we are opposed specifically to variance #5 seeking to reduce the required number of vehicle parking stalls from 205 to 116.

With continued development of the downtown core, adequate parking is vital for sustainability and enjoyment of the area and would urge a reconsideration allowing for maximal parking capacity.

Respectfully,
Susanne Schroter

Sent from my iPad

[REDACTED]

From: Bogdan [REDACTED]
Sent: Wednesday, December 8, 2021 11:10 AM
To: Public Hearings
Cc: Valley Committee Humboldt
Subject: Telus Ocean public hearing

To Victoria City Council,

Telus Ocean design should not exactly match the triangle shape of the lot but rather should fit with the lines of the surroundings buildings.

A modern looking building is not defined only by glass panels but more importantly by its shape. Sharp corners are not remarkable on this specific location downtown and it is not fitting well with Aria which has a waving shape on the south side.

Taking these into consideration please bring the following small changes to this project:

1. Sharp Corners on Douglas St to be soften by cutting and rounding them

The shape of this building having 2 rounded corners would better fit with the surrounding buildings and will give a more appealing aspect. The two sharp corners on Douglas St. (southwest & northeast) should be softened by rounding them to follow the same footprint as the ground level.

This is, especially important since Aria has already a curved shape towards Apex Plaza and from this point of view the City Council should remember that modern architecture is using more soft/rounded angles rather than sharp ones. For your convenience, please see below the picture showing the footprint of the ground level that should be followed throughout the whole building except the levels with gardens.

2. Overhanging on Douglas St.

The overhang starting on first level should be totally eliminated. The building from first level and up should follow the ground level footprint again by also creating more clearance without overwhelming the entrance to the Conference Center, as it is done in the current design.

The Overhanging will negatively impact Douglas St corridor, reducing the views of Conference Center and Crystal Garden.

Moreover, Apex Plaza, located in the middle of the block, will be overpowered by the southwest sharp corner of Telus Ocean which does not follow the waving line of Aria (neighbouring building).

3. Telus building gardens

To further soften the building shape towards Apex Plaza, the proposed gardens should start on a lower level rather than the fifth floor, as proposed.

[REDACTED]

From: Cathy Brankston [REDACTED]
Sent: Wednesday, December 8, 2021 9:47 AM
To: Public Hearings
Subject: Development permit application 749 Douglas

I fully support this proposal. High quality office space downtown is needed. This site will be an economic generator. A very pleasant outdoor meeting area.

This is a modern, signature design,

This city site has been under-utilized for decades. The last proposal, including a children's museum, fell flat.

The complaints regarding the loss of view should not be considered.

The city is rapidly allowing towers on properties that are 1/2 storeys. The towers behind this property are blocking other's view. Expectations of status quo are unreasonable....

thank you

Catherine Brankston
314 999 Burdett Ave
Victoria BC
V8V 3G7



Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

RE: Letter of Support for the Proposed TELUS Ocean Development (REZ00746/DPV00155)

Dear Mayor and Council,

On behalf of the University of Victoria (UVic), I am writing to communicate our support for the TELUS Oceans development proposed for 767 Douglas Street in downtown Victoria. This project will have significant benefits for the region, and will help advance the City of Victoria's vision identified in Victoria 3.0, to create a strong and resilient economy, as well as support our flourishing technology industry – which is now the largest economic driver in Victoria, and across British Columbia.

TELUS Oceans will bring an anticipated initial investment of over \$100 million to our downtown. This project will support 2,000 new jobs across our construction, technology and innovation sectors, while contributing an additional \$1.5 million in tax revenues for Victoria each year. Overall, the jobs, revenues and taxes generated from this project will be felt across our entire region that will help enhance Victoria's economy, cultural and regional vibrancy and social vitality.

Furthermore, this project will establish a key hub that will enable the growth of our regional innovation ecosystem and attract world-class talent. TELUS Oceans will enhance work-integrated learning opportunities for students attending UVic, and other regional post-secondary institutions. These opportunities will provide students hands-on experiences and build labour market connections in Victoria. Through these critical connections, students would have a higher chance of remaining in-region after their post-secondary studies.

UVic and its partners also view the TELUS Oceans project as a key anchor to enable collaboration to further Victoria and British Columbia's leadership in research and innovation. This space will also serve to enable the continued growth of Victoria's entrepreneurial spirit by providing spaces for our innovators to establish and root companies within the region as they take their technological innovations to the global market.

This project is bold, sustainable, and represents the Victoria of the future, today. By welcoming this centre of activity, creativity and opportunity in heart of our downtown core, we are supporting our innovators and small businesses, which are the heart of our community. This



**University
of Victoria**

Community and Government Relations

Michael Williams Building Room A120 PO Box 1700 STN CSC Victoria BC V8W 2Y2 Canada

project will provide community, economic and social benefits to Victoria, and will contribute to a robust and resilient economy for everyone.

Sincerely,

A handwritten signature in blue ink that reads "C Horbachewski".

Chris Horbachewski
Vice-President, External Relations
University of Victoria

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, December 8, 2021 1:59 PM
To: Public Hearings
Subject: Fw: Downtown Telus Oceanbuilding

From: Engagement [REDACTED]
Sent: December 8, 2021 1:37 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: FW: Downtown Telus Oceanbuilding

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

From: Debbie [REDACTED]
Sent: December 8, 2021 12:26 PM
To: Engagement <engage@victoria.ca>
Subject: Downtown Telus Oceanbuilding

Dear Mayor and councillors,

I love Victoria and I particularly love our downtown. I have been following the conversation regarding the proposal for this building.

Based on everything I've heard I am totally against it. I do not see it as fitting in Victoria downtown. In fact it doesn't even meet zoning requirements of the area. I think before council dramatically changes zoning laws there should be some serious consideration of long term impact and input from the public as to whether this is indeed the right thing to do. In this case it is not.

Perhaps on the outskirts of downtown but not in the center. One of the things that makes our city downtown so beautiful is the structures in place and the expansive views of the sky and mountains and further buildings. This building will completely obstruct views and close in the downtown. If you've ever walked downtown Vancouver in some of the areas you'll know what I mean. It's basically concrete city. Victoria is not Vancouver and that's what makes it special. I also recall hearing that this would be a danger for birds flying in the area. If that is truly the case, then another reason not to have this building in our downtown.

Please consider my feedback.

Sincerely

Debbie Bortoluzzi

Sent from my iPhone

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, December 8, 2021 8:53 AM
To: Public Hearings
Subject: FW: Telus Building

From: Don Main [REDACTED]
Sent: December 8, 2021 8:18 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re: Telus Building

Victoria Mayor and Council,

The proposed Telus building at Humboldt & Douglas is absolutely the wrong design for Victoria, the site and for current and future needs.

The "Iceberg" behind the Empress hotel will surely look like a folly to all those that arrive in our Inner Harbour...reminiscent of the Titanic disaster. Clearly, this project was designed before COVID, and does not take into account the future of office needs and public spaces in pandemic environments.

The exterior is thoughtless and without architectural merit, especially considering the heritage properties adjacent. Victoria does not need more empty office spaces...there are enough for future generations. The BC government isn't looking for more office space, as the future working environment keeps shifting to working from home.

Victoria has a downtown core, and the Telus building will not attract anyone, other than those forced into an office environment, to interact with the building. The scale and lack of architectural creativity is pathetic.

The design is horrible...stop the insanity and decline the development!

DMain

DLTMain

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, December 8, 2021 11:05 AM
To: Public Hearings
Subject: Fw: NO to Telus Ocean, 749-767 Douglas St, Rezoning 00746, Permit 000155

From: Joan Halvorsen [REDACTED]
Sent: December 8, 2021 10:29 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: NO to Telus Ocean, 749-767 Douglas St, Rezoning 00746, Permit 000155

Mayor and Council,

Please do NOT vote for Telus Ocean at 749-767 Douglas St. No,no no to this!

It is far too large for the site and shows no respect for zoning. Please do not approve any variances.

I am a resident of Victoria with no ties to the the developer.

Thank you.

Joan Halvorsen
305-964 Heywood Ave
Victoria BC V8V 2Y5

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, December 8, 2021 11:06 AM
To: Public Hearings
Subject: Fw: Telus building

From: Lynne Rogers [REDACTED]
Sent: December 8, 2021 10:29 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Telus building

To one and all - as a resident of Victoria I vehemently am opposed to this new Telus building. I am surprised this enlightened council has let it go this far . I assumed the building with full glass walls would be first thing on their radar of what not to do in this time of climate change. We do not need to house office staff downtown in a prime location. Please listen to the people who voted you in!

Lynne Rogers
1744 Haultain St
VICTORIA
V8R 2L2

Sent from my iPhone

[REDACTED]

From: Legislative Services email
Sent: Wednesday, December 8, 2021 11:43 AM
To: Public Hearings
Subject: FW: Building Managers Can Help Limit Grid Demand, Rocky Mountain Institute Reports - The Energy Mix

From: Engagement <engage@victoria.ca>
Sent: Wednesday, December 8, 2021 10:39 AM
To: Legislative Services email <LegislativeServices@victoria.ca>; Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: FW: Building Managers Can Help Limit Grid Demand, Rocky Mountain Institute Reports - The Energy Mix

From: Lynn Taylor [REDACTED]
Sent: December 8, 2021 9:25 AM
To: Engagement <engage@victoria.ca>
Subject: Building Managers Can Help Limit Grid Demand, Rocky Mountain Institute Reports - The Energy Mix

As Victoria considers construction of new builds, in particular the Telus tower, measures here to consider:

Lynn Taylor

<https://www.theenergymix.com/2021/12/08/building-managers-can-help-limit-grid-demand-rocky-mountain-institute-reports/>

[REDACTED]

From: [REDACTED]
Sent: Wednesday, December 8, 2021 11:52 AM
To: Madison Heiser
Cc: Public Hearings
Subject: TELUS Ocean application - opposed

I am the owner of unit 1409-751 Fairfield Rd. in the Astoria building, and purchased several years ago in good part due to the lovely views, for which I paid a premium.

I am vehemently opposed to the approval of a height variance for this development and cannot comprehend that council would not take into consideration the hundreds of people whose primary asset will be severely affected by this development if approved. Diminished values aside, the use and enjoyment factor for people in many of the surrounding buildings will change dramatically.

I am fully in support of development, renovation and upgrades that benefit our city, and its residents.

I am NOT in favour of giving the applicant an unfair 'gift' that adversely affects so many others.

LISA WILLIAMS
1409-751 Fairfield Rd.
Victoria, BC
V8W4A4
[REDACTED]

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, December 8, 2021 12:33 PM
To: Public Hearings
Subject: Fw: Telus building

From: [REDACTED]
Sent: December 8, 2021 12:33 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Telus building

I am writing to request that you consider rejecting the proposal for the Telus tower. I have lived in New York and Chicago where I admired the architecture. This proposal is not an expression of Victoria, nor is it attractive, and, thirdly, glass buildings are bird killers. When I lived in a tower apartment in Chicago, every morning the doorman would go around the building and collect dead birds. Finally, the developer has no experience in this area. Please reconsider.

Thank you,

Why do birds fly into glass?

Birds can't see glass. Instead, they see whatever happens to be reflected in its mirror-like surface. Often, this is open sky or trees, which, if you're a bird, are appealing (and perfectly safe) things to fly towards. It's estimated that between one hundred million and one billion birds die every year in collisions with manmade structures—one of the biggest killers of migratory birds.

M Genton
[REDACTED]

[REDACTED]

From: Richard Almond [REDACTED]
Sent: Wednesday, December 8, 2021 10:48 AM
To: Public Hearings
Cc: 'Richard Almond'
Subject: Telus public hearing submission

Thank you for the opportunity to submit comments. First, let me share some information about myself:

- My wife and I have lived in the Aria 737 Humboldt St. for over a decade. I have enjoyed being involved in community development along with my neighbours in the Humboldt Valley.
- I have volunteered with different non profit societies in various roles in downtown Victoria for the last 15 years.
- We easily spend about \$1000 monthly on downtown businesses

I appreciate the difficult role that our council has in balancing corporate vs community interests. But I urge the council to side with the citizens of the Humboldt Valley, because like myself, we are the citizens who support our community in diverse social and economic interests. The Telus project as proposed is oversized and it will devastate our community. If residents of Victoria devote our lives to being good citizens, I request that our elected officials do the same for us and uphold our interests.

Thank you for the opportunity to contribute to the process.

Richard Almond
S802 737 Humboldt St.
Victoria, BC V8W 1B1

[REDACTED]

From: Scott & Karen Green [REDACTED]
Sent: Wednesday, December 8, 2021 8:25 AM
To: Public Hearings
Subject: Telus Ocean

Dear Council,

I would like to express my concern about the proposed Telus Ocean building again. My main concerns are the size, scale, mass and design of the building. Not to mention the increase in car and truck traffic on the bicycle corridor. Telus has made very little effort to address these concerns. When I look the impacts that the building will have on our neighbourhood, the negatives far out weigh the positives. I am sure that there are, or will be other building sites that are more suitable in Victoria. Please don't let Telus bully Council into making a poor decision that will have such a negative impact for the future of our neighbourhood.

Scott Green
606-788 Humboldt Street