

Hi,

I just read about the proposed Capital Iron development, and it sounds excellent. I would implore you to ensure that all the buildings interact with the street well, as well as suggest that the development be as car-free as possible, given its proximity to the coming Government street bike lane. The density of the project sounds good, although given the severity of the housing crisis I would like to see it be a little bit denser, but it's still a large improvement over what currently exists. Some public secure bike parking would also be neat.

Please support this project. One cannot claim to care about the housing crisis while rejecting or endlessly delaying project which add to the cities housing stock.

Finally a development for what has been a very depressed area for decades. The proposed mix AND incorporating preservation of heritage properties is excellent. I have lived IN this area since 1998 and can tell you empty parking lots are a magnet for crime, garbage and homeless campers. A developer is willing to spend private money to seriously upgrade the area... please let him build as it shows confidence to OTHER developers to also invest in the area. I totally support this project. Thank you

Gregor Campbell  
120 409 Swift St  
Victoria BC v8w1s2

To Whom it May Concern,

As an owner of two commercial strata properties immediately next to this proposed development I just wanted to write to express my 100% support for this proposed plan.

I think it would be great for the that part of downtown and transform the neighborhood into a lively, desirable, and highly livable area. The Art Gallery in that location is a huge bonus for the neighborhood and I really like the though put into the open spaces and walkability.

Thank you for making all the detailed documents available for viewing online.

Please expedite approvals so this can get going.

Sincerely,  
Vince Bulic

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Vince Bulic  
Yaletown Lumber Industries Ltd. / Timber Creek Trading Ltd.  
7761 Jensen Place  
Burnaby, B.C. V5A 2A7

Dear sirs, I own a condo on 515 chatham street in Victoria, I don t object to your project hoping that you will keep the heritage buildings safe but I object to tower 10, 13, and 17 storeys. I feel that we should keep Victoria beautiful with low storeys buildings

very sincerely

huguette Bengel

1040 Moss Street  
Victoria, BC  
Canada V8V 4P1

September 24, 2021

City of Victoria  
1 Centennial Square Victoria, BC V8W 1P6

**Re: LoRo (Lower Rock Bay, formerly known as 'The Capital Iron Site'): Application for Rezoning for a Comprehensive Development Urban Design Plan at 1824, 1900, 1907, 1908, 1924, 2010 Store Street and 530 Chatham.**

Dear Mayor Helps, Council, and Staff:

On behalf of the Board of Directors of the Art Gallery of Greater Victoria (AGGV), we wish to express our support for the above noted rezoning application by Reliance Properties Limited (Reliance) and D'Ambrosio Architecture and Urbanism.

At our June 8, 2021 meeting, the AGGV Board unanimously authorized the President Chris Lawless and the Acting Director, Janyce Ronson, to sign a Letter of Intent with Reliance. The Letter of Intent is not legally binding but is a critical step in defining this project and our relationship with Reliance. As stated in the Letter of Intent, its purpose is:

- To express the mutual interest of the AGGV and Reliance (the Parties) in exploring the potential for a development relationship leading to a new art gallery for the AGGV (New Gallery) as part of Reliance's development of the Capital Iron Lands.
- To identify high priority issues to be resolved between the parties, with the intent of leading to a subsequent agreement to proceed with the New Gallery project.
- To express the commitment of both parties to jointly support the City in realizing the Victoria 3.0 Vision for an Arts and Innovation District as it relates to the Capital Iron Lands.
- To create the opportunity for any and all Community Amenity Contributions required by the City of Victoria, pursuant to the rezoning of the Capital Iron Lands, to be fulfilled through contributions by Reliance to the AGGV.

As indicated in the final bullet above, the AGGV would like to make it clear to the City that we accept the proposal by Reliance that the AGGV be the sole recipient of all Community Amenity Contributions (CACs) realized for this site.

We would also like to acknowledge and thank the City for the enthusiastic support provided by you and the City's planning staff for the project.

As many at the City are aware, the AGGV has been working to create a new regional public art gallery to provide greater public access to the art gallery's extensive art collection and to be a welcoming and dynamic community amenity for events and programming to expand our long-standing contribution to the cultural life of Victoria. For many years, numerous sites have been considered for a downtown location but none proved viable.



The location proposed by Reliance Properties opens the door for rejuvenating and reimagining the art gallery and provides the potential for it to become a major cultural institution in the downtown core. The new site is part of the City's proposed Arts and Innovation District, which is an ideal alignment, and we envision the AGGV being the focal point for this exciting concept.

Fundamental to the Reliance proposal are the additional financial resources potentially available to the AGGV to enable the design, construction and operation of a new gallery. First among these is the potential for the AGGV to be the sole recipient of any and all CACs associated with the development.

Equally critical, building a downtown facility depends on using the Moss Street asset originally gifted to the AGGV to fund construction of a new Gallery. To clarify, the future of the Moss Street site is the sole responsibility of the AGGV and is not in any way part of the Letter of Intent with Reliance Properties, nor is it currently anticipated to be part of an agreement with them in the future.

We believe this is the right location at the right time for Victoria's preeminent public art gallery to fulfill its potential to be an exciting modern community cultural institution. With a successful rezoning, we look forward to continuing to build our working relationship with the City of Victoria and Reliance Properties to create a fabulous new art gallery for the people of Victoria.



Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Lawless', is written over a horizontal line.

Chris Lawless,  
President, Board of Directors,  
Art Gallery of Greater Victoria

A handwritten signature in blue ink, appearing to read 'Janyce Ronson', is written over a horizontal line.

Janyce Ronson,  
Acting Director,  
Art Gallery of Greater Victoria



September 30, 2021

Mayor Helps & Council  
#1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Helps and Council:

## **BGLUC Feedback for Rezoning Application 1824,1900,1907,1908,1924,2010 Store Street & 530 Chatham Street**

On September 21, 2021 the Burnside Gorge Land Use Committee (BGLUC) hosted a joint DRA / BGGGA CALUC community meeting where a proposal to rezone 1824-2010 Store Street & 530 Chatham Street from the current M3, M3-G Heavy Industrial (Government) and CA-3C (Old Town District) to a Site Specific Zoning. The proposal is for a blanket rezoning that would allow a phased development application process based on the preliminary presentation concepts.

Jon Stovell of Reliance Properties and Franc D'Ambrosio of D'Ambrosio Architecture presented. Janyce Ronson outlined the interests of the Art Gallery of Greater Victoria (AGGV).

Comments and questions from the approximately 45 attendees and 6 online responses focused on the following:

- Repeated positive comments by a majority of attendees on the overall concept of the proposal.
- Inclusion of the Art Gallery of Greater Victoria in a custom designed focus building was overwhelmingly supported.
- Desire for public access along the entire waterfront was answered with the response that there would be public access along the south portion behind the Capital Iron building but diverted onto Store Street via Discovery Lane on the north portion to allow for commercial marine industrial use of the waterfront.
- Comments regarding the excessive height of the buildings especially of those west of Store Street. The proposed W6 10 storey residential building would visually appear to be 13 stories from the water.
- Parking concerns were addressed with comment that two levels of underground parking and limited surface curb parking planned.

The comments of the BGLUC review are as follows:

- The 2020 Victoria 3.0 Vision of an Arts and Innovation District for this site is outlined in the Burnside Gorge Neighbourhood Plan(BGNP). It envisions maximum 5 storey industrial/ commercial buildings. Any residential would be

a maximum of 50% of floor space limited to along Chatham Street. The amount and distribution of proposed residential considerably exceeds the OCP and BGNP land use policies.

- The proposed FSR density is 3.0:1 as allowed in the current zoning is above the desired 2.5 FSR in the 2017 BGNP. In addition the proposed FSR appears to be an average of an approximately 2.0 FSR west of Store Street and an overly dense approximately 4.0 east of Store Street.
- The quality and extent of the public spaces is a positive factor in considering some of the requested density/height variances.

Although the BGLUC understands the business advantage of requesting a blanket rezoning without an accompanying development permit application we have concerns over possible undesirable development changes going forward. We also have concerns over the requested residential component negatively affecting the affordability of industrial development lands on adjacent sites.

However, notwithstanding the above points, the BGLUC acknowledges the proposal to locate the AGGV to this site is a much noteworthy goal and would allow for considerable variances in density, height, and uses. A binding agreement with the AGGV would have to be a legal condition for this rezoning. In addition strict conditions regarding change of proposed uses or preventing any increase of agreed density would have to be part of this rezoning approval.

As a portion of this proposal lie within the purview of the DRA the comments from the DRALUC will form a separate letter.

These are the comments from the BGLUC With the consideration of addressing the above BGLUC points in the plans the Burnside Gorge LUC believes this is overall an excellent proposal that would stimulate the further development of the arts/ innovation district and has no objection to this proposal proceeding to City Council and a future Public Hearing.

Respectfully,



Avery Stetski  
Land Use Committee Chair  
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Jon Stovell – Reliance Property Group  
Franc D'Ambrosio – D'Ambrosio Architecture  
Ian Sutherland – Downtown Residents Association



Dear Mayor Helps and Council,

I am writing to voice my opinion on the Comprehensive Development for Lower Rock Bay currently being proposed by Reliance Properties. I attended the Burnside Gorge Zoom meeting on September 21 to be better informed; I have reviewed the proposal drawings in detail; I have spoken to Miko Betanzo at the city to get a better idea of how my feedback might be best communicated.

**I am a relevant stakeholder because:**

- I own and live in a condo facing onto Chatham St. (five years)
- I'm artist with an advanced fine arts degree

**1) Proposed Design impact on open space**

The LoRo neighbourhood and north end of downtown currently lacks designated public green/park space for practical recreation; however, open views of the sky and wide open spaces as a result of parking lots and low buildings take pressure off the need for parks and public space.

The proposed taller buildings of the development significantly block the sky views and open space at the ground. If viewed from the east of Government, for example, the proposed 13 and 17 story buildings appear to form a continuous wall in the sightline against the horizon of the Sooke Hills. Both proposed buildings are flat and broad.

I think the proposed 13 story FAB could benefit from a much smaller footprint, with density made up for with added height. I would also suggest the building be pushed back to Discovery Street in order to allow Chatham St. to seem more open, and to preserve evening sky views to the waterfront from any current and future buildings situated to the west of the proposed development. The FAB building's broad flat design will block a lot of evening sky and sunset views towards the water. A taller narrower building will cast less shadow and appear less like a wall.

Innovative building shapes (along with exterior surfaces that reflect light) can help to mitigate any added height in the development. Using cut outs at the bases of buildings can create open space and views closer to the ground, but also make the "air space" above dynamic and exciting to look at – for example, in Vancouver, Vancouver House; Kengo Kuma's "Alberni" building; and Reliance's "One Burrard Place," which uses curves to create a different feel at the ground:

The Alberni: <https://www.dezeen.com/2016/04/27/kengo-kuma-alberni-vancouver-curved-residential-tower-apartment-block-canada/>

Vancouver House: <https://mynextcondo.com/building/vancouver-house-rentals/>

Reliance's One Burrard Place: <https://dailyhive.com/vancouver/the-offices-burrard-place-downtown-vancouver>

**2) Greenery and useful recreational space for neighbourhood residents**

The existing trees that extend from Government to Store Street on the north side of Chatham (and that are up for removal in the proposal), are mature and will take 15-20 years to replace. They are also used by owls and hummingbirds. Any potential new trees should be of good height at the time of planting like the current trees, so that those of us living a few stories up, can see some green. Design of the podium buildings could also benefit from green spaces partway up the sides of the buildings.

If park space can't be allocated to the LoRo neighbourhood, then I would suggest landscaping Chatham St. to be as green as possible, removing telephone poles and wires to allow for planted beds at the sidewalk and in meridians, like Mole Hill in Vancouver, which has been recognized for achievement in landscaping. Mole Hill took an otherwise generic laneway in downtown Vancouver and made it into a green space for residents, but where cars can still pass: <https://www.mole-hill.ca/about-us/>

My condo and many others in this neighbourhood don't have balconies. I would love to see some public space where I could bring a small barbecue to cook outside. This type of activity is possible in green space along English Bay in Vancouver, so families in highrises can barbecue outside.

### **3) Setback across from the Lim Dat and 555 Chatham**

I would like to see a deeper set back than 2 meters along Chatham for the sections of building across from the Lim Dat Building and 555 Chatham without increasing height of the proposed podium building at that corner. The Lim Dat and 555 Chatham do not have deep set-backs like the Iron Works building and newer buildings in Victoria. Because of this, the proposed podium building will be at least two meters closer to the Lim Dat and 555 Chatham than any other buildings on the south side of Chatham. The podium buildings will appear very close to the Lim Dat and 555 Chatham, compromising privacy of residents.

Note: I am in favour of the two podium buildings at Chatham and Government being residential as this respects the fact that the Lim Dat and 555 Chatham are residential. If businesses were proposed upstairs across from the Lim Dat and 555 Chatham, there would be both privacy and light pollution issues for current residents of the Lim Dat and 555 Chatham. Please don't do that!

### **4) Use of the FAB:**

I would suggest this building be tied to UVIC fine art student housing so that actual artists move in. Otherwise, it will be anyone, without any credentials or skill. Fine Arts students, more than just anyone, will appreciate the resource of the art gallery.

### **5) The Art Gallery:**

I am in support of being in the area; however, I wonder if the proposed space is big enough, with enough square footage. While the building is proposed at 5 stories, and is bigger than the current Moss St. art gallery, the footprint occupies only a quarter of the current space of the existing parking lot. Is that really big enough for an art gallery in the province's capital city with tourism as a major sector of its economy? Can height be moved from either of the proposed residential towers to the gallery for more exhibition space? Has there been comparative research into other Canadian cities' art galleries?

### **Conclusion:**

The LoRo property proposed for development by Reliance is prime, waterfront real estate in the capital city of the province. The neighbourhood is designated for innovation and art. I am in support of the goal – I am a creative person who appreciates the arts; however, I don't want my neighbourhood to be too dense without enough open space, open sightlines toward the water, sunlight, trees and greenery. These things elevate quality of life for residents, and help with mental health. I want the architecture and design of the buildings to be progressive and innovative so that they are exciting to look at, and not bland (unfortunately like many other recent highrise buildings in Victoria). Excellent, innovative design can solve the challenges of the proposed development.

Thank you for considering my feedback.

Good afternoon

My name is Marcus McCullough, and I am a resident at 536 Herald st. I just submitted a small concern of mine on the City Development Tracker, but also wanted to send it directly to yourself, as well as the city's land use department.

As an Indigenous person residing on Chatham street for over 5 years, I have spent a tremendous amount of time using the centuries old pier at the end of Discovery Street (directly behind the former Capital Iron) to pray and perform ceremonies. I have found no other place within such a short distance from my apartment that is enough distance from others, yet adjacent to the sea. I am hoping your future development will have continued public access to this area, or at the least, public access anywhere between the marina and the gravel yard at Store and Discovery.

When I first moved here there was no chain link fence blocking the small southern most dilapidated pier behind 1824 Store, and since its placement I have continued to respectfully practice my cultural traditions, while also cleaning the area once a week.

I am also aware the pier is currently not safe for public access, hence the fence along the parking lot side of it, but am merely asking for their to be some consideration for there to continue to be somewhere along the water that isnt on a private establishments property, as basically everywhere on this side of the inner harbour does.

Thank you so much for your time in this matter, and I wish you all the best in this exciting development in my neighbourhood!

All the best,

Marcus McCullough

Hello Mayor, Council, Avery Stetski, and Ian Sutherland,

As an owner of two commercial street level strata units at 515 Chatham Street that are directly across from this proposed development, I would firstly like to thank you for mailing me the above noted Proposed Development Notice.

I spent a fair bit of time reviewing the documents found on your Development Tracker website section and can say that I am thoroughly impressed with the proposed development. As it stands it is a good mix of cultural amenities, open spaces, and needed density that will form the backbone of breathing life into Old Town.

I fully support this well thought out proposal and would only ask council and city staff to expedite the approval process as much as possible.

Sincerely,  
Vince Bulic  
President, Timber Creek Trading Ltd.

Greetings,

Thank you for the opportunity to comment on a rezoning and development proposal in my neighbourhood. This property is 1824, 1900, 1907, 1908, 1924, 2010 Store Street and 530 Chatham Street.

I have lived at this edge of Old Town since 2002 and, though there have been many changes and additions, to date its approved developments have been gradual and targeted in scope. I hope this description will apply to this planned development as well.

I suggest that a tower of 15 to 20 storeys in height would not be appropriate for this location, only one block north of Old Town. A building height of 8-10 storeys would blend better with the surrounding neighbourhoods and be consistent with the enhancements spreading north along the harbour, from the new Johnson Street Bridge.

I am also concerned that a "0m" setback from Chatham Street would result in the removal of a long-standing line of trees in our neighbourhood. Victoria should aim high to preserve green space in the city whenever and wherever possible.

Your attention and thoughtful consideration in this matter is appreciated.

Best regards,  
Chris Parnell  
409-555 Chatham St, Victoria



625 Fisgard Street, PO Box 1000  
Victoria BC V8W 2S6

File: 5220-20  
Gorge Waterway Initiative

April 16, 2024

Mr. Miko Betanzo  
Senior Planner  
City of Victoria  
Via email: [mbetanzo@victoria.ca](mailto:mbetanzo@victoria.ca)

Dear Mr. Betanzo:

**RE: GORGE WATERWAY INITIATIVE COORDINATED RESPONSE TO THE CAPITAL CULTURE DISTRICT REZONING APPLICATION**

On behalf of the Gorge Waterway Initiative (GWI), thank you for the opportunity to provide comments about the rezoning application for the Capital Culture District. The rezoning application and associated documents from the City of Victoria Development Tracker was forwarded to the GWI steering committee. This letter reflects the comments of the committee members based on that information.

The GWI has reviewed the rezoning variances application and evaluated it as it pertains to the protection, restoration and enhancement of the Gorge Waterway and its watersheds. Our comments are as follows:

The GWI is encouraged by a number of features of the proposed development, including:

- Incorporation of blue and green infrastructure and use of the following best practice principles:
  - Low impact development strategies.
  - Management and filtration of water on-site.
  - Integrated and multifunctional landscape features to improve water quality and aesthetics.
  - Design and develop a stormwater management plan to mimic natural hydrological processes.
  - Healthy and resilient urban forest canopy to support climate adaptation, watershed health and urban biodiversity.
- The focus on an adaptive landscape and commitment to water quality improvement through rain garden, natural filtration and sedimentation methods.
- Enhanced streetscapes with additional street trees, lower plantings and rain garden infrastructure for stormwater capture and filtration and providing shade.
- Use of extensive and intensive green roof plantings on building rooftops and terraces.
- Use of permeable paving in the new public plaza.

- Adjusting the proposed building set back to maintain mature trees.
- Commitment to walkability and access to active transportation.
- Plan to consult First Nations and identify and plant culturally important plantings.

Our recommendations and comments for consideration are as follows:

#### Environmental Protection Measures

- Adequate protection must be maintained around the root zones of retained trees and vegetation.
- Sediment and erosion control will be necessary to prevent water runoff from entering the marine environment. When construction equipment is washed down, the sediment must be prevented from entering the waterway.

#### Climate Resilience

- The GWI supports the commitment to an adaptive landscape, suited to the West Coast climate. We encourage incorporation of climate change projections into planning of blue and green infrastructure to increase climate resilience.
- We would like to see planting of native and climate resilient species prioritized, as appropriate.
- The GWI recognizes the project's plan to incorporate blue and green infrastructure through the site. We would like to see use of permeable paving throughout the public walkways where possible.

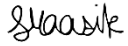
#### Shoreline Impacts and Opportunities

- Section 6.1 of the Capital Culture District Comprehensive Development report identifies a "potential shoreline improvement area", however the intentions of the area are unclear. The GWI supports including planning and design to allow for shoreline restoration opportunities in the "potential shoreline improvement area".
- Regarding the proposed marine infrastructure in the area identified for Marine Industrial uses, further information is needed with regards to these structures and planned construction materials to inform potential impacts, mitigation measures and opportunities for improvements. A recreational watercraft and commercial use overwater structure already exists behind the Value Village building with access off Herald Street. The GWI recommends limiting overwater structures, collaboration on use of existing structures and avoiding further armoring of shorelines where possible.
- The Times Colonist article on April 6, 2024, includes a number of concept images including what appears to be a wharf on sheet piles with an adjacent piled overwater structures. These details are not available in the application package.
- If additional overwater structures are needed, the GWI recommends use of light permeable and current best practices materials.
- Deep water berthing is included in the site opportunities. Further details on this component of the proposed project are needed.
- If and when industry no longer requires direct harbour access, GWI would like to see extension of the public waterfront walkway with the incorporation of Green Shores principles along the shoreline to restore physical processes, enhance habitats, reduce pollutants and reduce cumulative impacts along the shoreline.



Thank you again for the opportunity to provide comments on this project. Please contact me at [REDACTED] with any questions or comments.

Sincerely,



Stephanie Maasik  
Coordinator, Gorge Waterway Initiative