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

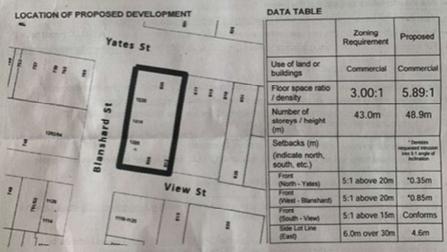
This Notice is an invitation for you to consider a proposed development for the property at: 1221 Blanshard Street / 812 View Street, Victoria, BC (address) (see a During the COVID-19 pandemic, an alternate approach to the Community Association Lan Committee (CALUC) Community Meeting is in place, which includes participating in an ele-	d Use
	d Use
meeting (at the discretion of the neighbourhood CALUC, if they are able), posting the pro- Development Tracker website, and providing an online comment form to submit feedback	- Contract
Online comment forms submitted by residents or other third parties will include personal email at These email addresses are only for the purpose of the CALUC or applicant to contact individuals comments. The email addresses must be secure from any other purpose or provided to any third other purpose than described.	regarding their
LOOKING FOR DETAILS?	
	(date)
For more information on this meeting email info@jawlproperties.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 <u>Development Tracker</u> (victoria.ca/devtracker)	
 For more information on this proposal, please contact the applicant (noted on page 2) or CAI 	LUC (noted below)
 For information on the Rezoning process, contact City staff at 250.361.0382 or <u>Developments</u> 	Services@victoria.ca
WANT TO VOICE YOUR OPINION?	
 Attend an electronic meeting hosted by the neighbourhood CALUC, if there is one (see detail 	ils above)
A comment form is available on the Development Tracker website (victoria caldestracker)	BROOK SHEET BASE BASE
 To access the comment form on the Development Tracker, filter "Pre-Application (CAI applications or search all applications by address. 	
 Submit your comments by July 25, 2021 (City staff will enter date) to all to consider revisions in advance of application submission. 	low the applicant
 Comment forms will be shared with the applicant, CALUC, and City, and will form part record for the application. 	of the public
For more information on consultation opportunities please visit	Man Man San
 If you wish to provide input directly to Council, you can send an email to <u>mayorandcouncil@v</u>copy sent to your CALUC (see email address below). 	rictoria ca with a
CALUCs are voluntary organizations that operate under the <u>CALUC Terms of Reference</u> as endo Council. Contact information for the neighbourhood CALUC where this proposal is located;	orsed by
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	Oute: June 21, 2021 Oute: June 21, 2021
Applicant Signature Research	DE SURE LIVERE

PROPOSED DEVELOPMENT DETAILS

Applicant name	Jawl Commercial Holdings Inc.		
	(250) 475-0338	Applicant email info@jawtproperties.com	
This proposal is Construction of	to change the zoning a ten storey mixed-use	of the subject property to accommodate the following proposal: e 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 undergr

- Changes to the Zoning Regulation Bylaw required, from <u>CBD-1</u> (existing zone) to <u>CBD-1</u> (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.



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:_ Applicant Signature: Date: June 21, 2021

Date: June 21, 2021

