

See:

[New Tricks With Old Bricks—How Reusing Old Buildings Can Cut Carbon Emissions](#)

Dear Mayor and Council,

I urge postponing the Jawl proposal at the Blanshard/View corner because of climate crisis.

The greenest building is the one not built. All new proposed construction needs to be "**carbon-use means tested**"—is its function, embedded and construction fuel-consumed carbon, greater than what would be required if an existing structure were used for the same or improved function somewhere else in the region or world, where the expected tenants currently work and reside? If so, it should not be built.

In other words, will the the carbon required to create, install and deliver the structure's new steel, aluminum, glass, plastic, wood, paint, sealant, future energy, water, heating and cooling fuel add up to more than what would be used if somewhere else in the region or world an existing structure or structures were renovated or repurposed to accommodate the proposed uses?

Will the business functions increase community quality without carbon dependency? Half of the world's current goods and services don't actually increase living quality and equity.

Every new piece of glass, steel or copper requires a hole somewhere else in the world 10 times larger than the end product's size. Most new wood threatens old-growth or its dependent habitat necessary for carbon sequestration, species diversity and survival.

This way of looking at "development" sounds austere. However climate crisis warrants such new thinking. The vast majority of new structures are unnecessary. They are simply **carbon-consumption magnets** whose future business and resident tenants or owners can be effectively accommodated where they exist or in different existing structures elsewhere.

This requires different resource rationalization—not a difficult task for human beings who can engage in democratic, thought and vision-provocative planning processes.

So let's use our municipal governing capacities in qualitatively different ways to achieve equity-driven, carbon-sequestering outcomes. We need to role-model and advocate to higher governments that resources need a different reapplication to realize carbon-use means testing for all new structures.

Raise the social, economic and functional standard of living right where people are currently living and conducting business, so they are not coerced to vacate their current built

environment, into carbon magnets, just for the sake of "newness," and with great expense to the environment.

Gratefully,
Larry Wartels
753 Yates property co-owner

This is to request the Zoning requirement be enforced and 43m height be retained.

Thanks

Ken and Lana Ross
728 Yates St

Dear mayor and council,

I was wondering wether the proposed development on Blanchard /Yates and View street is allowed to change zoning and therefore allowed to build a ten story (48m) building?

There are many, many buildings looking upon the gorgeous church accross the street and it would take thousands of peoples view from the beautiful, historic church away.

It would be a very sad thing for so many and for the city in general.

Can you give me an update on wether they are or aren't allowed to build so high in front of the church and if so what can we as residents of Victoria do, to prevent such a thing from happening?

Thank you for your time ,
consideration and help,

Erica



PROPOSED DEVELOPMENT NOTICE

This Notice is an invitation for you to consider a proposed development for the property at
1221 Blanshard Street / 812 View Street, Victoria, BC _____ (address) (see map on page 2)

During the COVID-19 pandemic, an alternate approach to the Community Association Land Use Committee (CALUC) Community Meeting is in place, which includes participating in an electronic meeting (at the discretion of the neighbourhood CALUC, if they are able), posting the proposal on the Development Tracker website, and providing an online comment form to submit feedback.

Online comment forms submitted by residents or other third parties will include personal email addresses. These email addresses are only for the purpose of the CALUC or applicant to contact individuals regarding their comments. The email addresses must be secure from any other purpose or provided to any third party for any other purpose than described.

LOOKING FOR DETAILS?

- An online meeting will be held on July 13, 2021 at 6:30-8:00pm (date)
For more information on this meeting email info@jswproperties.com to receive the meeting link.
- No online meeting has been arranged.
 - See the information on page 2 of this notice
 - View details of this proposal on the City's [Development Tracker](http://victoria.ca/devtracker) (victoria.ca/devtracker)
 - For more information on this proposal, please contact the applicant (noted on page 2) or CALUC (noted below)
 - For information on the Rezoning process, contact City staff at 250.361.0382 or DevelopmentServices@victoria.ca

WANT TO VOICE YOUR OPINION?

- Attend an electronic meeting hosted by the neighbourhood CALUC, if there is one (see details above).
- A comment form is available on the Development Tracker website (victoria.ca/devtracker).
 - To access the comment form on the Development Tracker, filter "Pre-Application (CALUC)" applications or search all applications by address.
 - Submit your comments by July 25, 2021 (City staff will enter date) to allow the applicant to consider revisions in advance of application submission.
 - Comment forms will be shared with the applicant, CALUC, and City, and will form part of the public record for the application.
- For more information on consultation opportunities please visit _____
- If you wish to provide input directly to Council, you can send an email to mayorandcouncil@victoria.ca with a copy sent to your CALUC (see email address below).

CALUCs are voluntary organizations that operate under the [CALUC Terms of Reference](#) as endorsed by Council. Contact information for the neighbourhood CALUC where this proposal is located:

Name of CALUC representative Ian Sutherland, Chair
 Name of CALUC Downtown Residents Association (DRA)
 Phone 250.661.3101 Email landuse@victoriadra.ca

CALUC Chair or Designate Signature: _____ Date: June 21, 2021
 Applicant Signature: _____ Date: June 21, 2021

PROPOSED DEVELOPMENT DETAILS

Applicant name Jawl Commercial Holdings Inc.
 Applicant phone (250) 475-0338 Applicant email info@jawlproperties.com

This proposal is to change the zoning of the subject property to accommodate the following proposal:
 Construction of a ten storey mixed-use commercial office building with a total gross area of 15,792 square metres.
 The Proposal includes at grade commercial retail units and three levels of underground parking.

- Changes to the Zoning Regulation Bylaw required, from CBD-1 (existing zone) to CBD-1 (zone or indicate new zone / site specific zone), and Official Community Plan amendment details (if applicable)
 Site specific regulations are requested to increase the allowable density and height. No OCP Amendment is requested.
- Describe retention plan or demolition plan for existing buildings
 The existing structure on site will be deconstructed and removed to facilitate the proposed new development.
- Is the building heritage designated or on the heritage registry, or is there an intention to designate a building?
 Not applicable.

LOCATION OF PROPOSED DEVELOPMENT



DATA TABLE

	Zoning Requirement	Proposed
Use of land or buildings	Commercial	Commercial
Floor space ratio / density	3.00:1	5.89:1
Number of storeys / height (m)	43.0m	48.9m
Setbacks (m) (indicate north, south, etc.)		* Denotes requested intrusion into 5:1 angle of inclination
Front (North - Yates)	5:1 above 20m	*0.35m
Front (West - Blanshard)	5:1 above 20m	*0.85m
Front (South - View)	5:1 above 15m	Conforms
Side Lot Line (East)	6.0m over 30m	4.6m

You are receiving this notice because you live or own property in the City of Victoria within:

- 100 metres of the proposed development or land use change
 200 metres of the proposed development or land use change that also involves an amendment to the Official Community Plan (Land Use Designation or Development Permit Area or Heritage Conservation Area guidelines)

CALUC Chair or Designate Signature: _____

Date: June 21, 2021

Applicant Signature: _____

Date: June 21, 2021



