



December 21, 2021

Attention: [developmentservices@victoria.ca](mailto:developmentservices@victoria.ca)

Regarding: 1516 Camosun Street & 1270 and 1286 Pandora Avenue Rezoning Pre-Application:  
Community Feedback

Dear Mayor and Council;

As you know, Cascadia Architects have submitted their rezoning pre-application for the properties at 1516 Camosun Street & 1270 and 1286 Pandora Avenue, where they propose to build a five storey condominium, rezoning from R3-2 to increase the floor space ratio and combine three parcels of land into a single lot. The Fernwood Community Association Land Use Committee (LUC) held an Official Community Meeting for this pre-application on December 2<sup>nd</sup>, 2021, and the City's community forum was closed to comments on December 18, 2021. We are writing this letter to summarize the feedback received through these mechanisms.

Unfortunately, most of the comments received through the City of Victoria forum were not in fact from Fernwood residents. While residents outside Fernwood have valid opinions, these are not appropriate to include as neighbourhood feedback. We spoke with staff in the City's planning department who indicated they were unable to remove comments from non-residents from the report that is produced for your review. **We urge you, therefore, to pay close attention to the addresses provided in that report and not consider comments from individuals outside of Fernwood as evidence of the level of support that exists within the neighbourhood.**

It is essential that a community consultation process be focused on the people who live in Fernwood, and not be diluted by comments from people whose day-to-day lives would not be impacted by this development.

Since staff could not remove the comments from outside Fernwood in their report, we have taken the step of reproducing verbatim only those comments that were associated with an address within Fernwood, in addition to summarizing the feedback we received at informal meetings with this developer in the spring of last year; our Official Community Meeting; and through direct email to the LUC. **We would strongly encourage Mayor and Council to use this letter, and not the auto-populated report, as the more reliable source of information regarding the community's concerns about this application.**

A description of the feedback received is appended to this letter. While there were many positive comments from neighbours, the purpose of the CALUC letter is to carry forward the concerns that we heard through our Official Community Meeting and ensure they are addressed. These comments are offered in the spirit of encouraging the developer to be a good neighbour and to proceed with thoughtful consideration as to how their proposed project will fit into the existing neighbourhood, as well as how it may affect those living in proximity.

Should you wish to discuss these comments further, please contact Kristin or Soma at [fernwoodlanduse@gmail.com](mailto:fernwoodlanduse@gmail.com).

Yours sincerely,  
Kristin Atwood and Soma Morse, Co-Chairs  
Fernwood Community Association Land Use Committee

**/send to [caluc@victoria.ca](mailto:caluc@victoria.ca)**



## **Comments on the Proposed Development at 1516 Camosun St & 1270 and 1286 Pandora Ave:**

### Impact on Trees and Sunlight

The loss of mature trees which have been assessed as healthy by an arborist was a key concern for neighbours. Given that one of the City of Victoria's goals is to maintain and expand the urban forest, the loss of mature trees is always a cause for concern, despite the fact that the developer has plans for replacements. In particular, neighbours were upset about the loss of a large, mature, and healthy cedar. Neighbours also noted that the bulk of the increase to the number of trees will come from trees in planters rather than in the ground.

Neighbours expressed concerns that the new development would negatively impact the light they received, especially for those units on Pandora Avenue which are closest to the building, where the developer's sun study showed the most substantial shadow cast.

### Density and Affordability

Neighbours identified concerns related to the proposed density both in terms of the impact on the immediate neighbourhood and in terms of how the additional number of residents could impact local services such as schools. In light of our recent experiences with the Covid-19 pandemic, some neighbours also thought it might be useful to create a small number of two-storey units that could accommodate home offices instead of the traditional single-level apartment style.

Some neighbours are concerned about the stepped design; for instance, neighbours noted that the stepped design creates a "townhouse" feeling on Pandora Avenue but not on Camosun street. They commented that Camosun sees heavy foot traffic and having a step-back on Camosun would be more pleasant for pedestrians. Other neighbours voiced objections to the 5-storey height and argued that less step-back and a cap at 4 storeys would be more appropriate.

Neighbours indicated a desire for some units to be designated as affordable even though the development proposes less than the 60-unit cut-off for a formal affordability requirement. For a number of neighbours, the creation of more market condominiums in Fernwood does not serve the community, since although some units would provide family housing, they would come at a price most families cannot afford. One suggestion was that in lieu of a common room the strata would have to maintain, an affordable suite could be created to make better use of that space.

### Traffic

Neighbours identified a concern with the increase in traffic that this development will bring to Camosun Street, which is a very small, short street that is already heavily used by staff, parents, and students at Victoria High School. **This is particularly important to consider in light of the fact that no traffic study done in the last two years would adequately reflect the current level of traffic, since the high school has been closed for renovations.**

The LUC would like to note that this concern is particularly relevant given two other developments that impact traffic on Camosun Street: first, the high school renovation will alter the parking lot such that traffic is routed to and from Camosun St. via Grant St.; and second, the new redevelopment behind Vic High will also have parking that feeds onto Grant and likely, therefore, onto Camosun, as it is the first connector to Pandora Avenue. **Without coordinated traffic**



**planning that considers the impact of multiple developments in such a small area, this could cause severe hardship for the residents and jeopardize the safety of these small streets.**

Other Concerns

Some neighbours noted that the community would benefit from ground floor commercial space that would add vibrancy along the Pandora side of the building.

**Noted Changes after Informal Community Meetings**

The LUC would like to acknowledge that this developer came to our monthly meetings twice in 2021 to informally discuss their ideas for the property. We have noted the following changes from the initial presentation to the Official Community Meeting:

- Stepped massing from 3 storeys at the street to 5 storeys at the building center
- Positioning the building at an angle with the stated intent to minimize overlook conflict and maximize light and views for neighbouring properties

**Verbatim Responses to City of Victoria Forum: *Fernwood Residents Only***

	<b>Respondent No:</b> 6	<b>Responded At:</b> Nov 23, 2021 11:55:21 am
	<b>Login:</b> Anonymous	<b>Last Seen:</b> Nov 23, 2021 11:55:21 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The application is satisfactory as is but there is potential for better use if the city allows commercial use on the ground floor. The area is already littered with pedestrian traffic and I think it'd bring more life to neighbourhood if this traffic wasn't just on its way to some other destination. The establishments at the North Park and Fernwood urban villages are already packed to the teeth and the ones at the Cook street and Oak bay junction are too far away for easy walkability for residents of the area around Johnson at Camosun. Looking at the location of eateries in Victoria, we can see a void centred around Central Middle School. However who knows when someone will come along wanting to rezone this exact area, they also already have a Shell which kind of meets these needs for now, and Camosun at Pandora is very close by anyway so it is the next best thing. It's an easy sell for the city. No one dislikes locally owned cafe's. The students of Central can eat out at healthier joints instead of a gas station, the extra foot traffic will make the whole area safe for everyone, the developer can more easily sell condos/rentals with the amenities a commercial ground floor would bring. Jane Jacobs would do it.

Q3. **Your Full Name** William Briguglio

Q4. **Your Street Address** 310-1236 Pandora Avenue

Q5. **Your email address (optional)** wbriguglio405@gmail.com



# FERNWOOD COMMUNITY ASSOCIATION



**Respondent No:** 14  
**Login:** Anonymous

**Responded At:** Nov 24, 2021 16:38:12 pm  
**Last Seen:** Nov 24, 2021 16:38:12 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

It is apparent that the proposed development at 1516 Camosun Street has considered a variety of key development aspects throughout its design process. The architects use of a multi-tier design accounts for neighbours and changes in sunlight exposure. The landscape architects use of evergreen trees allows privacy between the existing and proposed development. I believe the high level of quality brought forth in this development is beneficial to the area, as it not only provides more homes, but also sets the bar at a high level for future developers.

Q3. **Your Full Name** Daniel Evans

Q4. **Your Street Address** 2210 Victor Street

Q5. **Your email address (optional)** deeva@student.unimelb.edu.au



**Respondent No:** 15  
**Login:** Anonymous

**Responded At:** Nov 24, 2021 19:18:33 pm  
**Last Seen:** Nov 24, 2021 19:18:33 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

As a local resident in this community, I think this building would be an amazing addition to Fernwood. Looking at the plans, I see huge potential to bring additional character and revitalization to the neighbourhood in a way that would feel like this building has been there for years. I think the design proposed here will further improve the neighborhood's walkability, greenery and overall quality of life. Awesome plans and great work by the whole development team!

Q3. **Your Full Name** Abby Kohler

Q4. **Your Street Address** 1811 Stanley Ave

Q5. **Your email address (optional)** arkohler@ualberta.ca



# FERNWOOD COMMUNITY ASSOCIATION



**Respondent No:** 24

**Login:** Anonymous

**Responded At:** Nov 30, 2021 15:34:10 pm

**Last Seen:** Nov 30, 2021 15:34:10 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This is just the kind of plan we need in our neighbourhood! I love that there are different units for different economic capacities. This is the kind of project that brings support and appreciation for diversity of backgrounds into our community. I wholeheartedly support this vision! I know people who are already interested in living here if it gets built.

Q3. **Your Full Name** Celina Lyons

Q4. **Your Street Address** 1536 Pembroke st. Victoria BC v8r1v9

Q5. **Your email address (optional)** ocean@celinalyons.com



**Respondent No:** 26

**Login:** Anonymous

**Responded At:** Dec 01, 2021 17:18:12 pm

**Last Seen:** Dec 01, 2021 17:18:12 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I fully support this development for the Fernwood Community. There is a huge need for diverse housing including family-sized units. The building design is aesthetically pleasing. Very thoughtful and well designed by the Development Team.

Q3. **Your Full Name** Leon Zetler

Q4. **Your Street Address** 1308 gladstone ave

Q5. **Your email address (optional)** aubergine@shaw.ca



# FERNWOOD COMMUNITY ASSOCIATION



**Respondent No:** 28  
**Login:** Registered

**Responded At:** Dec 02, 2021 20:10:12 pm  
**Last Seen:** Nov 23, 2021 05:20:47 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Because of the removal of well established protected trees in good condition – some that are becoming more rare in the city (large cedars), the housing development here would need to be below market rate for this to feel like a fair swap. As it stands, this market rate housing caters to people of significant privilege. I am not interested in swapping mature canopy for housing for people of significant privilege.

Q3. **Your Full Name** Carmen Spagnola

Q4. **Your Street Address** 1312 Balmoral Rd

Q5. **Your email address (optional)** crspagnola@gmail.com



**Respondent No:** 33  
**Login:** Anonymous

**Responded At:** Dec 14, 2021 14:26:26 pm  
**Last Seen:** Dec 14, 2021 14:26:26 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

It is in keeping with the form of the area. More housing stock would be helpful. I live a few blocks from the proposed site and would not have a problem with it.

Q3. **Your Full Name** Mark Wyatt

Q4. **Your Street Address** 1606 Belmont Ave

Q5. **Your email address (optional)** not answered