

Noraye Fjeldstad

From: Kam Lidder <[REDACTED]>
Sent: Tuesday, April 18, 2017 9:19 AM
To: Lisa Helps (Mayor); Victoria Mayor and Council; Charlayne Thornton-Joe (Councillor); Pam Madoff (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor)
Subject: Fwd: another letter in today's TC

FYI - Just in case you did not see this. Are condos really the best use for this property?

Truth Centre grounds haven for many Victorians

TIMES COLONIST

APRIL 18, 2017 07:43 AM

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Re: "Rockland residents fight 'too much' development," April 12.

My heart is with those families who speak to the proposed removal of an important green space in the city of Victoria: the former Truth Centre acreage on Fort Street. I, too, played and had picnics on the property.

Another group of residents and visitors used the lands for over 50 years to contemplate in the Garden of Silence at the rear of the property. This treasure was designed by Victoria's Ed Lohbrunner, renowned Canadian gardener, honoured with the title of Planterman, and a memorial to him is part of the UBC Gardens in Vancouver.

Other users of the garden were workers in the city who took their packed lunches there for a respite moment, or stopped in after work to close the day.

The green space and gardens have been a spiritual haven for hundreds, and maybe thousands of children and adults.

Gail Brighton

Nanoose Bay

- See more at: <http://www.timescolonist.com/opinion/letters/truth-centre-grounds-haven-for-many-victorians-1.15828272#sthash.CoiCFmiB.dpuf>

Noraye Fjeldstad

From: Loretta Blasco <[REDACTED]>
Sent: Wednesday, April 12, 2017 1:15 PM
To: Victoria Mayor and Council
Subject: Overdevelopment of our neighbourhoods

Good Morning,

Please stop overdeveloping our neighbourhoods; especially in Fairfield and James Bay, really everywhere in Victoria.

I am especially concerned about the proposed development for 1201 Fort/ 1050 Pentrelew. The scale and height of the site does not reflect the neighbourhood. Nor does it reflect the heritage of the property. And the number of units will impact traffic around very narrow winding streets.

As I appreciate your office is trying to balance the economy, and housing. I would hate for our city to become a reflection of Vancouver.

We really need family housing, senior housing, affordable housing. With the amount of new condo buildings going up in our city, I believe we have the upper class duly covered. Let's work on building co-op housing, and rentals. Let's work on providing affordable housing for all Victorians.

Thank you.

Loretta Blasco

Sent from my iPad

Noraye Fjeldstad

From: Lynnette Kissoon <[REDACTED]>
Sent: Wednesday, April 05, 2017 5:09 PM
To: Victoria Mayor and Council; Lacey Maxwell; Jonathan Tinney; Alec Johnston
Cc: Janet Simpson
Subject: Rezoning not warranted for 1201 Fort Street and 1050 Pentrelew Place
Attachments: Mike Miller Letter to Mayor and Council April 4 2017.PNG; Display Boards Draft 2 v4_8.5x11.pdf

Dear Mayor and Members of Council,

By Mike Miller's own admission, see attached letter, Abstract Developments' proposal for the 1201 Fort Street and 1050 Pentrelew Place is a challenging one. The only reason it is challenging is because of his request to rezone and to maximize development on the Truth Centre site. At every step of the way, our neighbourhood has clearly stated to Miller and his team to reduce the height, reduce the scale, and reduce the density. He has not listened to those requests despite what he says in his attached letter. Instead, he has added height and density to further maximizing development on the site for his profit.

The south end of the Truth Centre property is currently designated in the OCP as Traditional Residential and is zoned R1-B. Given the lack of adequate development for family homes in the past 5 years, the property is an ideal space to build family homes. The size of the lot will allow for a healthy living space for family homes that are typical of the surrounding location. Families need green space for children to play and grow. There are many preferred design options for family homes that are more suitable to the context of this neighbourhood than the 12 oversized townhomes with no backyard or front yard presented by Abstract Developments in their proposal. Please see attached brochure.

This site is also the perfect location for families because it is within walking distance to three schools (Sir James Douglas Elementary, Central Middle School and Victoria High School).

Further, families can benefit from the bus route along Fort and the short walk to downtown. What a wonderful neighbourhood for families to explore Government House, Craigdarroch Castle, Cook Street Village, the Art Gallery and Langham Court. Think of how much fun families would have at the Moss Street Paint In.

It also neighbours with Fernwood and Fairfield which have parks and playgrounds. This is great because Rockland is below average in having public green spaces. Both communities are also family oriented and both are easily walkable. For example, it is only a 20 minute walk to Clover Point. Both

neighbourhoods have family oriented markets and both locations have community centres. Rockland unfortunately does not have one.

Having more family homes on the Truth Centre site would be a welcomed addition to the neighbourhood and mitigate safety issues presented by Abstract in their proposal. Family homes on this street are engaged with Block Watch while condo sites invite theft because of their underground parking and increase the risk of unfamiliar transient populations through VRBO and Air BnB.

I agree with Miller in that we can help him with his challenges. All he has to do is reduce the scale, stick to the current zoning and build family homes with more green space.

It is my understanding that the COTW meeting on April 6th is to consider whether this rezoning application should or should not proceed.

To help Miller develop the Truth Centre property sensitively, to meet the demand for more family homes, to ensure that Rockland remains traditional residential and not become Urban Core, and to complement the existing neighbourhood, **I ask that you reject Abstract Development's application to rezone the Truth Centre property.** There is nothing to warrant a change to the zoning and everything to support the current zoning.

Thank you,

Lynnette M. Kissoon

Noraye Fjeldstad

From: Ashley Stewart <[REDACTED]>
Sent: Wednesday, April 05, 2017 6:07 PM
To: Victoria Mayor and Council
Subject: Fwd: Development at 1201 Fort Street

----- Forwarded message -----

From: Ashley Stewart <[REDACTED]>
Date: Wed, Apr 5, 2017 at 6:05 PM
Subject: Development at 1201 Fort Street
To: pmadoff@victoria.ca, mayor@victoria.ca

Dear Mayor Helps and Councillor Madoff,

I live next-door to the proposed development at 1201 Fort Street and I see the project is moving to the Committee of the Whole Meeting tomorrow. I want to express my support for this development.

There's been some very vocal neighbours and it appears they won't be appeased by any solution. However, I've found that most people I've spoken to are supportive of this project, especially considering what could have been proposed for this site. With over half the property remaining as green space and more trees to be on the site after the development is complete than now, I shudder to think what this property could look like with way more units covering way more space, making it very unappealing. I think the developers have been very gracious to the concerns of the neighbourhood and have gone above and beyond listening to everyone's concerns and adapting their plans from what was originally proposed. Keeping so many of the original trees with the height of the buildings hiding in among the canopy means it will still be appealing from the curb. My apartment looks right over the property, but I am happy that my view will still be mostly of the trees outside my window.

This city needs more housing inventory, especially along transit ways like Fort Street and somewhere that is so walkable to downtown. I bought my place because I wanted to be able to walk to work everyday, as most people who live in this neighbourhood do. I think this is something that will be a great addition to my neighbourhood and our city.

Thank you,
Ashley Stewart

Noraye Fjeldstad

From: Christine Havelka
Sent: Thursday, April 06, 2017 7:36 AM
To: Alicia Ferguson
Cc: Victoria Mayor and Council
Subject: FW: Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

Alicia, please print off for this morning,

Thanks

From: Pam Madoff (Councillor)
Sent: Wednesday, April 5, 2017 5:00 PM
To: Christine Havelka <chavelka@victoria.ca>
Subject: Fwd: Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

FYI

Sent from my iPhone

Begin forwarded message:

From: Susanne Wilson [REDACTED] >
Date: April 5, 2017 at 4:25:48 PM PDT
To: <mayor@victoria.ca>, <cthorton-joe@victoria.ca>, <gyoung@victoria.ca>, <pmadoff@victoria.ca>, <mlucas@victoria.ca>, <jloveday@victoria.ca>, <bisitt@victoria.ca>, <ccoleman@victoria.ca>, <malto@victoria.ca>
Subject: Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

I am writing to express my concerns regarding the development proposed by Abstract Developments at 1201 Fort Street and 1050 Pentrelew Place which I understand is on the agenda of the Committee of the Whole tomorrow, April 6, 2017.

* The loss of the only open and treed green space along the Fort Street corridor between Wharf St. and Richmond Ave. as well as the loss, through demolition, of the building that has been occupied by the Truth Centre Church for many years. The loss of this excellent facility with its auditorium, meeting spaces, kitchen, etc. will be a loss to the entire city given the lack of this kind of space for cultural, art and community activities and gatherings. I consider allowing this development would represent a loss to the surrounding neighbourhoods and to the entire city.

* The proposed development's scale, height, mass and design does not respect the unique heritage aspects of the area and greatly exceeds what is allowed in the current zoning nor is it in keeping with what Rockland residents envision in the Official Community Plan for this area.

* The development has no provision for supportive, subsidized or affordable rental housing of which this city is in such dire need.

The proliferation of this kind of stratified, expensive housing ignores this pressing need.

Sincerely,
Susanne Wilson
1377 Craigdarroch Road
V8S 2A8
[REDACTED]

Noraye Fjeldstad

From: Doug Woodall <[REDACTED]>
Sent: Thursday, April 06, 2017 8:47 AM
To: Victoria Mayor and Council
Cc: Pam Madoff (Councillor)
Subject: Rezoning Proposal for 1201 Fort/1050 Pentrelew

This morning Council will hear two reports from the planning department re: this proposed development.

I wish to address the following as a nearby resident in Rockland:

- a) I endorse concerns forwarded by the Rockland Community Association including a letter in response to the plan that was submitted April 5th. Specifically, I ask that Council take very seriously the disputed points about green space; urban forest and walkways not being park; and the concerns about density; affordability; and design.
- b) There has not been a consultation with the community. There has been one "presentation" in an inadequately-equipped hall that was found at the last minute after having to be moved from an initial location that was too small. It was held on one of the coldest nights of the year and so many people who showed up at a first designated location could not stand around outside waiting for the second to be found.
- c) The proposal is so far from fitting the neighbourhood community plan and its current zoning that I consider it should be dismissed forthright.
- d) The anticipated additional traffic and parking does not take into account the small circular flow of Pentrelew including the increased volume that will wind itself to and from Rockland or on the narrow street leading up to Moss St. adjacent to the Art Gallery.
- e) The plan with its huge size and anticipated number of homes ought to be considered in light of the proposed expansion of the Victoria Art Gallery where already it has been determined that there will be heavy demands for parking when events are held there and at the neighbouring Langham Court Theatre to the point where creative solutions are having to be found.
- f) Rockland has but one small pocket park, an anomaly for a community area. The city has recommendations for amount of park and green space, and this would be ideal for same to assist the Rockland area to come closer to that recommendation. What with its unique large trees and well-established vegetation, it would lend itself easily to same. Further, as someone who walks down Fort Street daily, it is my experience that it is the first place up from Cook Street where walkers including tourists can stop after climbing partway up the hill, take a breather, read their maps to orient themselves to the Gallery, the Castle and Government House. The expansion of the Art Gallery should attract even greater numbers of walkers who would use well-planned, friendly-user space.
- g) This is a unique property. I only wish is that it could have been used for the development of community services such as day care or similar meeting space, or for housing non-profit service organizations if not held as park and green space in part or full.
- h) The proposed design for housing and condos does not reflect the older style and heritage designs in the neighbourhood.

I urge you please to consider rejecting this first design by the developers. We all know that they have proposed a much larger development than will be accepted but are looking forward to Council compromising. I further urge that no

development proceed unless it fits with the existing Rockland Community zoning and plan, or until the neighbourhood plan is revised in the up-coming 18 months. This is just wrong, and represents the planned push by the developer and others to creep further up from Fort Street.

Let's leave the condo / apartment 3-4 storey style on the north side of Fort and not create a corridor of same on both sides. Let's honour Rockland as one of Victoria's oldest and most beautiful neighbourhoods with its unique vegetation and trees as well as property designs.

Respectfully submitted:

Douglas E. Woodall
Owner/Resident
1011 Moss St., Victoria

cc: Pamela Madoff, Liaison Councillor for Rockland

Noraye Fjeldstad

From: Sally Hamilton <[REDACTED]>
Sent: Friday, April 07, 2017 9:45 AM
To: Victoria Mayor and Council
Subject: Council of the Whole, April 6, 2017

Mayor and Council,

I would like to express my appreciation to you all for examining Abstract's Proposal (1201Fort/1050 Pentrelew) with such care and diligence. I, for one felt you were listening to our concerns.

I look forward to amendments to the plan which include specific issues of height, massing, and setbacks, especially with respect to the townhouses along Pentrelew, heritage characteristics and to architectural designs that are more sensitive, interesting and varied.

Respectfully,

Sally Hamilton

Subject: RE: Rezoning Proposal for 1201 Fort/1050 Pentrelew

From: Doug Woodall

Date: April 6, 2017 at 8:46:51 AM PDT

To: <mayorandcouncil@victoria.ca>

Cc: <pmadoff@victoria.ca>

Subject: Rezoning Proposal for 1201 Fort/1050 Pentrelew

This morning Council will hear two reports from the planning department re: this proposed development.

I wish to address the following as a nearby resident in Rockland:

- a) I endorse concerns forwarded by the Rockland Community Association including a letter in response to the plan that was submitted April 5th. Specifically, I ask that Council take very seriously the disputed points about green space; urban forest and walkways not being park; and the concerns about density; affordability; and design.
- b) There has not been a consultation with the community. There has been one "presentation" in an inadequately-equipped hall that was found at the last minute after having to be moved from an initial location that was too small. It was held on one of the coldest nights of the year and so many people who showed up at a first designated location could not stand around outside waiting for the second to be found.
- c) The proposal is so far from fitting the neighbourhood community plan and its current zoning that I consider it should be dismissed forthright.
- d) The anticipated additional traffic and parking does not take into account the small circular flow of Pentrelew including the increased volume that will wind itself to and from Rockland or on the narrow street leading up to Moss St. adjacent to the Art Gallery.
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- f) Rockland has but one small pocket park, an anomaly for a community area. The city has recommendations for amount of park and green space, and this would be ideal for same to assist the Rockland area to come closer to that recommendation. What with its unique large trees and well-established vegetation, it would lend itself easily to same. Further, as someone who walks down Fort Street daily, it is my experience that it is the first place up from Cook Street where walkers including tourists can stop after climbing partway up the hill, take a breather, read their maps to orient themselves to the Gallery, the Castle and Government House. The expansion of the Art Gallery should attract even greater numbers of walkers who would use well-planned, friendly-user space.
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community services such as day care or similar meeting space, or for housing non-profit service organizations if not held as park and green space in part or full.

h) The proposed design for housing and condos does not reflect the older style and heritage designs in the neighbourhood.

I urge you please to consider rejecting this first design by the developers. We all know that they have proposed a much larger development than will be accepted but are looking forward to Council compromising. I further urge that no development proceed unless it fits with the existing Rockland Community zoning and plan, or until the neighbourhood plan is revised in the upcoming 18 months. This is just wrong, and represents the planned push by the developer and others to creep further up from Fort Street.

Let's leave the condo / apartment 3-4 storey style on the north side of Fort and not create a corridor of same on both sides. Let's honour Rockland as one of Victoria's oldest and most beautiful neighbourhoods with its unique vegetation and trees as well as property designs.

Respectfully submitted:

Douglas E. Woodall
Owner/Resident
1011 Moss St., Victoria

cc: Pamela Madoff, Liaison Councillor for Rockland

REDEVELOPMENT OF VICTORIA TRUTH CENTRE SITE: **1201 Fort Street & 1050 Pentrelew Place**

I am opposed to the redevelopment of the Victoria Truth Centre as proposed by Abtract Developments because it goes against the spirit of Official Community Plan, the city zoning, the community character of our street established in the 1930's, and, the Rockland neighbourhood, as well as the 3-4 storey Fort Street corridor. The proposal for this property should not be accepted for reasons of design, massing, and scale. Sadly, I have also lost faith in the developer and the zoning process, that, in my opinion, he manipulates very adeptly.

When I first met Mr. Miller, in the spring of 2016, he was visiting the residents on Pentrelew Place to introduce himself. He had just 'bought' the property. "Bought", that is, not in the sense that you and I would understand the term, as in owned; but, more in the sense that it was the property on which his offer had just been accepted. (The actual 'owing' was to come in about 7 months.) He stated that he had no plans as yet for the property. However, he acknowledged that my concept of 10-15 homes, of say 2 ½ stories each, something in the historical style of this 1930's neighbourhood, was simply 'not enough'. Nor, I learned, was it 'enough', to double the density, and cram 35-40 modest townhouses of 2 ½ stories on the site. From this experience, I learned that he possessed very strong ideas of what he wanted, despite his profusions to the contrary.

Shortly thereafter, given only a few days notice, but with abundant curiosity, I was able to re-arrange my schedule in order to attend the first meeting at his new 'iconic' building on Oak Bay Avenue. (I wouldn't want to live near that one.) From that meeting, I was encouraged to believe that his company was actually interested in "engaging" with our neighbourhood about the prospective property development. Still, he professed to have no ideas.

Three weeks later, when I attended the second meeting, it was apparent that he heard little or nothing of our concerns. The detailed master plan for the site presented to us that night disregarded nearly everything we expressed. (I'm still bewildered by that second building. Where did that come from?) Forcefully, he demonstrated without any apology, that the zoning was irrelevant, the Official Community Plan had no value as it was out-dated. We were simply not current. And, because of his frequent and ongoing meetings with the planning staff at City Hall, there was no need to adjust the designs. According to Mr. Miller, the planning staff at City Hall really liked these plans. Of course, this comment was meant to convey a much stronger suggestion: that our opposition was already compromised. The future "engagements" lived up to my fears; they were nothing more than sales presentations.

It was probably this last meeting that encouraged the owners of 1050 Pentrelew to give up their leadership of our group. They sold their property to Abstract. It was and would be futile to try to affect change. Their house would be physically stuck between the 1225 Fort Street Condominium and this "done deal." The tactic of compromising the leading voice left us without leadership.

Over the intervening months, two suggestions have been made to me by Mr. Miller. We should be glad that he is the buyer, because someone else would build something worse. And, secondly, that if this rezoning is not approved, he would stick to the current zoning, and build the largest, bulkiest and ugliest building that he can to fill up the Pentrelew site.

Thereafter, I must admit, my interest in attending more meetings dissipated. I did not attend the last meeting in October, as I did not see the need, given that the plans had already been forwarded to City Hall. And, as you may have heard, the Official Community meeting was a disaster. Need I say more about this meeting? What meaningful changes to the plans came of this?

Let me reiterate: in my opinion, there have been sales presentations about this project: but, there has not been "engagement" with the local residents. (Unless you count the happy purchase of 1050 Pentrelew.) I imagine when one uses this term "engagement", it is meant to have some meaning, beyond, say, two strangers bumping into each other on the street. There has certainly not been any meaningful compromise or adjustment to the plans on Abstract's part to the suggestions of the neighbourhood community. Sorry, I'm wrong. He did add another townhouse to the Great Wall of Pentrelew, but it was not because we asked for it. I imagine he had another point in mind.

I am against the proposal for the development of 1201 Fort Street and 1050 Pentrelew Place for these reasons, the number of buildings, building heights, their massing, the scale. And, most importantly, because the plans were not developed with the suggestions of the neighbourhood.

Sincerely

Don Cal
1059 Pentrelew Place
Victoria, BC

Dear Councillors,

I am writing in regards to the proposal for 1201 Fort/1050 Pentlerew by Abstract. As a Victoria resident who is not directly affected by this specific proposal, I am writing to express my concern for the scale of this proposal and to object to rezoning application necessary for a development of this size to go forward. I am not opposed to increasing density, in fact, when done tastefully and thoughtfully, I am in favour of it. This development attains neither of those ideals. This proposal is an attempt to change the character of the Rockland area. It is a clear case of making decisions based on maximization of space rather than considering the surrounding homes and landscape.

As a homeowner, try to put myself into the situation. If a development came into my neighborhood, that met existing bylaws, I would have no choice but to accept what came. If a development were proposed that required variances and a massive shift from the City plan, I would resist it using every legal and civil tool available. If this development is allowed to move forward as it is currently proposed, what is to stop a similar situation from happening in my neighborhood? If a church or community centre comes up for sale, could it be rezoned and turned into a development that not only changes my neighborhood, but potentially impacts my largest investment? As with anything, this isn't an isolated decision, if it is approved, it could be cited in the future, for other developments.

Please ensure that this particular development does not go forward as is. Send it back for revisions that consider the community. Make sure that the requirement of neighborhood consultation doesn't become a "formality" that doesn't lead to any form of consensus building. Make sure that the rights of all property owners are respected.

When we consider our developments from a collective and even generational perspective, we build a better world for everyone.

Best Regards

Carey Newman

██████████

Noraye Fjeldstad

From: Don Cal [REDACTED]
Sent: Wednesday, April 05, 2017 2:53 PM
To: Victoria Mayor and Council
Subject: Victoria Housing and Affordability 1201 Fort Street
Attachments: Intensification Myth.docx; Victoria Historical Pop.xlsx

Dear Mayor and Council:

We have to stop doing the same thing, time and time again, and hoping for a different result. Many other cities around the world are already densifying their residential neighborhoods, yet prices keep going up. Consider Vancouver and Toronto as two Canadian examples.

Building more condominiums in developed neighborhoods increases 'smaller' space but destroys the affordability of those newly-built housing units. People will compete in a bidding war for a little bit more space, raising prices for everyone. To quote the enclosed article, you cannot build more units "faster than the site values inflate." By doing this you will only further enrich the wealthy, the profile buyer of these luxury condominiums. And, it will impoverish most everyone else. Normal Canadians will not compete with money by bidding up the price, they will compete by sharing their space in order to afford a place to live. They will continue to fall further behind in wealth accumulation as their housing costs escalate from an affordable 30% to 40%, 50% and even higher. Is this the result that we want?

The only way to increase space without inflating the prices beyond the growth rate is to build housing in areas where it currently does not exist. Victoria still has one good option for growth without inflation: the under-developed, poorly developed, and even derelict space north and west of City Hall. This area is crying for investment, for redevelopment, for the housing that it does not have. This is the difference between investment and inflation. This area could easily handle the projected growth rate of Victoria (800 to 1000 new people per year) without causing price inflation in housing over the next decade, possibly longer. (See the BC Stats for historical growth rate of Victoria since 1921 and how it correlates with recessions.)

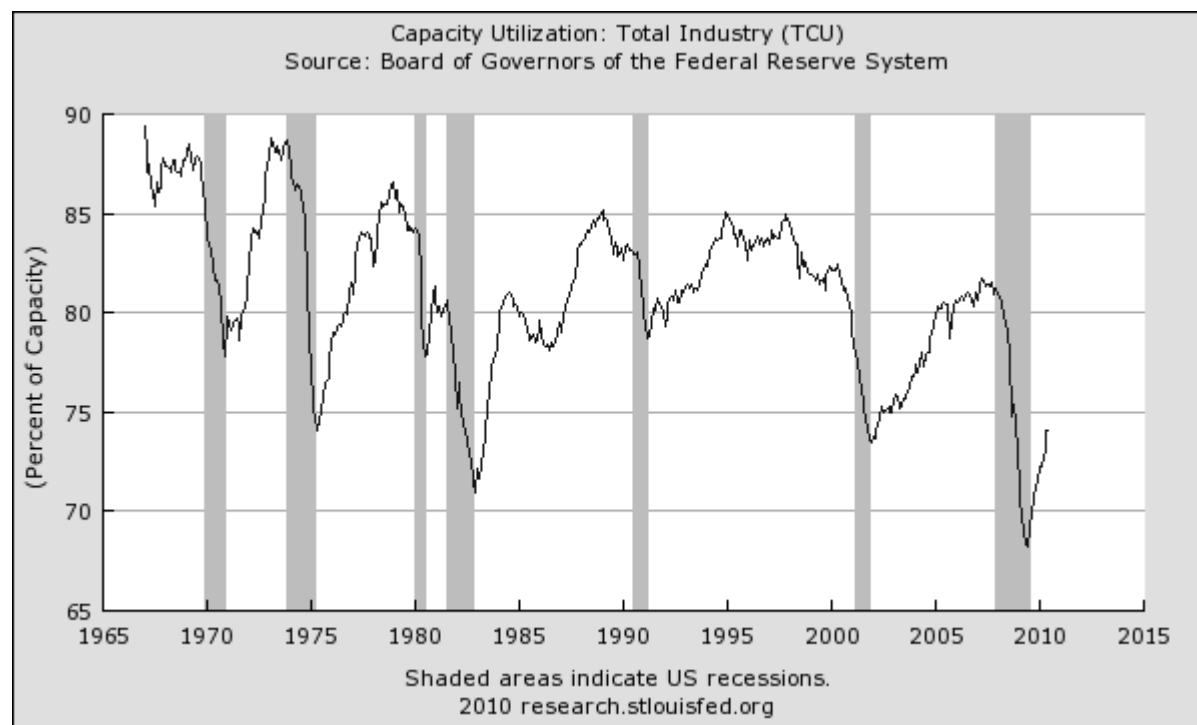
Is it not time to stop building the wrong thing in established neighborhoods like Rockland, Fairfield and James Bay when it will not provide what we need? Do we have to turn a blind-eye to the spirit of the OCP? Do we have to twist and contort our zoning regulations to fit oversized condominiums into residential areas? Do we have to keep doing what others have already done and, hoping, this time, for us, the result will be different?

Why not learn from the mistakes of others? Shouldn't we be building housing that fits the needs of the people who need housing? Let's start building the right thing in the right places.

Please consider voting against the rezoning proposal for 1201 Fort Street / 1050 Pentrelew Place.

Thank you.

Don Cal
1059 Pentrelew Place



<http://makingnewzealand.wixsite.com/home-site/single-post/2016/09/01/The-Myth-of-Affordable-Intensification>

The Myth of Affordable Intensification

September 1, 2016

|

Phil Hayward



Auckland is not the only city where planners and advocates and politicians and even economists, are making an assumption that urban intensification is a potential route to housing affordability. The assumption involves changing zoning so that “X number of housing units” can be constructed in existing urban locations “instead of X number of housing units” on pristine ex-urban land. The latter is

assumed to be an evil to be avoided, and that the former is a perfect substitute in terms of “sufficient housing supply to enable affordability”.

Common sense tells us that there are quite a few potential problems with this assumption. For example, NIMBYs will obstruct the intensification and reduce the rate of housing supply so the policy will fail. Therefore, what we need is the removal of NIMBY rights of protest and appeal, and the policy will then work. However, there is no evidence that any city anywhere in the world has “freed up intensification processes” enough to result in floor space being built faster than site values inflate. There is literature that states “site values are elastic to allowed density”.

Hong Kong is 2.5 times as built “up” as Manhattan is, yet Hong Kong is even more expensive per unit than Manhattan. And generally, the data runs in that direction - not only does intensification within a regulatory boundary “not restore affordability”, it seems that the more density you “allow”, the higher your average housing unit price gets. The correlation runs the opposite way to the assumption. At the other end of the data set for cities globally, are very rapidly-sprawling cities like Atlanta where the density is around 1/40th of Hong Kong and the average section size is 2/3 of an acre; yet the real per-unit housing price on average is 1/5 of Hong Kong. Obviously.

Paul Cheshire and colleagues at the London School of Economics believe this is due to the “bidding war” at the margins of each income-level cohort of society, for “slightly more space”. The less the average space per household, the more intense the bidding-war effect. In the history of housing, this can be seen in the pre-automobile era, as cities were growing, and “the market” was creating tighter and tighter “housing” - tenements - of more and more disgraceful standard, with land value growing and growing, until there was a public outcry and regulations were passed against such extreme “density”.

I believe this pre-automobile era was an instructive era, historically, where there were not yet regulations against height and density, but there was certainly severe problems with “affordability” and bubble volatility. Would things be any different today if we re-ran the experiment? Advocates of intensification “to bring about affordability”

might keep saying forever, that “we just haven’t made the processes free enough and fast-track enough yet”. But the faster-track they make it, the higher the prices will probably go, based on the evidence. “Site development potential” in an urban land market with a regulatory limit on land supply, seems to capitalize instantly into site values even without any redevelopment actually happening.

But when a market is allowing people to consume "as much space as they want", which has only really occurred in the automobile era, the “bidding war” effect is absent. The evidence supports this, with most median-multiple-3 cities being from 600 to 2500 people per square km. Another interesting case study would be Liverpool; it lost approximately 50% of its population from the 1950's to the 2000's (similar to Detroit) - yet its median multiple is over 7. And its density is still 4,400 per square km (presumably it would have been double this, or more, in 1950). This is prima facie evidence that 4,400 people per square km within a growth boundary, are still going to be dissatisfied with their living space, to the extent that they will be engaging in an unwitting bidding war against each other for a little more of it. Of course under these conditions, the lowest socio-economic cohort is denied all options other than crowding tighter and tighter in rented accommodation or even illegal “living space”. In UK cities, rental advertisements include options like a $\frac{1}{4}$ share in 2 rooms, with communal access to kitchen and bathroom shared by even more tenants in further rooms. In median-multiple-3 housing cities, the same real rent would apply to a whole house of reasonable size and standard.

Another outlier case study, would be Boston - super low density, due to zoning mandates; and with a median multiple around 6 in contrast to similar low density Atlanta around 3. The difference is that Boston has de facto growth boundaries / green belts while Atlanta does not. The ironic implication is that fringe growth containment pushes median multiples up less, when there are severe restrictions against density – otherwise Boston should be the most expensive city in the data, not Hong Kong. The evidence suggests that this is because there is a total absence of “bidding war for slightly more space” - everyone has "more than they want" already. The median multiple of 6 rather than 3, represents the effect of demand for "living in Boston", period, and they simply don't provide enough houses to keep the

median multiple down like Atlanta does (in the face of staggering population growth in Atlanta, by the way). But once you have got in to the Boston housing market, there is no "more space to be bidden for". The evidence is that the "bidding war for more space" effect is far stronger than the "desirability of the city as a migration destination". Yet planners, advocates, politicians and even most economists, have nil understanding of this highly significant factor.

Going back to the historical evidence, the famous boom of the 1920's was followed by a crash that certainly made prices "affordable" for a long time. This might be the only way in which building "up" achieves affordability – there is a famous "skyscraper index" that claims to find a strong correlation between a mania for building "up" and a subsequent crash. However, there was a period of several decades, following WW2, where in most of the first world, urban land values remained flat and the house price median multiple stabilized at around 3 even as housing units gained significantly in spaciousness, quality, fitments, front and back yard size, and other attributes. Ironically, during this era, exceptional local economies such as New York's did build large amounts of tall-building housing units at prices that were unprecedentedly affordable by historic standards. It seems that there is an effect of competitive restraint in housing unit prices, that runs from "affordable suburban family homes" inwards towards the city center. Decades of this effect seems to have led to a mistaken assumption that "low cost high density housing" of the kind that was available (but unpopular in most cities without New York uniqueness) during the second half of the 20th century will remain available as a substitutable option to suburban family housing even if the latter is forced up in price deliberately by central planner's policies. The lesson that needs to be learned urgently, is that this is impossible; the two things are inter-related.

There might be other policy mixes by which housing supply within a growth boundary could be made the means of keeping housing affordable, but publicly and politically, the debate is nowhere near tackling the complexities involved. For example, there is evidence that in the USA in the 1920's – 30's, the cities that had the most property taxation weighting on land rather than structures, had less price volatility both up and down. However, it does not appear from this that taxes on land are a total stabilizer akin to a liberal regulatory

ability for developers to be able to convert exurban land to urban use.

B.C. Municipal Census Populations 1976-2011

Year	1921	1931	1941	1951	1956	1961
Victoria	38727	39082	44068	51331	54584	54941
New People						
10 years		355	4986	7263		
5 years					3253	357
1 year		36	499	726	651	71
Increase %						
10 years		0.92%	12.76%	16.48%		
5 years					6.34%	0.65%
1 year		0.09%	1.28%	1.65%	1.27%	0.13%

Year	1976	1981	1986	1991	1996	20001
Victoria	62551	64379	66303	71228	73504	74125
New People						
5 years	790	1828	1924	4925	2276	621
1 year	158	366	385	985	455	124
Increase %						
5 years	1.28%	2.92%	2.99%	7.43%	3.20%	0.84%
1 year	0.26%	0.58%	0.60%	1.49%	0.64%	0.17%

1966	1971
57453	61761

2512	4308
502	862

4.57%	7.50%
0.91%	1.50%



2006	2011
78057	80017

3932	1960
786	392

5.30%	2.51%
1.06%	0.50%



Noraye Fjeldstad

From: Chris Douglas [REDACTED]
Sent: Wednesday, April 05, 2017 12:10 PM
To: Victoria Mayor and Council
Subject: Fwd: Canada's Housing Crisis: Twenty-Two Solutions | The Practical Utopian

Dear Mayor and council,

I know you are engaged in a good-faith effort to solve Victoria's current housing shortage. Kam Lidder has shared with me her email discussion with Mayor Helps, who says that 5775 new people move to Victoria between 2011 and 2016, while enough new housing for only about 5,000 new people has been built. Geanine Robey's research suggests that an additional 945 units are coming online which can house an additional 1700 people. Of course, about 1,000 people per year continue to come, so we seem to be just keeping up with demand and not increasing the vacancy rate, which would be desirable. It's a shortage, but not a crisis. (The crisis part is the affordable part.)

Rather than focus only on supply in order to manage this shortage, I forward to you below a brilliant set of solutions for the housing shortage across Canada (shared with me by Don Cal). You may have read this before, but I urge you to review some of these possible solutions. In particular, the questions of how many housing units are being used for Airbnb in Victoria and how many are being bought as investment properties by non-Canadians (and then left empty) are two important issues having to do with supply. Of the 22 solutions offered below, to my untrained eye it seems like numbers 4, 5, 8, and 12 might be particularly relevant. In addition, you might formally and publicly ask the BC government to extend its 15% surtax on foreign property buyers in Metro Vancouver (solution number 2 below) to Victoria proper; the current election campaign would be an ideal time. The best option to me appears to be number 9, a municipal levy on properties bought by non-Canadian taxpayers, with exceptions for rental units. It looks easy to administer, and is described in more detail here: <http://www.theglobeandmail.com/opinion/a-better-way-to-tax-vacant-vancouver-homes/article31091843/>.

We know you're under the gun, and we want to work together with you to find solutions. I'm worried that without considering other solutions, council may feel pressured to just build as much as possible. Increasing supply is good, but the 1201 Fort proposal is just out of place in terms of scale and architecture. Unless it can be modified to sympathize with its neighborhood it will look dumb and represent a panicked decision by council in response to the shortage that we will all probably regret. Fortunately, there are other solutions to the problem of supply that will allow council to insist on a smaller, more sympathetic development at 1201 Fort St.

All best wishes -
Chris Douglas
1025 Pentrelew Place

<https://thepracticalutopian.ca/2016/12/03/canadas-housing-crisis-twenty-two-solutions/>

Canada's Housing Crisis: Twenty-Two Solutions

December 3, 2016Economyaffordable housing, AirBnB, community, community land trust, cooperatives, couch-surfing, ecovillage, homelessness, housing, housing crisis, Housing First, inheritances, Passive Home, planning, politics, renting, tax evasion, taxes, tiny homes, zoning



Canada's housing crisis is far more severe than many people realize, and there are twenty-two solutions that could end it, once and for all. Shortest Executive Summary ever.

The PDF of this paper is here, for free downloading: [canadas-housing-crisis-guy-dauncey](#)

What is Happening?

What on Earth is happening? The explosion of housing prices in Vancouver and Victoria is crazy, but the same thing is happening in many cities around the world, not just the big ones like Toronto, London, Berlin, Paris, Stockholm, New York, San Francisco and Mumbai but also smaller communities like Kelowna, and Nashville, Tennessee. In Australia, in 2014, house prices rose by a whopping 121%.^[i]

There are signs that the crisis is endemic across the developed world, which makes it likely there's a common cause.^[ii] But what is it? That's the mystery. We await some genius to write the definitive analysis, the way the French economist Thomas Piketty did for income inequality in his book *Capital in the Twenty-First Century*.^[iii]

During 2015, single family house-prices in Vancouver rose by 37%. In Tsawwassen they rose by 41%; in Richmond by 36.5%. In June 2016, a very

unremarkable 2,400 square foot 4-bedroom bungalow with a basement on West 29th Ave in Vancouver was on the market for \$5.5 million.[iv] The bubble is now beginning to burst, but by nowhere far enough to make a difference.



The housing crisis is far more serious than most people realize, and it calls for far-reaching solutions similar in scope to the way Canada's healthcare crisis was solved in the 1960s by publicly funded universal healthcare.

Thirty years ago, if you had a reasonable income, the gap between renting and owning was bridgeable. Today, in many parts of Canada, it is not. In 1976, it took 5 years to save enough for a 20% deposit on a mortgage.[v] Today, it takes 16 years for a British Columbian to do the same—23 years in Vancouver. This poses a huge danger to the fabric of Canadian society.[vi]

Over the past 15 years, the average Vancouver household's income has grown by just 10.75%, while the cost of housing has grown by 172% (inflation adjusted). Over the same period, Toronto's housing prices grew 188% while the median income grew by just 0.38%.[vii]

A Miserable Cascade of Suffering

For here's the thing—a third of Canadians don't own property, and nor do their parents, so they will never inherit. Unless they win the lottery or start some genius new business they will be forced to rent for life, constantly on edge, part of the permanent minority of renters, feeding money to property owners on the other side of the divide for as long as they live.

The high rents and real estate prices are also driving young families out of the city, resulting in school closures that are disruptive for the remaining families, and tiresome commutes, cutting into the time parents have with their children. They also increase the pressures on the more vulnerable, who resort to couch surfing or living in their parents' basements, and the super-vulnerable, who are living in the bushes and on the streets, including seniors, veterans, First Nations men and women, and families with children. It's a miserable cascade of suffering.



What does it do to a country when a third of its people are unable to own a home? Renters feel more disenfranchised. They vote less, and their needs rarely receive attention in Canada's legislatures, maybe because most politicians live on the property-owning side of the divide. On one side of the divide you borrow money to buy property. On the other, you pay rent to property owners. The money flows one way, all the time, constantly increasing the gap between the two sides.

With fewer Canadians able to buy, the rental vacancy rates in Victoria and Vancouver are approaching zero, prompting higher rents, bidding wars by desperate families, couch-surfing, millennials living in their parents' homes, and homelessness.[viii] 40% of Canadians who rent spend more than 30% of their household income on rent and utilities, the level deemed affordable. 20% spend more than half their income, often having to choose between paying the rent and feeding the family.[ix]

In Britain, where sovereign wealth funds invested \$26 billion in UK property in 2014, young families have been shut out of rental affordability in two-thirds of the country.[x] In America, a \$15 to \$25 hourly wage is needed in many states to afford a rental unit.[xi] In Vancouver, you need an annual family income of \$152,000 to buy a house.



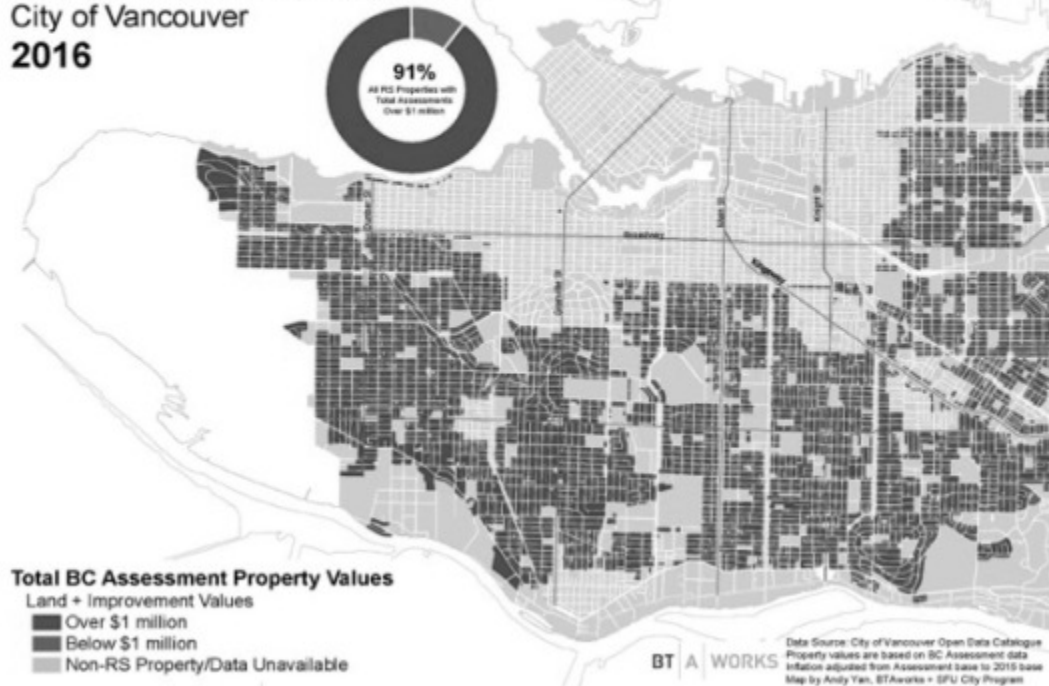
What are the Fundamental Causes?

So what is behind it all? I am not a housing economist, but there seem to be eight possible contributing causes:

1. The failure of successive governments, federally and provincially, to address the growing crisis of poverty and income inequality.
2. The failure of successive governments to invest in affordable housing, deferring to private property developers and the market.
3. The trend towards the commodification of housing, allowing wealthy people and investment funds to treat housing as an investment commodity.
4. Since the 1980s, and especially since 2008, a faster increase in the creation of money by the banks than the growth in GDP needed to absorb it, feeding inflation and the financialization of non-productive commodities such as housing.
5. The choice by Canadians with higher disposable incomes to invest their inheritances in housing, thereby inflating prices.
6. The ability of wealthy non-Canadians to buy property in Canada with few restrictions, further inflating prices.
7. The failure of governments to end tax evasion, or to regulate against the purchase of land as a commodity for tax-evasion purposes.
8. The failure of affordable housing advocates to mobilize those who are suffering from the housing crisis, and to help them organize into a visible and noisy political force.

91% of homes priced over \$1 million

Total Property Values for
Single Family Home (RS) Districts
City of Vancouver
2016



In *Capital in the Twenty-First Century* Thomas Piketty showed why, lacking government intervention, inequality in our modern societies will continue to increase. As long as the rate of return on capital is higher than the rate of growth of the economy, he demonstrated, unless there are policies to correct the imbalance, inherited and stored wealth will grow faster than earned wealth, constantly increasing the level of inequality.

Among the relatively well-off there are many who enjoy good salaries, generous annual bonuses and good pensions. As well as buying homes for themselves they invest some of their wealth in property, including second homes and investment properties. If ten people with similar incomes compete to buy a house, the value of the house won't shift much. But if three can pay a lot more than the other seven, they will push the price out of reach of the seven.

Two-thirds of Canadians have parents who own property, and death being what it is, sooner or later they will inherit without needing to pay inheritance taxes, paying capital gains tax only on half the value of any secondary residence. Over the next decade, CIBC reports that the boomer generation aged between 50 and 75 will inherit \$750 billion, massively increasing their disposable income, much of which will flow into the property market, inflating prices.[xii] As any

economist will explain, if you increase the flow of money into the market for something without increasing the supply, the price will rise. Some developers argue that the solution is simply to build more housing, but with the housing crisis being a global condition, it's a lot more complicated than that.



All this is aided by the way we allow banks to create new credit at the click of a mouse, and then sell the money at interest, limited only by their fractional reserve lending base. The more they lend, the more profit they earn for their shareholders through the interest charged. This is a blessing, since it enables people to buy homes and build businesses, but it's also a curse, since it increases the social divide, and when it fuels a bubble it can destabilize the entire economy, leaving the public to bail out the banks, as happened in various countries in 2008.

For many years now, investors have been treating housing as a speculative commodity – buy for \$1 million, sell for \$1.2 million in a few month's time = 20% ROI. They have been riding the wave of housing price inflation, feeding the inflation to their benefit, but to the loss of everyone who needs to rent or buy an affordable home.

Into this growing pool of money we can add the flow of foreign money, which in BC is chiefly from China. China has more than a million millionaires, many of whom reportedly want to live somewhere less polluted.[xiii] China's wobbly stock exchange caused many to seek better returns overseas, and the weak Canadian dollar combined with the Chinese yuan's devaluation has driven many to Canada, encouraged by Vancouver realtors who market specifically to them.[xiv] If you live in one of China's torrid, noisy, polluted cities, Vancouver's lyrically leafy streets must seem like paradise.

As Bill Tieleman wrote in *The Tyee*, the National Bank of Canada has estimated that Chinese buyers spent \$12.7 billion in Vancouver in 2015, accounting for about one-third of all sales, part of an estimated US\$1 trillion that left China in the last 18 months seeking safe investments.[xv]

To the mix of suspects we must also add the global failure of governments to regulate and abolish the tax havens, both offshore in places such as Barbados and the Cayman Islands, and within countries such as the US, Switzerland and Lichtenstein. This parasitic cancer on the global economy allows tax-evading millionaires to use shell companies to launder their money through property. When you enter 'Vancouver' in the Panama Papers search engine, Greater Vancouver shows fifteen times more listed addresses per population than Edmonton, indicating tax-evading shell companies where the beneficial owners are hiding their names.[xvi]

And to add grit to the wound, AirBNBs are eating into rental availability, since property-owners can generate more income from short-term rentals than from secure long-term rentals without having to bother with the Residential Tenancy Act. In Vancouver 67% of the listed AirBNBs—3,179 units—are full apartments or houses that might otherwise be in the permanent rental pool. In Tofino, people are sleeping in the woods because rental units have been converted to AirBNBs.[xvii]



What Is To Be Done?

#1: Develop a Comprehensive Housing Strategy

The solutions begin with a comprehensive federal/provincial housing strategy that will end the crisis once and for all, and ensure that every Canadian has guaranteed access to a clean, safe, secure, sustainable, affordable home. We need to approach the housing crisis with the same level of ambition that Tommy Douglas approached the healthcare crisis in Saskatchewan in the 1950s—as an emergency that needed a big picture, radical solution, something that Dr. Paul Kershaw from UBC and project Generation Squeeze have also been arguing.[xviii]

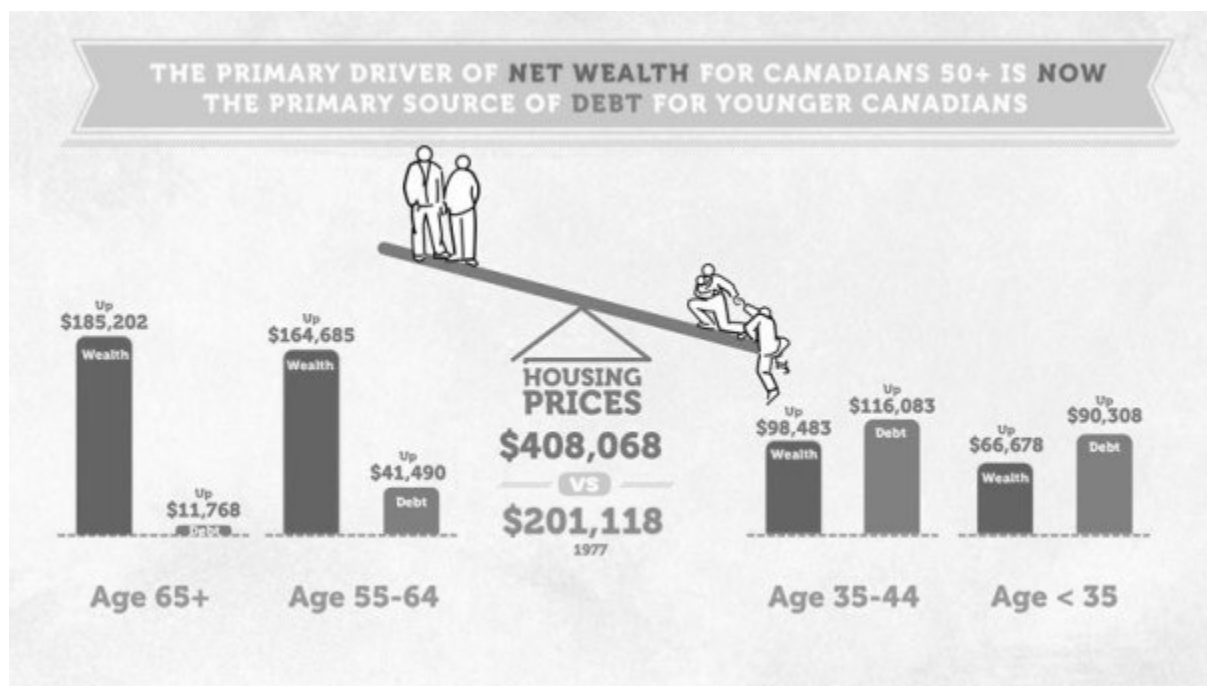
The federal and provincial governments need to tackle the root causes of the problem, and gather a large pool of new revenues to finance a major affordable housing program.

Canada needs to agree that housing is a basic Charter right. Canada has ratified the 1976 UN International Covenant on Economic, Social and Cultural Rights, which states that the parties to the covenant “recognize the right of everyone to

an adequate standard of living for himself and his family, including adequate food, clothing and housing, and to the continuous improvement of living conditions,” but has not extended this recognition as a Canadian Charter right.

The new comprehensive strategy needs to make a clean break with the failed assumption that development is best left to the market, and adopt instead the principle, clearly enunciated by UBC’s Paul Kershaw and Generation Squeeze, that “Canada’s housing market should be regulated primarily to provide an efficient supply of affordable, suitable homes for community members and families to live in (renting or owning).”[xix]

The development of Canada’s National Housing Strategy is already underway, with an announcement due on November 22nd sharing what the government has heard from Canadians.[xx]



Generation Squeeze

#2. Restrict Foreign Ownership

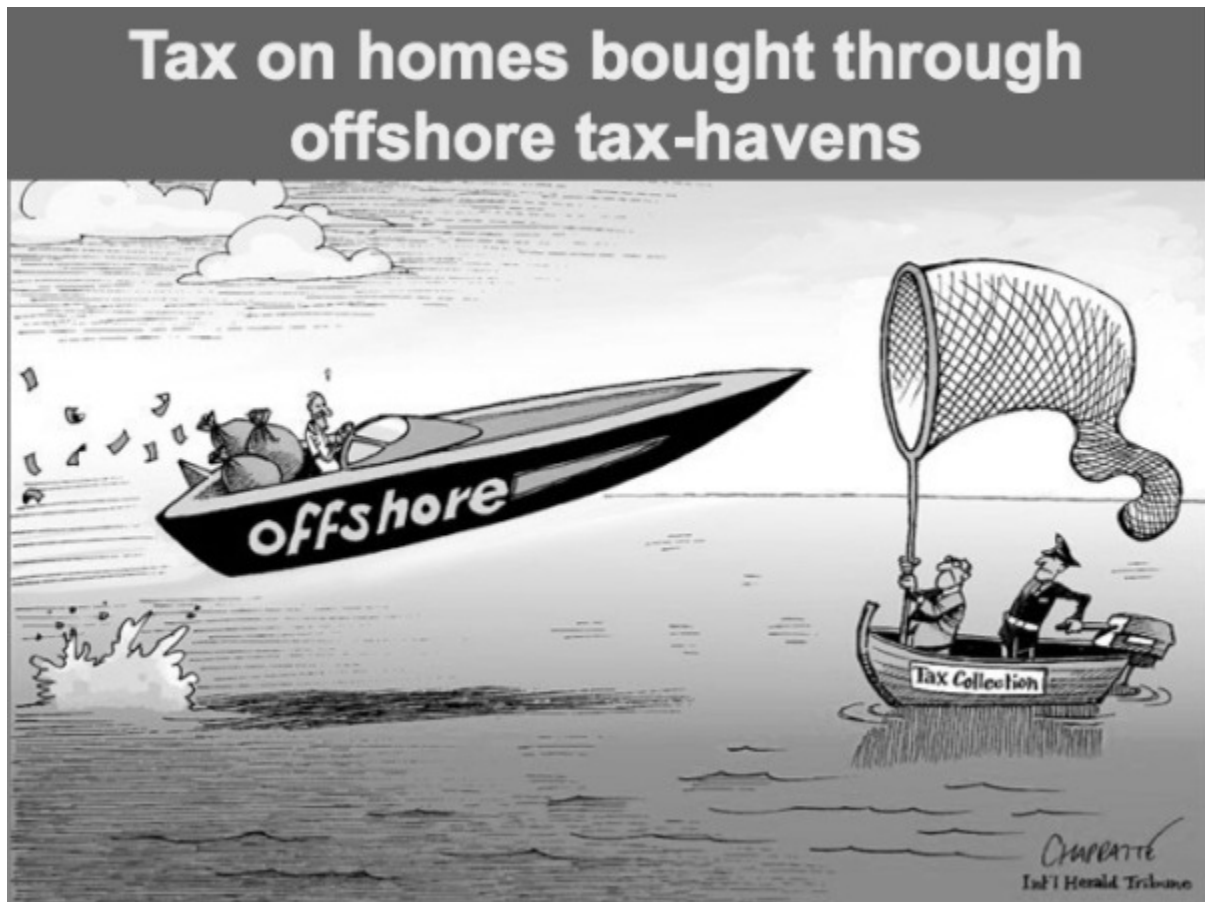
We need to restrict the foreign ownership of land, as Martyn Brown has argued so eloquently in *The Tyee*. [xxi] We could place an outright ban on the purchase of property by foreign non-residents, as Australia and Norway have done, or do it for six months to a year while we sort our policies out, as Bill Tieleman has argued. [xxii] The BC government’s 15% additional property transfer tax on foreign buyers in Metro-Vancouver is a welcome step in this direction.

Alternatively, we could restrict the right to buy property to Canadian residents of any nationality who live and pay taxes in Canada, as Tony Greenham has argued as a solution to the housing crisis in the UK. [xxiii]

#3. Close the Tax Havens

Globally, Canada needs to play a far more active leadership role in the work to close down the tax havens once and for all. The economist Gabriel Zucman, in his book *The Hidden Wealth of Nations: The Scourge of Tax Havens*, estimates that \$7.6 trillion is being hidden in the havens, including 9% of Canada's wealth, as a result of which Canada is losing \$6 billion year in government revenue. The solution he proposes is a fully transparent international finance register, backed by punitive trade tariffs against countries that refuse to cooperate.[xxiv]

In the meantime, the federal government could require any company buying property in Canada to join a public register of beneficial ownership, showing who the actual owners are; it could impose severe punishments on professional accountants and others who enable Canadians to evade taxes; it could close all of the loopholes and dodgy practices that enable tax-evaders to buy and flip property in Canada; it could enable local municipalities to impose an annual tax surcharge on properties owned by offshore entities; and it could legislate the forced sale of all such properties, releasing them back onto the market.[xxv]



Rental Price Controls?

In BC, the law limits the annual rent increase for continuously occupied residential units to 2.9%, which may be one of the best rent controls in the world. This does not apply to rental turnovers, however, which affect 30% of Metro Vancouver's 105,000 rental units, where prices are jumping by 10-20%.^[xxvi]

Cities can legislate rent controls, as New York has done since 1938, and as Stockholm and Berlin are now doing to try stop rental price inflation, though their experience shows that unless the regulations are well enforced landlords will find a way to skirt the rules, and the controls can cause a thriving black market.^[xxvii]

Adding to the muddle, developers of new rental properties need a financial incentive to build, so unduly restrictive rent controls may inhibit the very thing we need, which is more affordable rental units.

#4. Use Municipal Powers

Municipalities can use inclusionary zoning to require developers to make 30%, 50% or 100% of all new units of a development affordable and family-friendly, generating mixed-income communities.

They can zone for increased densification of single-family neighbourhoods to allow more townhouses.

They can allow car-free laneway housing and secondary suites, accompanied by good transit, safe bike-routes, and car-sharing.

They can make it easy for non-family members to buy a house together, owning it as ‘tenants in common’.

And depending on their legal powers, they can require that any new homes be marketed locally for at least six months before being offered to foreign buyers, as the Mayor of London, UK, Sadiq Khan, has proposed.

To help tackle homelessness, municipalities can also allow land left idle for more than a year to be used for temporary tiny homes villages for the homeless, learning from Dignity Village in Portland, Opportunity Village in Eugene, Oregon (see below), and Victoria’s MicroHousing Project.[xxviii]



#5. A Limited Ban on AirBNBs

Vancouver is proposing to license short-term AirBNB rentals within principal residences, but to deny licenses to AirBNBs that are in separate apartments or houses, potentially releasing up to 3,000 units of housing into the permanent

rental pool. The ban could be linked to the rental vacancy rate, ending when it rises above 3.0.

How Much New Housing is Needed?

Following last year's federal election, anti-poverty advocates and housing providers asked the government for \$3.2 billion to renovate old units and to build 100,000 new units nationwide.[xxix] The federal government responded with a \$2.3 billion short-term commitment over two years for a variety of affordable housing initiatives.

The cost of the failure to address homelessness is estimated at \$7 billion a year, because as a society we are using law enforcement, courts and prisons, emergency healthcare, longer hospital stays and emergency shelters instead of taking a proactive Housing First approach, as cities like Medicine Hat, Alberta, have done.[xxx] This is the cost of allowing social entropy to blossom, instead of taking a pro-active syntropic approach.

Citizens for Public Justice says 3.2 million Canadians need improved housing, because they pay more than they can afford on rent, or live in homes that are overcrowded or need major repairs.[xxxi]

This includes Canada's First Nations, for whom the Assembly of First Nations has estimated the on-reserve housing shortage to be approximately 85,000 units. Aboriginal Affairs and Northern Development Canada puts the number at 35,000 to 40,000 units.[xxxii]



Seabird Island Sustainable First Nations Housing, BC

In Metro-Vancouver, 145,000 households spend more than 30% of their income on housing. Marc Lee, chief economist with the Canadian Centre for Policy Alternatives, sees the need to build 5,000 to 10,000 new units a year in Metro Vancouver alone.[xxxiii] For BC as a whole there is probably need to build 10,000 to 20,000 units of new affordable housing a year.

Such a massive building program would generate up to 22,600 new jobs for builders and the trades in BC, assuming 1.13 jobs per apartment unit.[xxxiv] It would also create an opportunity for solutions to two other problems that need urgent attention – the climate crisis and the problem of loneliness. (See below.)

What Will It Cost?

10,000 to 20,000 units a year at \$250,000 per unit comes to \$2.5 to \$5 billion a year, less if governments contribute land (as Vancouver is offering to do) and waive the development fees. This could finance an ambitious affordable housing building program, driven by non-profits. If the new revenue comes from targeted housing taxes (see below), this would also help to cool the market. If the development is done through housing cooperatives (see below), the cost could be considerably lower.

In the pot so far is the federal government's \$2.3 billion Affordable Housing Initiative over two years, which includes \$500 million for affordable housing units and various other needs, \$739 million for First Nations housing, \$208 million over five years for an Affordable Rental Housing Innovation Fund to support the construction of up to 4,000 affordable rental units, and \$500 million for an Affordable Rental Housing Financing Initiative to provide low-cost loans to municipalities and housing developers to construct affordable rental housing.[xxxv]

If the money is shared among the provinces by population, BC's share comes to \$150 million a year. In February the provincial government announced \$365 million in matching funds to build 2,000 units, and in September it added \$500 million to build a further 2,900 rental units. Taken together, the BC commitments come to \$1 billion, providing the funds for 5,000 units, and 20-40% of the finance needed to build the 10,000 to 20,000 new affordable rental units that are needed every year to provide a permanent solution to the crisis.

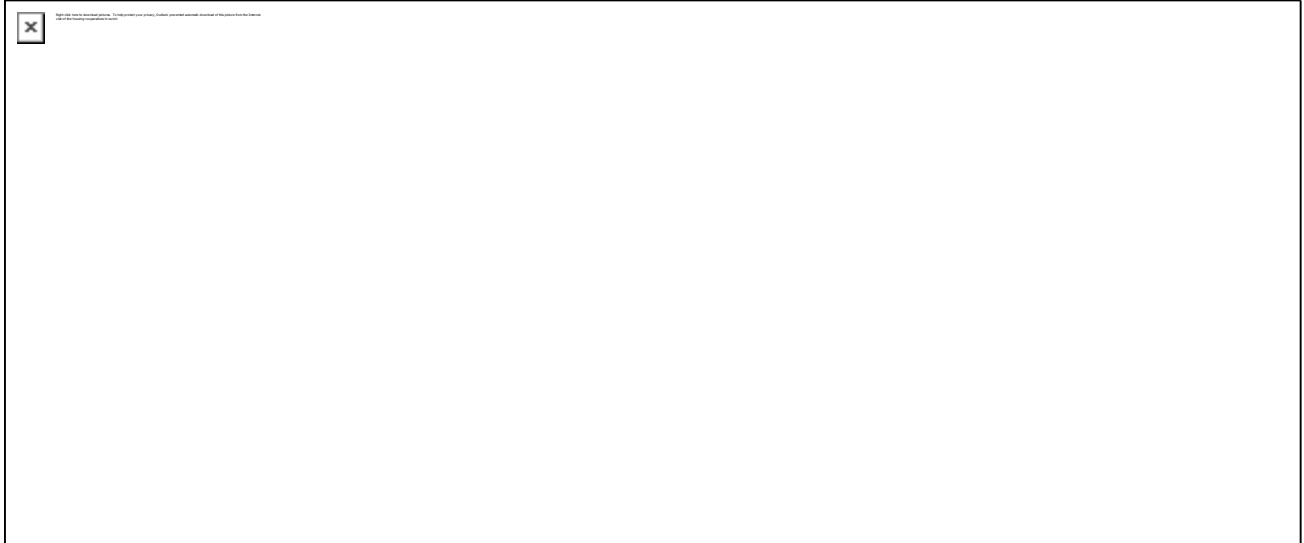
Canada's mayors are seeking \$12.6 billion over ten years as part of the government's \$20 billion social infrastructure investment, including \$7.7 billion to maintain and repair existing units and \$4.2 billion to build 10,000 units of housing annually across the country. This comes to \$1.26 billion a year for the whole of Canada, which will be insufficient to solve the problem.

To accumulate the funds needed, seven sources of new revenue are recommended—three municipal, two provincial and two federal (see below).

#6. Housing Cooperatives

If the new affordable housing was organized as housing cooperatives, backed by supportive policies, the finance might be able to come largely from the market. In Sweden, some 13,000 housing cooperatives own 998,000 dwellings, providing housing for 1.6 million people, 22% of the Sweden's people. "The tenant-owners finance 75 – 80% of the development cost and the rest of the financing is raised by the co-op organizations through loans from the banks and other private financial institutions. Tenant-owners can normally get a loan from the banks equivalent to 85% of the down payment required." [xxxvi] If zero-interest capital loans were advanced to cooperatives (see below), this would further reduce the cost.

Since 1976, the collaborative non-profit Batir Son Quartier in Montreal has developed 10,900 units of affordable housing, half of which are in cooperatives.[xxxvii]



Zurich, Switzerland, has no housing crisis, and it's chiefly because long ago, the city responded to its then housing crisis by offering interest-free loans to buy land for the development of cooperative housing. Today, a quarter of the city's housing is not-for-profit, 80% of which is provided by private housing co-operatives (see above).[xxxviii]

Affordable housing experience in Lewisham, London, UK, shows that it is important to include the future owners of an affordable housing initiative in co-designing the plans. "Involving residents directly in the process is also one way of making housing more affordable, and it does help to create a committed, localised and engaged community."[xxxix]

#7. Zero-Interest Capital Loans

The money does not all need come from new sources of revenue, since housing produces rent, enabling the private sector to get involved. The federal government has committed \$500 million to this end, and the provincial government, which can borrow at 1%, could use the federal money to offer zero-interest capital loans for developers who build 50% or 100% rental buildings, and for housing coops.[xl] The BC government lends at 1% for the property tax deferral program for seniors.

Affordable Housing Bonds, in use in Britain for 30 years, are also possible.[xli] So is the development of public banking, which has proven its ability to provide stable, successful banking in North Dakota for almost 100 years.[xlii]

#8. An Affordable Housing Tax Levy

A municipality can enact an affordable housing tax levy. Seattle has done this since 1981, enabling the city to build 12,500 affordable apartments, help 800 families to purchase their first home, and provide emergency rent assistance to 6,500 families. The levy increases property taxes by \$122 a year on a home with an assessed value of \$480,000, with an exemption for homeowners whose annual income is less than \$40,000, and for those who are over 60, disabled and unable to work, or veterans with service-related disabilities.[xliii]



#9. A Municipal Levy on Properties Bought by Non-Residents

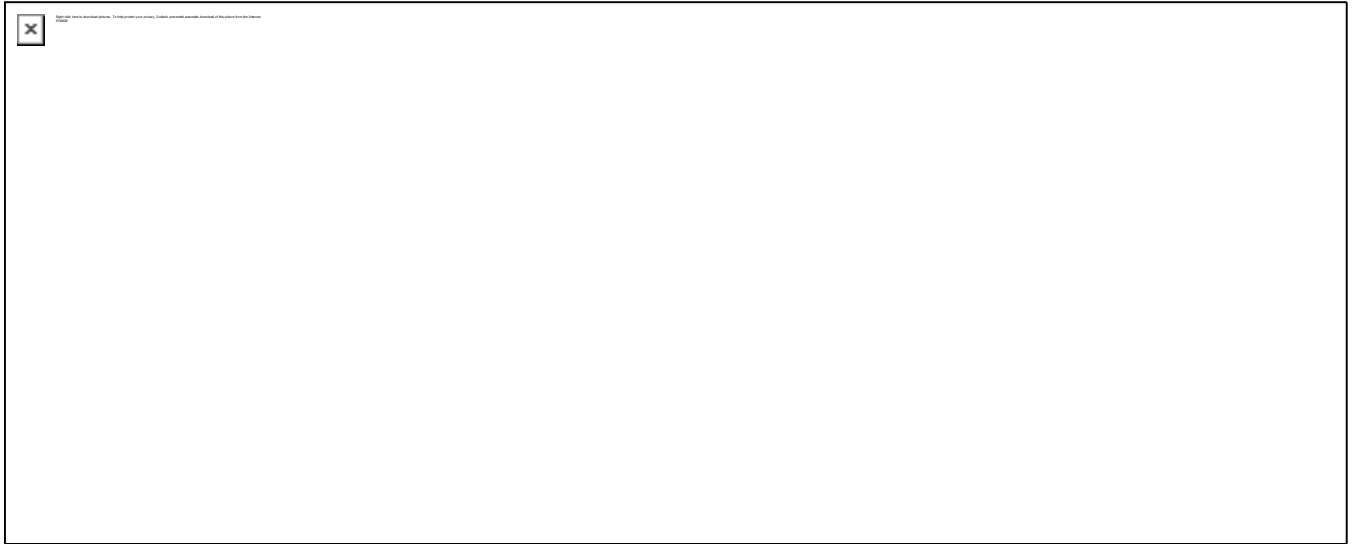
There could be an additional municipal levy on properties bought through offshore companies, and by non-residents or non-Canadian tax-payers, at least until purchase by non-residents is restricted or ended, as the UBC economist Joshua Gottlieb has proposed. [xliv]

#10. A Municipal Levy on Empty Houses or Second Homes

Vancouver has 10,000 empty condos, while 1,750 people are homeless (3,700 in Metro Vancouver).[xlv] Victoria has a further 1400 homeless people. London (UK) has 50,000 empty properties, and 6,500 homeless. There's something deeply wrong with this picture. Across Canada, up to 35,000 people live in shelters or on the streets.[xlvi]

According to Vancouver City Hall staff, if 20% of Vancouver's empty homes were used for rentals, it would increase the rental vacancy rate from the current extremely low level of 0.6% to a healthy 3%.

Vancouver's new annual 1% property value tax on empty properties, supported by 80% of Vancouver's people, will cost the owner of an empty \$1 million home \$10,000 a year to keep empty.[xlvi]



Lovely view, but no-one at home to see it

#11. An Escalating Property Transfer Tax on High-End Properties

Provincially, there could be an escalating property transfer tax on high-end properties, which would also help cool the market. In February 2016 the BC government raised the tax to 3% for the portion above \$2 million, and it could go higher.

As a result of the overheated property market, the BC government has been making an unexpected killing from the property transfer tax: \$1.49 billion in the last fiscal year, a 40% increase over the year before, and \$562 million more than the government budgeted for. Given the damage that housing price inflation is causing, it is appropriate that 80% of the increase be earmarked for affordable housing.

#12. A Housing Speculation Tax

There could be a 10% speculation tax on properties that are bought and flipped quickly. Other changes are needed to close various loopholes that are corrupting

the real estate industry, enabling some people to avoid paying property transfer tax altogether.[xlvi]

#13. An Investment Tax on People Who Avoid Capital Gains Tax

There could be financial penalties on people who avoid capital gains tax by falsely claiming an investment home as their primary residence, with 100% of the revenue (less costs) going into the Affordable Housing Fund.

#14. A Federal Inheritance Tax

Finally, there could be an escalating federal inheritance tax on inheritances over \$1 million, with 100% of the revenue being used to build affordable housing to offset the way inheritances contribute to the housing crisis. This would also address the deeper problem of inequality, which may be a root cause of the problem. Much more will be needed to reverse the inequality trend, including a \$15 minimum wage, the end of student debt, affordable childcare, and major tax reforms, but it would be a beginning.

Working Together

With a dependable stream of new revenue, governments could work together to finance the building of 10,000-20,000 units of new affordable housing in BC, in partnership with non-profits and agencies such as the Vancouver Affordable Housing Agency.

While the provincial and federal governments have been asleep on the housing file for three decades, the City of Vancouver has not. It established The Mayor's Task Force on Housing Affordability in 2011, which came up with *Vancouver's Housing and Homelessness Strategy 2012-2021: A Home for Everyone*. In 2014 it established the Vancouver Affordable Housing Agency,[xlix] which has committed 20 parcels of land for low-cost housing, and in May 2016 it announced the construction of 358 affordable housing units on four city sites. Victoria has also been very active in seeking solutions and enabling new rental developments.



#15. An Affordable Housing Land Reserve

Land being purchased for affordable housing could be placed in a newly created Affordable Housing Land Reserve, operating as a Community Land Trust, through which the land would be taken off the market forever, but the homes could still be bought and sold for residential purposes. This would guarantee future affordability for generations to come, while allowing families to own the homes they live in and to leave them to their children in their wills.[1] This is the way Vancouver is proceeding, working in partnership with the Vancouver Community Land Trust Foundation.[1i]

BC established a Housing Priority Initiatives Fund in July 2016, so the foundation is in place; it just needs to receive a lot more money, and then to focus its expenditures on land purchases to be placed in Community Land Trusts, to support the development of new housing cooperatives.



A Community Land Trust Development Model

#16. Housing First

The new stream of revenue could enable every municipality in Canada to adopt the ‘Housing First’ approach to homelessness, giving priority to ensuring that everyone has a home to live in before focusing on mental illness,, drug and alcohol addictions. Since starting on its strategy in 2009, Medicine Hat, Alberta, a city of 60,000, has eliminated 100% of its homelessness, providing secure homes in supportive or subsidized housing for 875 people, including 280 children.[lil] The Canadian Alliance to End Homelessness’s 20,000 Homes Campaign is leading the charge to implement Housing First across the country, calling for 20,000 new homes to be created for the homeless by July 2018.[liii]

#17. Creativity in Providing Affordable Housing

The argument for enabling non-profit housing societies to manage the building program is that they have a better understanding of the variety of housing options that are needed, they operate without a profit expectation, and they enjoy the public’s trust.

In addition to traditional building, new approaches include rent-to-own, temporary pre-fabricated modular homes, shipping container homes, and the

Montreal ‘Grow-Home’ three-story townhouse, where first-time buyers start with a simple small unit, designed for expansion as a family and its income grows (see below).[liv]



In Holland, the government has been encouraging self-building, by which new homes, often in large-scale developments, are financed and customized by private individuals, not developers, some with help from government stimulus schemes for families earning less than \$29,000 a year (see below). Self-build now accounts for a third of all homes purchased, by-passing the financial cut that developers expect to make.[lv]



Another model is the Whistler Housing Authority, established in 1997 to address the chronic shortage of staff housing in the resort. Through their work, more than 1,000 properties are available only to local employees and retirees. If you want to buy one of the units, and wish to sell, the price increase is limited to the rise in Canada's national price index, not the local property market, enabling Whistler to keep its units affordable in perpetuity.[lvi] Vancouver's new Affordable Home Ownership Pilot Program works on similar principles, with at least one person needing to be a first-time buyer who works in the city.[lvii]

#18. Student Housing

For student housing, for which there is an urgent need for 20,000 new units in BC, the universities have said that they are ready and willing to self-finance their own projects. All that is needed is a provincial arrangement that the debt would not fall within the government's total capital debt, which affects the province's credit rating. At an estimated \$100,000 per unit, this would be the most cost-effective way to relieve the rental pressure in Victoria, Vancouver and Burnaby.

#19. Passive Homes

To tackle the climate crisis we need—among other things—to eliminate the use of fossil fuels, in part by using 100% renewable energy in new buildings. Passive Houses reduce heat-loss by 90%, thanks to their extra-thick insulated walls and triple-glazed windows, and they need no heat-source apart from a small electric heat-recovery ventilator. They are zero-emission homes.[lviii]

Based on experience in Victoria, where Rob and Mark Bernhardt are building Passive Homes, they cost only 4.4% more (see below).[lix] With no heating bill, the small extra cost can be easily absorbed into the financing. In Brussels, Belgium, since 2015, every new building, large or small, has been required to be built to the Passive House standard.[lx] If BC was to build 10,000 to 20,000 sustainable, affordable Passive Homes a year, it would catapult us into world leadership, and create a wave of similar change around the world.



#20. Sociable Homes

It is also important to design the layout of new homes to make them *sociable*, to address the growing problem of loneliness. The human instinct to connect is very strong, and when allowed to blossom it builds communities where people take care of each other. When suppressed, however, due to thoughtless design, people become isolated, leading to loneliness, which accentuates stress and mental illness.

For 99.99% of the last million years our ancestors lived together in communities, doing everything on foot. It was only 70 years ago, in the 1940s, that planners declared automobile access to be more important than human contact, restricting humans to sidewalks, and giving approval to suburbs that often have no sidewalks at all and no places where neighbors can meet and socialize.

It is important, therefore, that as well as being built to the Passive House standard, and including green space, allotment gardens and play space, every new affordable housing project be designed to be sociable, using a participatory design process and shared leadership, with natural meeting places, and car access off to one side, like the much sought-after UBC student family housing at Acadia Park,[lxi] and the pocket neighborhoods that architect Ross Chapin has designed on Whidbey Island (see below).[lxii] When local considerations

require that there must be car-access among the buildings, and not off to one side, the road can be based on the Dutch principle of *woonerf* or ‘living street’, where humans have priority and cars no longer have the automatic right of way.



#21. New Villages

A growing number of people want more than to live in an affordable home. They want to live in an ecologically sustainable community where they can share, grow food, and develop projects together.

They also want to enjoy a stronger sense of community. They want to build a sharing economy, with a lighter footprint on the Earth. They want to build their own ecovillages and tiny home villages.



Tiny home village living in converted whisky-barrels. Findhorn Ecovillage, Scotland

To turn these desires into reality requires a willingness to train people in the skills of land development, financing and zoning. In Canada's early history, many people went out and built their own towns and villages without much difficulty. These days, however, the complexity of land development, finance, investors, planning, zoning, development permit applications and water, sewage and roads approval means that almost all development is done by developers, working by professional planners, surveyors and engineers.

The history of cohousing, however, with ten completed projects in BC, shows that land development can be managed democratically by the residents themselves, using professional help where needed.[lxiii] It is possible to imagine a platform being created that would assist people to create their own tiny home villages and ecovillages.

We should use a small portion of the affordable housing funds to train people how to become their own developers, forming Ecovillage Development

Cooperatives, raising the finance, and navigating the complex world of zoning and development approval.



Belterra Cohousing, Bowen Island

Conclusion

In these ways, we could turn today's housing crisis into a great opportunity to build affordable homes that also build community and are a solution to the climate crisis.

Could all this happen? It could become a reality if enough people are willing to get behind it, and make it one of the top BC election issues in May 2017, alongside tackling the climate crisis and building a new green economy.

It could happen if enough municipal councils, non-profits, businesses and service clubs get behind it, writing letters demanding solutions such as these.

#22. A Canadian Affordable Housing Alliance

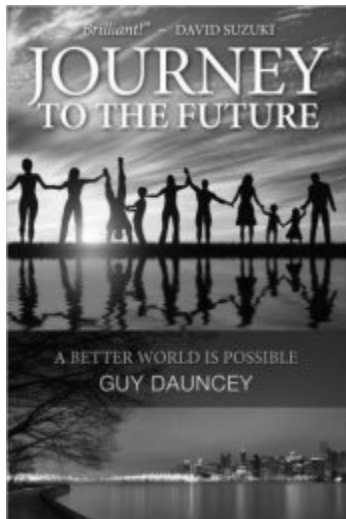
It could also happen if a broadly-based Affordable Housing Alliance were to be established, as a vehicle through which not just the leading NGOs but also the millions of Canadians who are struggling to buy a home or pay the rent were able to organize, the way struggling agricultural workers did when they formed the first labour unions in the early 1800s.

It was only after Victoria's Super InTent City made so many headlines, ruffled so many feathers and won its court cases in the summer of 2016, assisted by Victoria's Together Against Poverty Society and many others, that the city and the province came together to find \$86 million to finance 714 new housing units for homeless people. Some people complained that the Super InTent City leadership was activist, but that is exactly what's needed, not just in Victoria but every community.[lxiv]

One thing is certain: without deep, intentional solutions this crisis will only get worse. More millennials will be shut out of home ownership, more people will experience the stress of unaffordability in the rental market, more people will be obliged to couch-surf or to remain living with their parents, more people will live in vans and trucks, more people will become homeless, and more angry Tent Cities will spring up—and not all will be as well organized as Victoria's was.

*

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ROCKLAND NEIGHBOURHOOD ASSOCIATION

April 5, 2017

Mayor and Council

Regarding the rezoning application for 1201 Fort Street

Dear Mayor and Council,

We would like to respond to Planning's report.

- * When only part of the property is designated "Urban Residential" in the OCP, Planning's contention that the proposal is "consistent with Urban Residential" is misleading. Most of the property is "Traditional Residential"; why should the proposal not be consistent with that?
- * Because Fort Street is one way and forces all traffic east, it is not a typical secondary arterial road. However, Planning is using this designation as a significant factor in determining that this site is a "strategic location."
- * The proposed luxury units will not "contribute towards the housing need," when the need is for affordable, family housing.
- * When more than half of the trees will be removed, the proposal can hardly be said to "contribute to the City's urban forest" or to enhance Fort Street and the neighbourhood. The proposed pathway does not retain green space or create park space. What exists now is green space. A pathway is not a park. Seedlings are not a replacement for mature trees and their canopy.
- * There has not been "adequate consultation regarding the proposed change from Traditional Residential to Urban Residential for the south portion." The RNA has not been consulted regarding the impact of this change at the 11th hour before the new LAP.
- * The proposal can not "enhance" the Garry oak ecosystem when it drastically alters the existing topography. An ecosystem is much more than individual trees.

Clearly, the proposal does not fit with the "local area context" and is inconsistent with many "relevant policies within the OCP and local area plans."

The core issues of unacceptable height and massing, the Wall of Pentrelew, and the scale of such a proposal - which does not fit in with our historic neighbourhood - have not been addressed in Planning's report.

Sincerely,

Janet Simpson, President

Alicia Ferguson

To: Christine Havelka
Subject: RE: 1201 Fort St.

From: Errol Miller
Date: April 5, 2017 at 11:11:41 AM PDT
To: <[REDACTED]>
Subject: 1201 Fort St.

Dear Councilor:

Regarding the redevelopment of 1201 Fort St.

The request for rezoning this property is a test case for what we want Victoria to be.

The argument has been made that we need greater density in Victoria to prevent the in-migration from other parts of the country from moving to areas outside our city where they will buy homes.

We have no obligation to find housing for everybody who wants to move here, especially those who are buying property for speculation or for holiday homes. These are homes where the owners spend a few months here when it suits them; the rest of the time they live in warmer climates or somewhere else in Canada or the world. These people will be taxpayers but they will never be citizens who contribute to community life.

We do have an obligation to find housing for people who live and work here full time. These are the people who contribute to a healthy community. They could be owners or renters, but they have a stake in what happens in Victoria, the Island and the Province.

We need affordable housing that is close to schools and services for families, for those who are employed here and those who want to come here to be employed, for the working poor and those on welfare so that they have money for necessities, for the homeless so that they have an opportunity to improve their situation.

Yes, increase density, but do it slowly and thoughtfully. Victoria is a beautiful city because of its smallness and its green areas. Putting up ugly high rise buildings (30 stories? Ridiculous) as fast as possible will destroy its attractiveness. Think about those citizens back in the '60's and '70's who decided it was not a good idea to tear down the heritage buildings in the Old Town in order to put up new high rise buildings. We are facing the same situation now. So far most of the towers being constructed are being built on former parking lots or replacing buildings of little heritage or material value. However the appetite for more sites will mean that there will be increased pressure on buildings and land that should be preserved.

Although the buildings planned in the green area at 1201 Fort are a maximum of six stories, this development represents the loss of land that makes the area attractive. Develop it as is planned and it becomes an eyesore. It will be too crowded with buildings and at six stories high it will dominate the whole area. The reason for the extra height and density is so the developer can

make more profit, which is not a good reason to ruin the neighbourhood. If it must be developed (I would prefer a park) the number and size of buildings must be reduced.

We have contradictory impulses.

We are attracted by greenery and wildlife, shrubs, grass, trees, flowers, birds and butterflies and want to live close to them. So we buy the land, clear it of the greenery, put up a building, put in paved roads and sidewalks and then wonder where nature went.

We are attracted by unique architecture, heritage homes that have character, small-scale buildings that have a personal feel, quiet, walkable environments, businesses that are personable, customer oriented. Then we allow developers to tear those structures down and replace them with big, ugly cookie cutter, rectangular buildings that have no appeal and pack as many people into them as possible in the name of efficiency and profit.

Is this the way we want Victoria to go? Will this be a livable city in the future? Is this a city that tourists will want to visit? Will it be a city that looks like every other North American city?

City Council had better stop and think. Other cities in the world have stopped this type of development and are much more attractive than Victoria. Look around. We need leadership now to preserve what is attractive about Victoria and improve on it in the future.

Sincerely,

Errol Miller

#106 1149 Rockland Ave.

Victoria.

Alicia Ferguson

To: Christine Havelka
Subject: RE: Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

From: Susanne Wilson

Date: April 5, 2017 at 4:25:48 PM PDT

To: <mayor@victoria.ca>, <cthorton-joe@victoria.ca>, <gyoung@victoria.ca>, <pmadoff@victoria.ca>, <mlucas@victoria.ca>, <jloveday@victoria.ca>, <bisitt@victoria.ca>, <ccoleman@victoria.ca>, <malto@victoria.ca>

Subject: Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

I am writing to express my concerns regarding the development proposed by Abstract Developments at 1201 Fort Street and 1050 Pentrelew Place which I understand is on the agenda of the Committee of the Whole tomorrow, April 6, 2017.

* The loss of the only open and treed green space along the Fort Street corridor between Wharf St. and Richmond Ave. as well as the loss, through demolition, of the building that has been occupied by the Truth Centre Church for many years. The loss of this excellent facility with its auditorium, meeting spaces, kitchen, etc. will be a loss to the entire city given the lack of this kind of space for cultural, art and community activities and gatherings. I consider allowing this development would represent a loss to the surrounding neighbourhoods and to the entire city.

* The proposed development's scale, height, mass and design does not respect the unique heritage aspects of the area and greatly exceeds what is allowed in the current zoning nor is it in keeping with what Rockland residents envision in the Official Community Plan for this area.

* The development has no provision for supportive, subsidized or affordable rental housing of which this city is in such dire need.
The proliferation of this kind of stratified, expensive housing ignores this pressing need.

Sincerely,
Susanne Wilson
1377 Craigdarroch Road
V8S 2A8

Noraye Fjeldstad

From: Susanne Wilson <[REDACTED]>
Sent: Wednesday, April 05, 2017 4:26 PM
To: Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor); Margaret Lucas (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor); Chris Coleman (Councillor); Marianne Alto (Councillor)
Subject: Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

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The proliferation of this kind of stratified, expensive housing ignores this pressing need.

Sincerely,
Susanne Wilson
1377 Craigdarroch Road
V8S 2A8
[REDACTED]



Tel: 250-920-5435
Fax: 250-920-5437

3-772 Bay Street
Victoria BC V8T 5E4

reception@groupedenux.com
GROUPEDEX.COM

April 6th 2017

City of Victoria
1 Centennial Square
Victoria, BC

via e-mail

Attention: Mayor Helps and Council

RE: Rezoning application for 1201 Fort Street – Abstract Development

Dear Mayor Helps and Council,

Our group owns and manages the 55 unit rental apartment building at 1025 Linden Avenue which borders the south west corner of this proposed development

We are in support of this quality development as we believe it is an attractive addition to the Rockland neighbourhood.

We feel its scale and massing fits the neighbourhood and we are pleased to see a great number of trees retained and new ones planted to provide screening.

We look forward to this new project in the area.

Yours truly,

Nicolas Denux

For Groupe Denux & Diane F. Denux

Abstract's Proposal for 1201 Fort/1050 Pentrelew:

Why should this interest us all?

A new development is being proposed in your community.

The City is considering a Rezoning application proposing the construction of 2 multi-family buildings and 12 townhomes

Address: 1201 Fort Street and 1050 Pentrelew Place

Get involved, have your say.

Check back here or at victoria.ca/publicnotices for date of the public hearing.

The poster features a map of the area around 1201 Fort Street and 1050 Pentrelew Place, showing the proposed development area. The map includes street names like Fort St, Pentrelew Pl, and various lot numbers. A speech bubble contains the text 'A new development is being proposed in your community.' Another speech bubble says 'Get involved, have your say.' A third speech bubble says 'Check back here or at victoria.ca/publicnotices for date of the public hearing.' The bottom of the poster has a green hill and a white building icon. At the very bottom, there are contact details: a globe icon for victoria.ca/devtracker, an envelope icon for developmentsservices@victoria.ca, a phone icon for 250.361.0382, and the City of Victoria logo.

Where is this?

Truth Centre/Pentrelew Family Estate

- In Rockland
- 1201 Fort and 1050 Pentrelew
- Runs to 1010 Pentrelew



From: Official Community Plan, 2012 (Amended in 2015)



View from Fort (Internet)



View from Pentrelew (Google Maps)

What is being Proposed?

93 units

- 5 story building
- 6 story building
- 12 - 3 story townhomes

All images from Proposal Submitted



View South from Fort



View North from 1010 Pentrelew



View Southeast from Pentrelew/Wilspencer



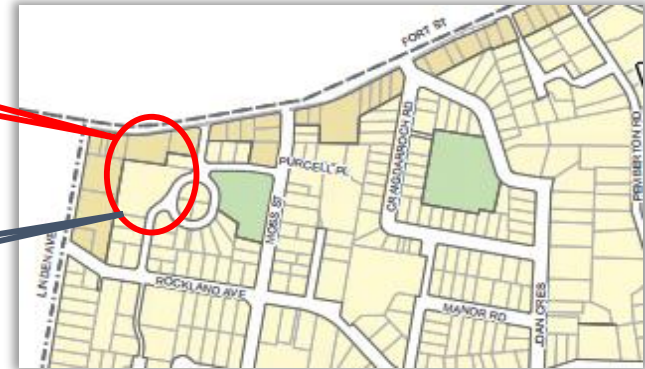
View East from Pentrelew

What is the current Zoning?

The property has mixed zoning:

- The **Official Community Plan (2012)** shows:

- the parcel on Fort as **Urban Residential**
 - 2nd lowest of six levels of density – “primarily of multi-unit residential”
 - Floor-space ratios (FSR) generally 1.2:1 up to 2:1 in strategic locations
- the majority is **Traditional Residential**
 - Lowest of six levels - “primarily ground-oriented building forms”
 - Floor-space ratios of 1:1



From Official Community Plan Page 160

- The **City Zoning Bylaw** shows:

- The parcel on Fort is R3-AM-2
 - Mid-rise, multiple dwelling
 - Height shall not exceed 12m and 4 stories
- The majority of the property is R1-B
 - Single family dwelling
 - Height 7.6m and 2 stories
 - No roof deck



From VicMap – City of Victoria mapping system w/zoning highlighted

Why is this a problem?



- Incompatible with vision for City and neighbourhood
- Proposal is unreasonable for the Zoning
- Massing and scale is excessive
- Height is unnecessary and does not complement adjacent buildings
- Adverse impact on neighbourhood with no positive return
- Loss of limited Rockland greenspace
- Creates unreasonable expectations for future proposals

➤ Incompatible with Vision for City and Neighbourhood

Rockland Strategic Directions in OCP:

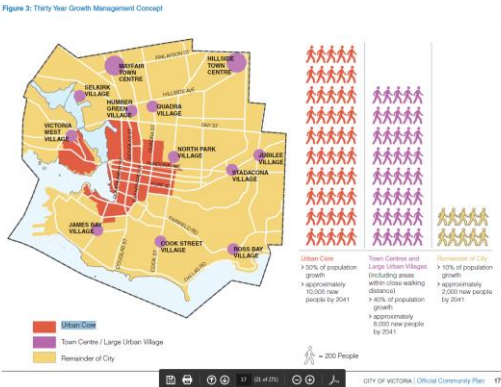
21.24	Strategic directions include:	
21.24.1	Encourage a diversity of population and housing in consideration of the neighbourhood's heritage and estate character.	X
21.24.2	Support mixed use development along the Fort Street frequent transit corridor.	✓
21.24.3	Undertake a local area plan to enhance Stadacona Village --- at Oak Bay Avenue and Fort Street.	
21.24.4	Continue to conserve the historic architectural and landscape character of the neighbourhood.	X
21.24.5	Enhance connections to Urban Villages in Fairfield, Gonzales, and Jubilee.	---
21.24.6	Support the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features.	X
21.24.7	Support greenway connection and opportunities for new parkland.	X

- No consideration for heritage and estate character.
- Partially – no mixed use on this property
- Not applicable
- Contrary to vision: 1 unit to 93.
- Not applicable
- Insensitive to existing dwellings. Reduces greenspace.
- Loss of greenspace – lost opportunity for new parkland.

From: Official Community Plan, page 161

City of Victoria Growth Management Concept:

- Growth envisioned for next 30 years for all of city less Urban Core and town centres is 2,000 new people
- This proposal puts up to 15% of the 30-year growth on one site in one year.
- This development belongs in Urban Core or Town Centres not in a residential area.



From: Official Community Plan

➤ Proposal is unreasonable for the Zoning

- This is not a request for variance but a complete rejection of zoning
- Diagram shows proposed plan with current zoning super-imposed:
 - Most of the units (at least 50) are on lots designated for two single family dwellings
 - Setbacks are ignored
 - Landscaping requires reduction of narrow road for Pentrelew access road
 - Roof-top decks are proposed
 - Height restrictions are ignored
 - Even the portion in R3-AM-2 ignores zoning restrictions
 - FSR ratios from bylaw are ignored

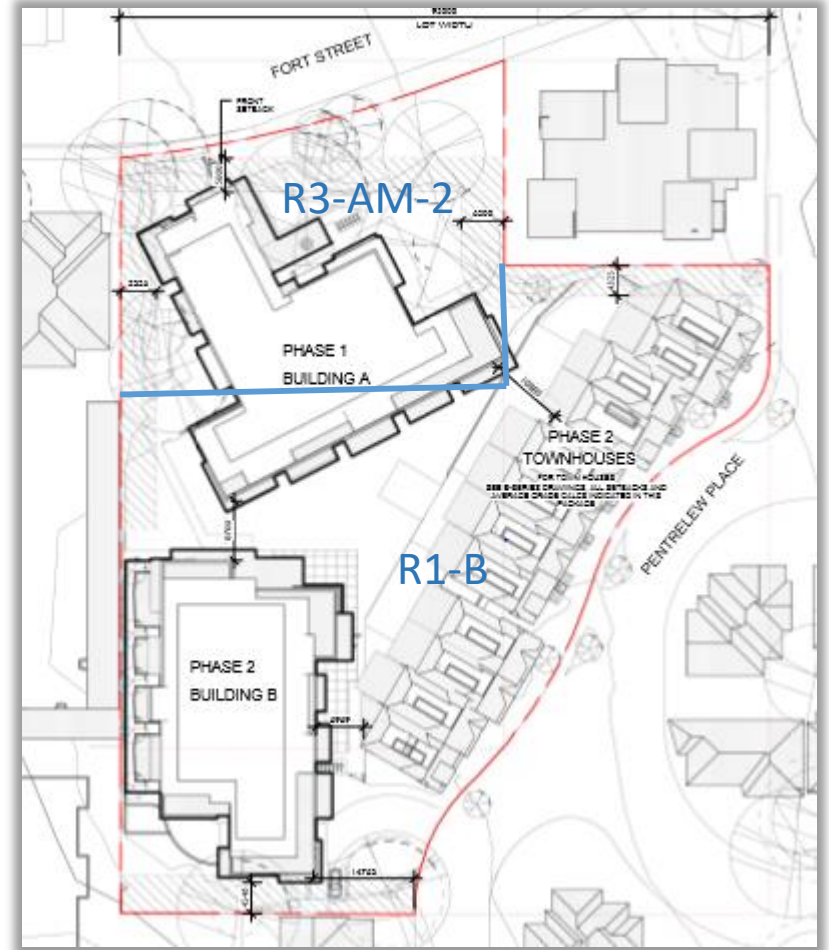


Image from Proposal Submitted – zoning added in blue

➤ Massing and scale is excessive

Proposal includes (facts in black from proposal):

- Proposal is for 93 units. For comparison:
 - Urban Village - Cook Street/Oliphant was 53 units.
 - Abstract's largest to date – Black and White is 77 units
 - Nearest apartments in R3-AM-2 zone are 26 and 21 units each.
- 5-story building of 34 units, a 6-story building of 47 units and twelve 3-story townhomes.
 - All houses currently on Pentrelew away from Fort are single family or duplex.
- 173 Bedrooms
 - At least 154 residents (using Statscan averages), but a potential of 300+ people
- 114+ cars
 - Includes limited visitor parking
- 116,513 sq ft floor space
 - Equals about 58 2,000 sq ft homes
- Floor space ratio: 1.379:1
 - exceeds 1:1 for R1-B or 1.2:1 for R3-AM-2 (this is not a strategic location)

Current - Image from Google Street view



Proposed - Image from Proposal Submitted



For comparison this building is 84 units

➤ Height is unnecessary and does not complement adjacent buildings



Images from Proposal Submitted

Building 1 is 21.1m high

Zoned for 12m (7.6m for portion on R1-B)

Building 2 is 18m high

Zoned for 7.6m

Townhouses are over 10m high

Zoned for 7.6m

Note: the Cook/Oliphant building was reduced to 16.5m in an Urban Village – this proposal is primarily on traditional residential land - not an Urban Village.

➤ Adverse impact on neighbourhood with no positive return

- Parking and traffic flow already a problem in area and this proposal further narrows road at arrows
- Increased traffic creates congestion on narrow road (Wilspencer/Pentrelew barrier was removed for safety)
- Loss of parking on street and any overflow at Truth Centre for AGGV, Langham Court events
- AGGV recently approved for growth on other side of Pentrelew creates greater pressure
- Proposal provides only 1 visitor parking site for every 10 units
- No positive impact on housing issues in Victoria – high-end units are proposed



Typical parking on Pentrelew during all Art Gallery or Langham Court Theatre Events

➤ Loss of limited Rockland greenspace

- Losing an opportunity to meet OCP objective: “support greenway connection and opportunities for new parkland”
- What is changing: (from p. 43 of proposal)
 - Site has 6 trees over 10m high – 5 will be removed (incl both Sequoias)
 - 7 bylaw protected trees will be removed
 - More than half of existing trees will be removed
- One of the last greenspace sites on Fort St.
- Loss of any greenspace between dominating buildings with narrow gaps.



Current View from Fort street (Google Streetview)



Proposed View from Fort street (Proposal)



View of the proposed pathway from Pentrelew side provides no sense of greenspace

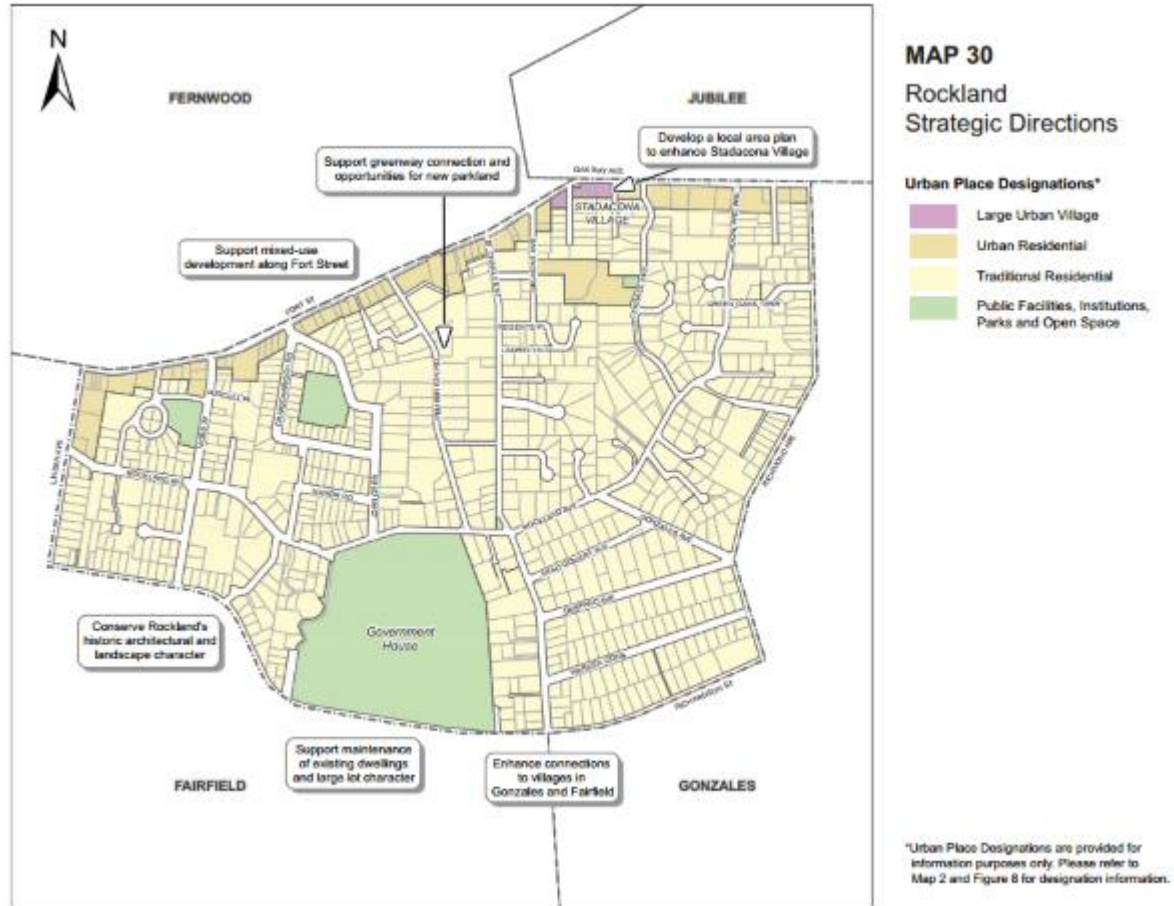
➤ Creates unreasonable expectations for future proposals on the part of developers

- A developer purchases land knowing the OCP and Zoning...
- ...but decides to propose apartments on single family dwelling site anyway
- If this is approved, where next?

The OCP provides a vision for the next 30 years, Council should stick with the plan unless there is strong reason to make an exception.

The case for such significant exceptions requested in this proposal is unconvincing.

SECTION 21: NEIGHBOURHOOD DIRECTIONS



It is requested that council consider the points made in this presentation and ask the developer to resubmit a proposal that respects the vision of the OCP.

Dear Councillors,

I am writing in regards to the proposal for 1201 Fort/1050 Pentlerew by Abstract. As a Victoria resident who is not directly affected by this specific proposal, I am writing to express my concern for the scale of this proposal and to object to rezoning application necessary for a development of this size to go forward. I am not opposed to increasing density, in fact, when done tastefully and thoughtfully, I am in favour of it. This development attains neither of those ideals. This proposal is an attempt to change the character of the Rockland area. It is a clear case of making decisions based on maximization of space rather than considering the surrounding homes and landscape.

As a homeowner, try to put myself into the situation. If a development came into my neighborhood, that met existing bylaws, I would have no choice but to accept what came. If a development were proposed that required variances and a massive shift from the City plan, I would resist it using every legal and civil tool available. If this development is allowed to move forward as it is currently proposed, what is to stop a similar situation from happening in my neighborhood? If a church or community centre comes up for sale, could it be rezoned and turned into a development that not only changes my neighborhood, but potentially impacts my largest investment? As with anything, this isn't an isolated decision, if it is approved, it could be cited in the future, for other developments.

Please ensure that this particular development does not go forward as is. Send it back for revisions that consider the community. Make sure that the requirement of neighborhood consultation doesn't become a "formality" that doesn't lead to any form of consensus building. Make sure that the rights of all property owners are respected.

When we consider our developments from a collective and even generational perspective, we build a better world for everyone.

Best Regards

Carey Newman



REDEVELOPMENT OF VICTORIA TRUTH CENTRE SITE: **1201 Fort Street & 1050 Pentrelew Place**

I am opposed to the redevelopment of the Victoria Truth Centre as proposed by Abtract Developments because it goes against the spirit of Official Community Plan, the city zoning, the community character of our street established in the 1930's, and, the Rockland neighbourhood, as well as the 3-4 storey Fort Street corridor. The proposal for this property should not be accepted for reasons of design, massing, and scale. Sadly, I have also lost faith in the developer and the zoning process, that, in my opinion, he manipulates very adeptly.

When I first met Mr. Miller, in the spring of 2016, he was visiting the residents on Pentrelew Place to introduce himself. He had just 'bought' the property. "Bought", that is, not in the sense that you and I would understand the term, as in owned; but, more in the sense that it was the property on which his offer had just been accepted. (The actual 'owing' was to come in about 7 months.) He stated that he had no plans as yet for the property. However, he acknowledged that my concept of 10-15 homes, of say 2 ½ stories each, something in the historical style of this 1930's neighbourhood, was simply 'not enough'. Nor, I learned, was it 'enough', to double the density, and cram 35-40 modest townhouses of 2 ½ stories on the site. From this experience, I learned that he possessed very strong ideas of what he wanted, despite his profusions to the contrary.

Shortly thereafter, given only a few days notice, but with abundant curiosity, I was able to re-arrange my schedule in order to attend the first meeting at his new 'iconic' building on Oak Bay Avenue. (I wouldn't want to live near that one.) From that meeting, I was encouraged to believe that his company was actually interested in "engaging" with our neighbourhood about the prospective property development. Still, he professed to have no ideas.

Three weeks later, when I attended the second meeting, it was apparent that he heard little or nothing of our concerns. The detailed master plan for the site presented to us that night disregarded nearly everything we expressed. (I'm still bewildered by that second building. Where did that come from?) Forcefully, he demonstrated without any apology, that the zoning was irrelevant, the Official Community Plan had no value as it was out-dated. We were simply not current. And, because of his frequent and ongoing meetings with the planning staff at City Hall, there was no need to adjust the designs. According to Mr. Miller, the planning staff at City Hall really liked these plans. Of course, this comment was meant to convey a much stronger suggestion: that our opposition was already compromised. The future "engagements" lived up to my fears; they were nothing more than sales presentations.

It was probably this last meeting that encouraged the owners of 1050 Pentrelew to give up their leadership of our group. They sold their property to Abstract. It was and would be futile to try to affect change. Their house would be physically stuck between the 1225 Fort Street Condominium and this "done deal." The tactic of compromising the leading voice left us without leadership.

Over the intervening months, two suggestions have been made to me by Mr. Miller. We should be glad that he is the buyer, because someone else would build something worse. And, secondly, that if this rezoning is not approved, he would stick to the current zoning, and build the largest, bulkiest and ugliest building that he can to fill up the Pentrelew site.

Thereafter, I must admit, my interest in attending more meetings dissipated. I did not attend the last meeting in October, as I did not see the need, given that the plans had already been forwarded to City Hall. And, as you may have heard, the Official Community meeting was a disaster. Need I say more about this meeting? What meaningful changes to the plans came of this?

Let me reiterate: in my opinion, there have been sales presentations about this project: but, there has not been "engagement" with the local residents. (Unless you count the happy purchase of 1050 Pentrelew.) I imagine when one uses this term "engagement", it is meant to have some meaning, beyond, say, two strangers bumping into each other on the street. There has certainly not been any meaningful compromise or adjustment to the plans on Abstract's part to the suggestions of the neighbourhood community. Sorry, I'm wrong. He did add another townhouse to the Great Wall of Pentrelew, but it was not because we asked for it. I imagine he had another point in mind.

I am against the proposal for the development of 1201 Fort Street and 1050 Pentrelew Place for these reasons, the number of buildings, building heights, their massing, the scale. And, most importantly, because the plans were not developed with the suggestions of the neighbourhood.

Sincerely

Don Cal
1059 Pentrelew Place
Victoria, BC

Lacey Maxwell

From: Donald Hamilton <[REDACTED]>
Sent: September 29, 2017 10:49 AM
To: Victoria Mayor and Council
Subject: 1201 Fort Street

Mayor and Council

City of Victoria

We have long been opposed to the Abstract Proposal on the former Truth Centre grounds. As residents on Pentrelew Place for many years we have searched for reasons why we should welcome this 94-unit development across the street from our home. There are many issues: sheer size thrust upon a long standing residential precinct on the outer edge of downtown Victoria, serious changes in the social contract that exists between our many neighbours, all of whom dwell in homes bound by the zoning rules that require space around the house and between dwellings, height limits, and parking and traffic constraints. All those rules has led to a neighbourhood that has cohesive values that has made it possible to enjoy the city.

One of those issues that has received scant attention in recent discussions is parking. Pentrelew Place is now served by a "Residents Only Parking" condition 8 am to 5 pm Monday to Friday. This approach was taken to offer access to parking for the Art Gallery and Langham Court Theatre in evenings and weekends and keep the area free from Downtown parkers who would rush to fill a void if one existed. It has had a long positive result.

The development proposal provides over 122 parking spaces on site: 105 under the ground beneath the 2 condominium buildings (6 and 4 storeys off Fort Street and 17 spaces reached off Pentrelew respectively. The 10 townhouses on Pentrelew will each have 2 parking spaces underneath with direct elevator service up to each individual townhouse. There is every likelihood that those 10 townhouses will have legal access to Pentrelew parking and will use it rather than go underneath the complex - at least for one of their cars.

This change will, after three years of confusion, bring noise, blasting and construction (in a residential area!) and be a further insult we will have to accept. Add increased traffic down Pentrelew when cars leave 1201 Fort and turn right on Pentrelew to move toward Rockland.

We have asked for a Traffic Study. We have asked that the project be part of this residential area: R1B! We ask again to Respect Neighbourhoods by **not** accepting this travesty in our neighbourhood.

Respectfully,

Sally and Donald Hamilton

1020 Pentrelew Place

Lacey Maxwell

From: Donald Hamilton <[REDACTED]>
Sent: September 30, 2017 7:56 PM
To: Victoria Mayor and Council
Subject: DEMOLITION 1201 Fort Street

Re: Demolition of the Truth Centre

We would like to register our objections to the demolition of the existing buildings on 1201 Fort Street - before a building permit has been issued. Allowing the developer to demolish the buildings only builds on our cynicism that the rezoning process for the former Crease homestead is a done-deal. The Mayor of Victoria has already told us that the property will be rezoned, has only increased our cynicism that local concerns will not be heard with an open mind. It is not our intent to stop the development of this property, only to ensure that the best possible outcome, that reflects the values of the neighbourhood, is promised and delivered.

Donald and Sally Hamilton
1020 Pentrelew Place

Lacey Maxwell

From: [REDACTED]
Sent: September 26, 2017 4:29 PM
To: Victoria Mayor and Council
Subject: Fw: A Unique Opportunity. "Catch The Stash"

Importance: High

**Mayor Lisa Helps.
Councilors, City Of Victoria.**

Ref:Greater Victoria School District Art Collection.

Dear Ladies and Gentlemen.

What an ideal collection to 'stash' and develop at the Truth Centre Property, 1201 Fort Street. Given the long history of all segments of Art being housed and nurtured on the site, this property would be the ideal home for the collection.

***-Emily Carr showed her first works there
-Mr. Lohbrunner's career that earned him the title of a Canadian Planterman started in the garden
-countless pianists and ballerinas used the facility.
The property has a long history of bringing out the best in young people and encouraging their talents.
It filled a loving void , departing from the structure of a formal system.***

***Where do young Artists show their talents today?
It is not a new problem as for example, I spent lovely hours watching Fenwick Lansdowne paint his wonderful birds in the sunshine of his front garden many years ago. Both he and his Mother at times, showed their works at the Centre. Today's Youth take their works to markets (Moss St.), Pub settings, Internet, Instagram, and a few small galleries. These venues rarely give them the recognition or confirmation they seek.***

I taught First Grade in Esquimalt and Vic West in the 1960s-70s and at the same time was very involved in Victoria's Art Community. I was amazed at the talents I saw in these children, and knew some of them had the ability to expand it if the opportunity was there for them. Sadly UVIC and some Colleges, provide just what

they need, but are beyond the youngsters means. I do continue to hear from many of these children, receive pieces of their Art to adorn my walls, and listen to their struggles as they blend a working life and their desires to express themselves.

I will cut this short for now, as I have written so many times with ideas for the property, and appreciate your kindness and thoughts. A combination of all ideas since January 2017 could create a wonderful space filling a need for all ages.

Can we retain the slogan:

"Victoria, City of Gardens"

and not become:

"Victoria, City of Cement"

Thank you very much, and bless your hearts as you work through so many issues.

Respectfully,

Gail Brighton.

[Redacted signature]

Lacey Maxwell

From: Bob June <[REDACTED]>
Sent: September 20, 2017 3:53 PM
To: Lisa Helps (Mayor)
Subject: Fwd: Feedback on Abstract proposal

----- Forwarded Message -----

Subject:Feedback on Abstract proposal
Date:Wed, 20 Sep 2017 14:49:02 +0000
From:Anthony Danda <[REDACTED]>
To:Bob June [REDACTED]

Hello, Bob.

I had to go out of town the day after the community meeting re: 1201 Fort Street, but I wanted to ensure my opinion was captured for the update to the city.

I overwhelmingly oppose the scale of the development. The proposed six-storey condo facing Fort dwarfs anything in the area. The wall of 10 townhouses with little setback dominates the small street. The scale of a second condo apartment in the rear is too massive. The architecture does not reflect the heritage corridor or the surrounding homes. The removal of trees is inconsistent with the Official Community Plan and denies Victoria a much-needed urban greenspace.

I also find the inclusion of 10 subsidized units without a defined location or end-date a paltry community benefit compared to the sacrifice to the neighbourhood and the financial aggrandizement of the developer.

Thanks,

Anthony Danda
1075 Pentrelew Place

From: Anna Cal <[REDACTED]>
Sent: September 14, 2017 8:53 PM
To: Victoria Mayor and Council
Subject: Fwd: letter sent to the City by a Fairfield resident (people could not open the attachment)

Begin forwarded message:

From: Anna Cal <[REDACTED]>
Subject: letter sent to the City by a Fairfield resident (people could not open the attachment)
Date: September 14, 2017 at 8:02:58 PM PDT
To: Anna Cal <[REDACTED]>

FLAWED CITY PLANS WILL IMPOSE LARGE POPULATION INCREASES ON OUR NEIGHBOURHOODS

If we stay on the present pace of development Victoria will see density increases much larger than planned for in our neighbourhoods. According to the City's 2012 Official Community Plan (OCP) Victoria's population is forecast to grow by about 20,000 by 2041. That number would be apportioned 10,000 for downtown and 10,000 for the 12 neighbourhoods. The OCP provides only a high level overview of future development and so city council has instructed staff to fast track Local Area Plans (LAPs) for each of the neighbourhoods to provide finer detail. We currently have four neighbourhoods under study with projected population increases of 2000 in Fairfield, 700 in Gonzales, 2800 in Vic West and about 2400 in Burnside-Gorge for a total of 7900. That leaves perhaps 2100 for distribution to the other eight neighbourhoods. This is placing an unfair burden on the four neighbourhoods while depriving others of growth opportunities.

Some may suggest that these numbers are not all that important within the context of a Local Area Plan, saying that specific rezoning applications are what count. However, population projections are a vital part of the OCP which is the overarching document governing all Local Area Plans. Those projections also send clear signals to developers as to where and how much development might be entertained by city council, and will hopefully reduce the time for processing applications.

I have asked City Hall to produce population projections for all 12 neighbourhoods to help demonstrate the equity of the planned distribution of the increases. The response: "this data will not be available until next year." By early next year the Local area Plans currently underway will have been approved by city council, before they know how the total population projected for the neighbourhoods will be distributed. This response is without merit. The raw data used to provide the projections for the four neighbourhoods under study is readily available for all the neighbourhoods.

If we were to apply the historic growth patterns utilized by city planners in their population estimates for the 4 neighbourhoods and apply them to the eight remaining neighbourhoods the population increases would total 21,000 for all 12 neighbourhoods. That would be double the forecast in the 2012 OCP. Alternatively, if the remaining neighbourhoods were left with only a 2100 person population increase to share some might be left with very tiny increases and little opportunity for additional amenities. Now my numbers may be incorrect, and I hope they are, but without more clarity and transparency from City Hall our citizens' trust in this flawed planning process will evaporate. What is the true number for the neighbourhoods 10,000 or 21,000?

I am also concerned with some of the phraseology used in the annual reviews of the OCP. A population increase of approximately 20,000 city wide has now become: "...a minimum of 20,000..." Which is it? The latest review also declares that we have: "Exceeded targets for (our) regional share of new housing." What are those targets for each neighbourhood? Is City Hall truly managing growth for everyone's benefit?

Lacey Maxwell

From: Dorothy Field <[REDACTED]>
Sent: September 11, 2017 6:39 PM
To: Victoria Mayor and Council
Subject: Truth Centre development

Dear Mayor and Council,

I'm off tomorrow to visit my 98-year-old mother so I am unable to attend the information session on the Truth Centre proposal. I tried to attend an earlier one but it was cancelled without notice.

I am very hesitant about this proposal for a number of reasons:

1) the loss of green space and particularly Garry oaks. If you haven't read Judith Lavoie's article "Trees, and the climate forecast for Victoria" in the latest Focus Magazine, I urge you to do so.

Trees, says the article, save energy costs, their shade creates comfortable streets for pedestrians, cuts down on wind, etc. Trees are part of what makes Victoria so livable but increasingly we are losing our trees to allow developers to build bigger.

2) I haven't read the details but I doubt these new condos will be affordable and by affordable I mean affordable to people at the low end of the economy, NOT "market value" which makes them affordable only to those at the higher end of the economic scale. And not only affordable at the beginning of their creation but with a mechanism that insures that they will be affordable over time and into the future.

3) Our new BC government has just announced its strong support for new low rent housing options. I would be so proud of Victoria if all of you were to come up with a plan to create new housing for the homeless, the hard to house and those who are on the verge of homelessness every month, and that you'd design it to go into effect as soon as possible.

You are at least as aware as I am that businesses in Victoria struggle to hire staff because people can't afford to live here. I've heard, in fact, that the city is finding it difficult to fill staff vacancies because of our untenable cost of living.

In our rush to build new condos, we are losing the very qualities that make Victoria a wonderful place to live. I urge you to think deeply before you approve the loss of such valuable green space.

Surely someone can come up with a plan for the property that saves as many trees as possible, or even better, all of them.

Yours sincerely,

Dorothy Field
1560 Gladstone Avenue
Victoria V8R1S5

Lucas De Amaral

From: Michael Boyle <[REDACTED]>
Sent: Tuesday, September 05, 2017 8:00 PM
To: Lisa Helps (Mayor)
Cc: Victoria Mayor and Council; john.horgan.mla@leg.bc.ca; carole.james.mla@leg.ba.ca
Subject: Proposed Redevelopment - 1201 Fort Street

Dear Ms. Helps,

I am sending this email to you and the members of the City Council to request [your support in preventing the removal of heritage trees](#) by Abstract Developments for the site on 1201 Fort Street. I note that in the Rezoning Application No. 00525 for 1201 Fort and 1050 Pentrelew Place, the changes requested by city Council's Committee of the Whole on April 6th 2017 make no mention of the numerous trees on this site. I commend Council for some of the changes requested, but find it surprising that the trees have been ignored.

These trees represent a living part of the heritage and character of the Rockland community and the City in general. They were planted (in some cases) over a century ago to provide an on-going living legacy for future residents of Victoria. These trees are not diseased or dying. Many can continue to live for at least another hundred years, if not more. We do have active initiatives to preserve such wonderful living links to our past like the *Urban Forest Renewal* and the *Heritage Corridor*. We do don't we? In particular there are 2 giant Sequoias, 1 copper beech, and 1 English Oak that have been part of our community for over 100 years, give or take a decade or two. My understanding is that they are all scheduled for removal.

Will you, in your current capacity as Mayor, and will members of Council, respect the guidelines and recommendations put forward in such initiatives as the Forest Renewal and Heritage Corridor plans? Should they not also pertain to the current rezoning and tree removal request for the 1201 Fort Street site? Not only the Rockland Tree Canopy, but also the Fernwood, Fairfield and Oak Bay tree canopies are all interconnected and are part of what makes this city beautiful.

When developers, such as Abstract Developments, purchase these properties they are well aware of these regulations, guidelines and community preferences. If their development proposals do not recognize the importance of such trees, or if they increase density of residential units beyond what is currently permitted or desired by the community, they should know that these development proposals may be rejected or must be modified. The City needs to make it abundantly clear from the start that this is the case. Increased density that is poorly planned and aesthetically disconnected to nature spells trouble on many levels: environmental, social and ecological. If we have a clear vision of what Victoria's urban landscape will be over the next 50 years, now is the time to act responsibly.

Who is in charge of protecting these heritage trees, the green spaces of our City, and the safeguarding of such spaces for future generations...is it the developers or our elected representatives who represent us?

The nurturing of these trees may seem small to a developer who gives lip service to the environment. The protection of trees is already an issue and will be an issue in the next election. Please keep these trees in place and support my request along with those of other residents in this area.

Thank you.

Michael P Boyle MSW RSW

Long time Victoria and Rockland /Fairfield resident and small business owner for a business based in Rockland at 1175 Cook Street.

Lucas De Amaral

From: Morgan Henderson <[REDACTED]>
Sent: Tuesday, September 05, 2017 4:48 PM
To: Anna Cal
Cc: Bob June; Victoria Mayor and Council; Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Jonathan Tinney; Alec Johnston
Subject: RE: 1201 Fort Street - Community Meeting

Hello Anna,

Sorry for the misunderstanding. While the formal presentation begins at 7:30, there are displays and consultants available beginning at 7:00, when the doors open. The timing on our invitation—doors open 7:00 pm, presentation at 7:30 pm—is what was requested by Bob June of the Land Use Committee. As there are materials available at that time, 7:00 is the time we provided for the meeting on the official notice. The purpose of that half hour is for people to collect themselves, have some refreshments, and review the materials before the formal presentation.

Regarding your second question, we are aiming to keep the presentation at around twenty minutes.

I hope that helps to clarify. If you have any further questions, please feel free to reach out to me here directly, or by phone if that is more convenient for you.

Best,

MORGAN HENDERSON
Development Coordinator



301-1106 Cook St., Victoria, BC Canada V8V 3Z9
www.abstractdevelopments.com

From: Anna Cal [mailto:[REDACTED]]
Sent: Friday, September 1, 2017 3:42 PM
To: Morgan Henderson <mhenderson@abstractdevelopments.com>
Cc: Bob June <[REDACTED]> Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; ccoleman@victoria.ca; Ben Isitt (Councillor) <BIsitt@victoria.ca>; mlucas@victoria.ca; Marianne Alto (Councillor) <MAlto@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; mayor@victoria.ca; jtinney@victoria.ca; Alec Johnston <ajohnston@victoria.ca>
Subject: Re: 1201 Fort Street - Community Meeting

Hi Morgan,

Thank you for a prompt response.

As long as I understand, the community meeting is an official event and is closely coordinated by LUC. Official notice gave us a straightforward information: beginning is at 7 P.M. Logically, people would be gathering prior to the indicated time of 7 o'clock.

If Abstract Developments wants to change the time indicated in the city notice, wouldn't it be best to consult LUC?

The kind of "nuance" you are talking about is not in line with the official notice and might become a "nuisance".

Were Bob June and the City informed about Abstract Developments changing the time?

My second question: what is an appropriate length of the presentation in this particular case?

Best regards

Anna

On Sep 1, 2017, at 3:13 PM, Morgan Henderson [REDACTED] wrote:

Hello Chris and Anna,

My apologies for the timing on the notice—I assure you it was not meant maliciously. The city's notice form doesn't leave space for nuance in the timing, and we thought it would be best for people to know when they are able to enter the building. At the moment we do not have a defined length of time for the presentation, but we will do our best to keep it to an appropriate length.

Best,

MORGAN HENDERSON

Development Coordinator



<image001.png>

301-1106 Cook St., Victoria, BC Canada V8V 3Z9

www.abstractdevelopments.com

From: Chris Douglas [[mailto:\[REDACTED\]](mailto:[REDACTED])]

Sent: Friday, September 1, 2017 2:07 PM

To: Anna Cal <[REDACTED]>

[REDACTED] unes@telus.net>

Subject: Re: 1201 Fort Street - Community Meeting

I agree with the sentiment behind this question.

Abstract's tactic has been to run-out-the-clock with overly long presentations. People leave from boredom and exhaustion.

Especially since so little has changed in this 'new' proposal, it will be important to keep a lid on the length so people have a chance to offer feedback and questions.
Bob, I hope you're able to negotiate with Abstract ahead of time on the time question.
Chris

On Fri, Sep 1, 2017 at 2:01 PM, Anna Cal <[REDACTED]> wrote:

Hello Morgan,
How long the presentation is going to be?
Official community meeting notice said that the meeting starts at 7.00.
Doesn't it mean that doors should be open prior to 7 P.M.?
Why does your notice contradicts the notice we got from the city?
Best regards
Anna

On Aug 31, 2017, at 4:36 PM, Morgan Henderson
<[REDACTED]> wrote:

<image006.jpg>

<image007.jpg>

<image008.jpg>

MORGAN HENDERSON
Development Coordinator



<image009.jpg>

Why am I receiving this email?

You have registered to receive more information from Abstract Developments Inc.
You may unsubscribe from these mailings anytime by clicking [here](#).

Lucas De Amaral

From: webforms@victoria.ca
Sent: Tuesday, September 12, 2017 11:03 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Gerald Houlden

Email : [REDACTED]

Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/contact-mayor-council.html>

Daytime Phone : [REDACTED]

I very strongly object to the plan for redevelopment of the site at 1201 Fort St., and 1050 Pentrelew.

This would create too high a density in a relatively single home area. The six story unit should be removed from the plan entirely.

There is ample coverage of the property with the 4=story building and the town houses. Please let's try to retain some of the character for which Victoria is appreciated.

This "fill-in" of area to support Transit is not correct as people living in this development would possibly only use transit to return as a bus stop to go downtown is over on Yates. I can walk down faster.

If an expensive property like Fort and Cook St. can be profitable for a developer at 4-stories then surely it can be satisfactory a block away.

Please try to visualize the ugly appearance of a 6-story building high above all others in the area. It is not compatible.

We are all neighbours who want to retain the attractiveness of our city. Thanks for your interest. Gerry Houlden.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 75.154.241.211

Lacey Maxwell

From: Tracy Ford <[REDACTED]>
Sent: August 4, 2017 11:22 AM
To: Victoria Mayor and Council
Subject: 1201 Fort St

I understand that Abstract has failed to come up with a constructive proposal which addresses neighborhood concerns, and that their current proposal runs counter to the city's development plans. Rockwood is one of the few remaining neighborhoods in Victoria that is attractive and historic. Please keep it that way.

Noraye Fjeldstad

From: [REDACTED]
Sent: Tuesday, July 18, 2017 10:53 AM
To: Lisa Helps (Mayor)
Subject: Fw: Truth Centre Development.

Importance: High

*Ref: The Future Development of 1201 Fort St.
formerly The Victoria Truth Centre.*

*Dear Honourable Mayor City of Victoria,
Lisa Helps.*

*Thank you for taking a moment to read a thought.
I have such a strong vision for the Truth Centre site,
and sadly I can not embrace the high-end rental
development. Historically the site has nurtured the
city of Victoria spiritually, and opened doors to all
forms of Creative Arts including Emily Carr to most
recently the Toronto Conservatory of Music to name
a couple. The list is impressive over a 70 year span.*

*I am aware that the Council must consider the
City's tax base and other financial rewards.*

*I did notice in the Times/Colonist that the West
Shore/Juan de Fuca Arts Centre Society have a
thought of working together. Could they not join
and move as one to the Fort Street property? I
think we all recognize that a future 'rapid transit
system' will eventually be in place for all the
outskirts of Victoria. It will be like living in England,
as in a short ride from Surrey to London for an
evening of entertainment. Many of the Arts are
already housed in the Rockland area, and such a
facility would add to the treasures that exist.*

*Funding for such a project could be a challenge,
but certainly not impossible. In my lifetime I have
been almost dismissed with the word "impossible",
but if the dream is for the greater good looking for
a perfect answer, things do get achieved.*

Thank you for your time,

Respectfully,

Gail Brighton.

*(born and lived in Victoria, with my thoughts based
on the visions of my Aunt, Dr. Emma Smiley and my
Father who assisted her)*

Nanoose Bay, B.C.

Lacey Maxwell

From: Rick Ottewell [REDACTED]
Sent: July 22, 2017 12:18 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Proposed Redevelopment - 1201 Fort Street

Dear Ms. Helps:

I am sending this email to you and the members of the City Council requesting your support to prevent the removal of heritage trees as proposed by the Developer (Abstract Developments) for the site on 1201 Fort Street.

These trees represent a living part of the heritage and character of the Rockland community and the City in general. They were planted (in some cases) over a century ago to provide an on-going living legacy for future residents of Victoria. These trees are not diseased or dying. Many can continue to live for at least another hundred years, if not more. We do have active initiatives to preserve such wonderful living links to our past like the *Urban Forest Renewal* and the *Heritage Corridor*.

Will you, in your current capacity as Mayor, and will members of Council respect the guidelines and recommendations put forward in such initiatives as they pertain to the current rezoning and tree removal request for the 1201 Fort Street site?

When developers, such as Abstract Developments, with a lengthy history of acquiring sites within Victoria, purchase such properties, they are well aware of these regulations, guidelines and community preferences. If their development proposals do not recognize the importance of such trees, or they seek to increase the density of living units in their proposal beyond what is currently permitted or desired, they know that these development proposals may be rejected or must be modified. If that is the case, then as developers, they have other options. Why destroy these trees to justify their purchase?

Who is in charge of protecting these heritage trees, the green spaces of our City, and the safeguarding of such spaces for future generations...is it the developers or our elected representatives?

Please keep these trees in place and support my request along with those of other residents in this area.

Thank you.

Rick Ottewell (a Rockland resident)

Lacey Maxwell

From: Loretta Blasco <[REDACTED]>
Sent: July 23, 2017 4:16 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Revised Development Proposal

Good morning,

On Tuesday, July 18, I attended Abstract Development's open house regarding the revised development proposal for 1201 Fort Street.

I was surprised to see that Abstract Development had missed the mark on the instructions they were given to make, especially regarding the building facing Fort Street, and the townhouses. The footprint of the Fort Street building has more mass and the height has not been reduced. The townhouses are still positioned very close to the sidewalk and the height (the roof line) has also been increased from the original plans. The changes they have made are so minimal. It appears that Abstract has a complete disregard of their instructions and making this project work for the neighbourhood. I do, however, I appreciate the small changes they have made, Building B has been reduced, the townhouses have been reduced to 10, and the inclusion of the lit easement walkway to be enjoyed by the neighbourhood. A good start. But this leaves me with more questions.

Why hasn't Abstract Development addressed the height and mass of the Condo Building facing Fort Street, and the height and position of the Townhouses? Because of their profit margins? Why should they be allowed to ignore these instructions? How is this being respectful of an established neighbourhood?

I understand that Abstract Development has promised to build 10% affordable housing in the future. But, what are we waiting for? We are in a housing crisis today! Why are we not asking, requesting, every developer who is asking for a zoning bylaw to be changed, to include 15-20% of affordable housing in their projects being built today??

Just be to clear, I'm talking about housing larger than 350-400 sq ft., which seems to be what is currently being built.

I am not opposed to development in Victoria, but I am opposed to overdevelopment, and the lack of affordable housing being built along side of the luxury investment housing that is currently being built now in Victoria. Are we willing to have a balance between development in Victoria and the charm of Victoria??

Thank you for your time and consideration with this matter.

Loretta Blasco

Sent from my iPad

[illegible]

1201 Fort St. is an Urban Forest of 42 mature trees, 22 classified as By Law Protected. The Arborist's report states that "the tree resource is in general good health" and that most concerns "can be addressed using standard pruning practices". Bylaw protected trees include 9 Native Garry Oak, 2 Giant Sequoia, 2 English Oak, 2 Big Leaf Maple, Scotts Pine, Incense Cedar, Monterey Cypress, Dogwood, Red Oak, Douglas fir, and Arbutus.

This oversized development will destroy 22 trees, 9 of which are Bylaw Protected, threaten the Critical Root System of another 6 Bylaw Protected trees during construction, and attempt to move a young Arbutus.

We the undersigned, call on the Mayor and Council of the City of Victoria to reject the proposed overdevelopment at 1201 Fort St by Abstract Developers Inc. We urge you to honour the Official Community Plan, the intention of the Tree Preservation Bylaw and the Urban Forest Master Plan and to preserve this Urban Forest in perpetuity for the well-being of the citizens of Victoria.

Community Letter to Victoria City Council - Save the Urban Forest - Stop 1201 Fort Street Overdevelopment

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
July 15/17	HOULE JOE	JH	102-1160 Esq Rd		
July 15/17	JONATHAN HELM / J.A. HELM	J.A. Helm	2190 CURTIS BLVD		
July 15/17	JOANNE HELM SR. ALAN	Joanne Helm	2190 CURTIS RD V8L 5L3		
July 15/17	JANET FORKASE	J. Forkase	404-200 Dallas Rd.		
July 15	Tony Ford	Tony Ford	310-869 Pembroke Rd		
July 15	Jean Nivise	Jean Nivise	11 Armine Place		
July 15	Neelke Leiden	Neelke Leiden	1410 Harrison St		
July 15	Monique Turgeon	Monique Turgeon	415 Dundas St.		
	Chasote Rauland	Chasote Rauland	1907 FARRFIELD RD		
	Suzanne Soller	Suzanne Soller	1015 Gillespie Pl		
	Dominique Beauchamp	D. Beauchamp	430 Moss St		
	TONY BECKETT	Tony Beckett	1200 7507, 24		
	Diana Smarden	Diana Smarden	1397 Richmond		
	Jean O'Rourke	Jean O'Rourke	1467 Bay St		
July 15	Marcus Brown	Marcus Brown	3654-1507 Quinceberry Ave Victoria		
July 15	WILLIAM DANIELSEN	William Dan	1779 Forest Rd		
-1-	WILLIAM DANIELSEN	William	1779 Forest Rd		

Community Letter to Victoria City Council - Save the Urban Forest - Stop 1201 Fort Street Overdevelopment

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
July 15/17	Nancy Macgregor	<i>Nancy Macgregor</i>	1075 Moss St.		
7/14/17	DON CAL	<i>Don Cal</i>	1059 Pentrenew R.		
14 June 17	ANTHONY DAND	<i>Anthony Dand</i>	1075 Pentrenew R.		
1	Lawson Robinson	<i>Lawson Robinson</i>	1-950 S Charles St		
" "	Geoff Robinson	<i>Geoff Robinson</i>	1-950 S Charles St		
	BENNE STANLEY	<i>Benne Stanley</i>	3207 St Andrews Rd		
15/17	Joan Weaver	<i>Joan Weaver</i>	1561 14th Ave E, Vancouver		
	Darcy Schnur	<i>Darcy Schnur</i>	805 Newport Ave. V.I.C.		
	Hanna Bendtsen	<i>Hanna Bendtsen</i>	1373 Beckford Ave		
	Mike KANTON	<i>Mike Kanton</i>	"		
7-15-17	PHILIP (AKA) PHILLIPS	<i>Philip Langlands</i>	524 Victoria Ave		
7-15-17	Chris O'Connor	<i>Chris O'Connor</i>	1320 Beckett Ave		
15 July 17	Anja Heidtke	<i>Anja Heidtke</i>	1410 Hannison Str.		
1	Bente Svensson	<i>Bente Svensson</i>	2125 Oak Bay A		
	Jon BLAIR	<i>Jon Blair</i>	2-2312 HENRY		
	Joan Colson	<i>Joan Colson</i>	321 Masters		
	Barbara Soben	<i>Barbara Soben</i>	463/5801 Alder St		


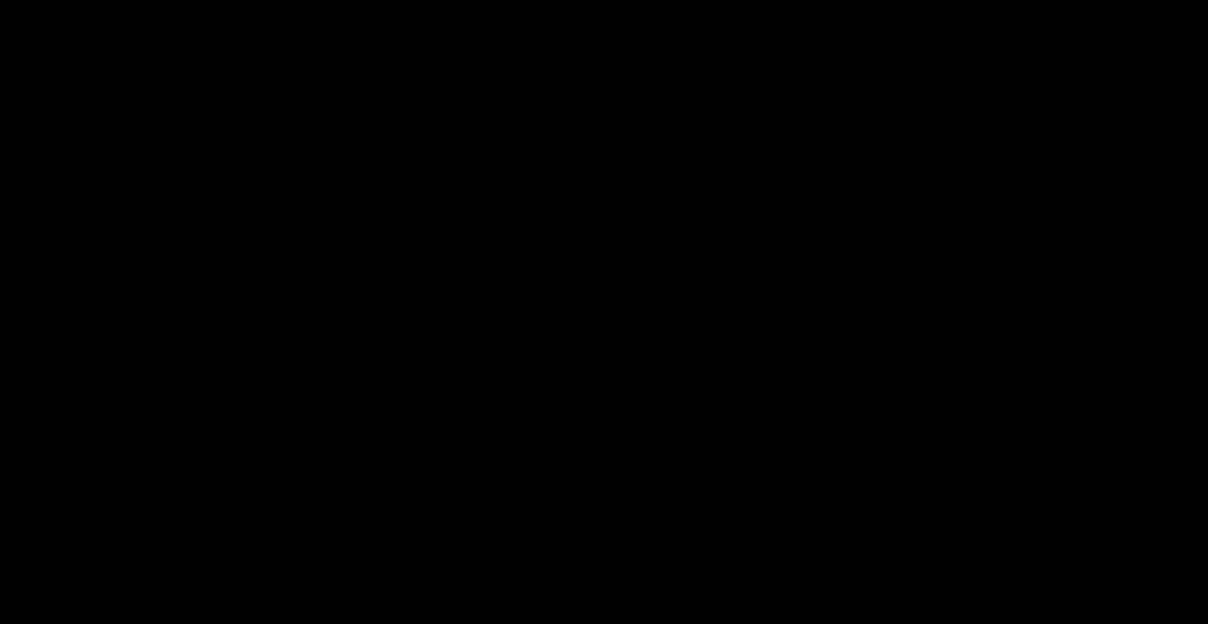
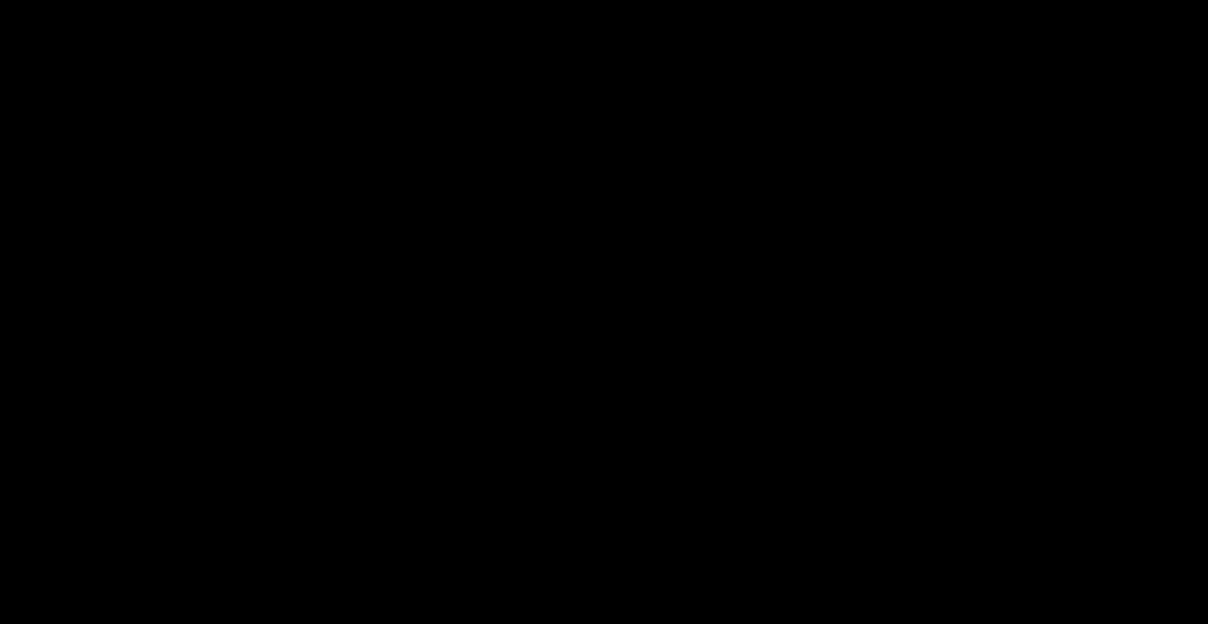
















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Joan


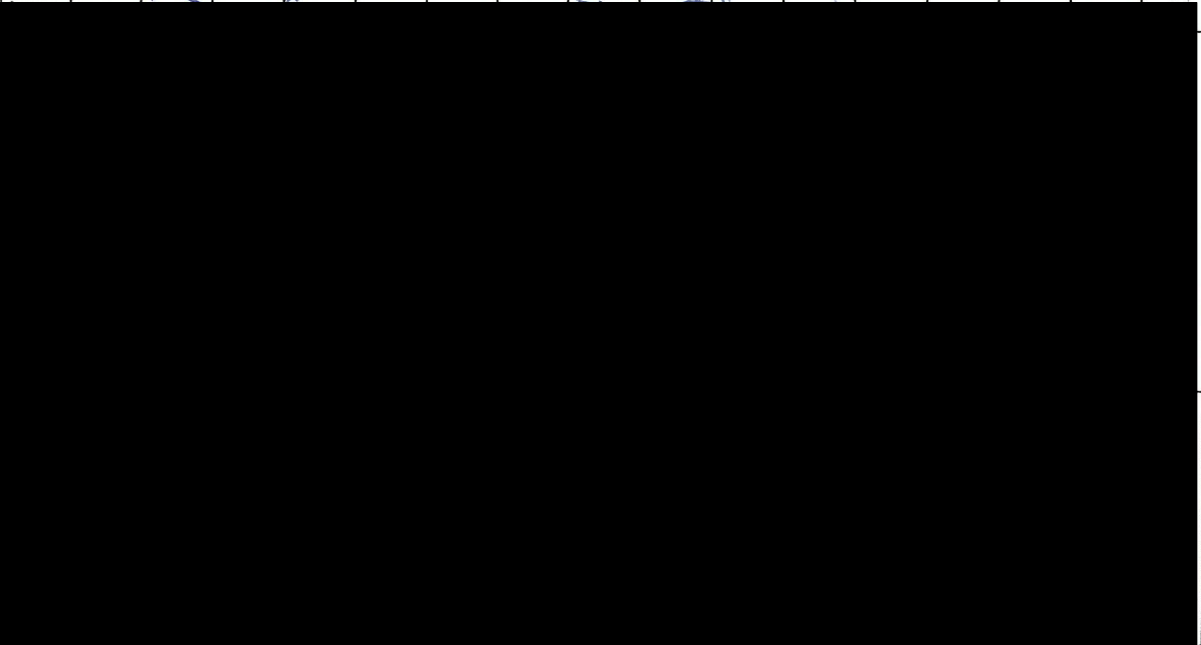
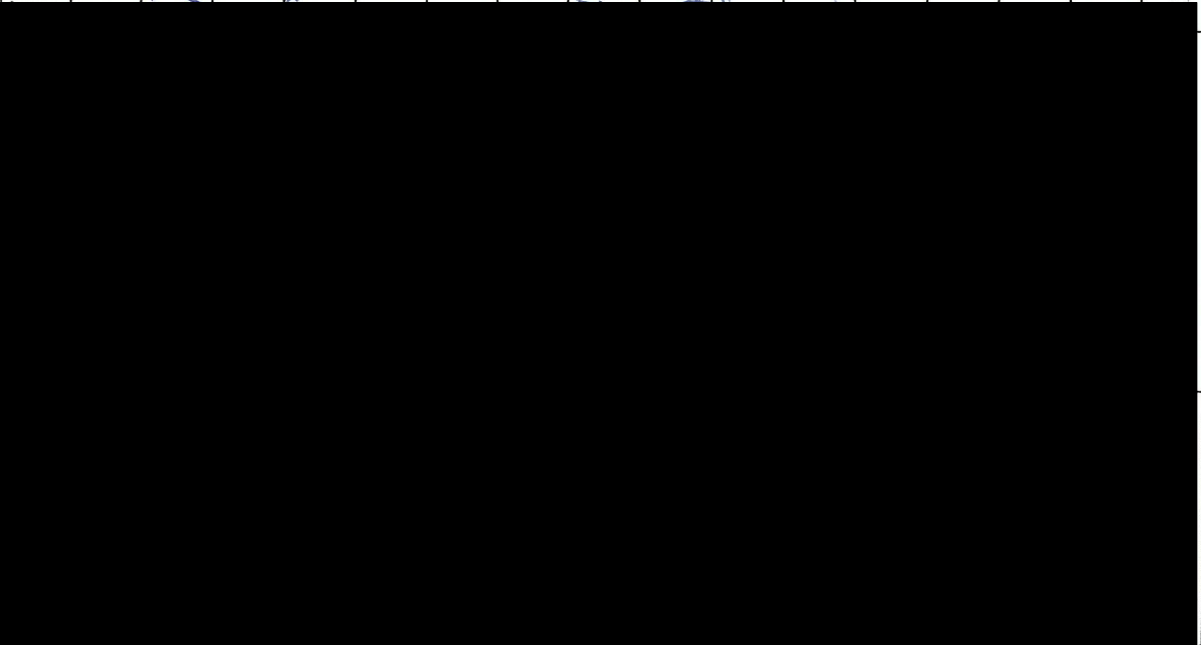



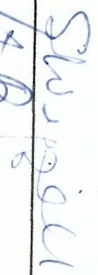




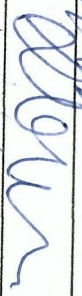






Community Letter to Victoria City Council - Save the Urban Forest - Stop 1201 Fort Street Overdevelopment

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
July 11/17	Josephine Davis	<i>J Davis</i>	110-934 Collinson St		
	MARTIN MILL	<i>Martin</i>	1337 Minto St		
	Fiona Macpherson	<i>Fiona Macpherson</i>	1334 Minto St		
	Julie Macpherson	<i>Julie Macpherson</i>	#47-1334 Minto St		
	Simone Neuman	<i>Simone Neuman</i>	3535 Hidden Oak Circle Crescent		
	Susan Lawrie	<i>Susan Lawrie</i>	3535 Hidden Oaks		
	LEKA ABBOTT	<i>Lea Abbott</i>	1019 PEMBERTON VICTORIA		
	CHRIS WARDY	<i>Chris Wardy</i>	1019 Fernbrook Victoria		
	Kirstine Florissen	<i>Kirstine Florissen</i>	3-3123 West Victoria		
	GIN WOOD	<i>GIN WOOD</i>	102-781 Tupper		
	JUDY SMITH	<i>Judy Smith</i>	1345 Grant St.		
	KATHRYN LESUEUR	<i>K. Lesueur</i>	1541 Rockland Ave		
	Elisbeth Edelsburg	<i>E. Edelsburg</i>	401-1220 Fort St		
	GAIL DAVIDSON	<i>Gail Davidson</i>	#1-1057 Moss St		
	Mona Swan	<i>Mona Swan</i>	2333 Hamden St. Victoria B.C.		
	CHAS HOCT	<i>Chas Hocht</i>	1015 Moss St		
	Richard Dijkstra	<i>Richard Dijkstra</i>	2808 Pirbright		

Community Letter to Victoria City Council - Save the Urban Forest - Stop 1201 Fort Street Overdevelopment

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
July 14/15	Tina Takach		#501 1500 E Ford St		
July 14/15	Rick West		2505 Pauline St		
✓	LYNDA WEST		✓		
✓	Mue Meadows		1025 SUTTES ST.		
	SHARON BROWN		1399 STRALEY AVE		
July 15	Helen Bourgeois		11680 Pintail Drive		
July 15	Brenda McNeil		984 Sunnyside Place		
15/07/17	ROBIN NEUMORE		Burnham (UK)		
	CAROL KILPATRICK		1131 COVING		
	Wendy Wood		#511-1030 Yates St		
"	BARB THOMAS		965 Cloverdale		
July 14/17	Jessica Hedberg		2051610 Suburban Ave		
16 Jul 17	Jessie Hedberg		245-1610 Suburban Ave		
July 16	Kern Beatty		1172 Yates St.		
July 17	Kathy Dobson		2-1222 Yukon		
July 16	Doreen Mueller		1301 Rockland		
July 16	Gordon McCallister-G. McCallister		1307 Rockland		

Community Letter to Victoria City Council - Save the Urban Forest - Stop 1201 Fort Street Overdevelopment

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
July 17	Lisa Pettenuzzo		153 Olive Street Victoria		
"	Diane Medelun		204-1792 Rockland		
"	Martha Medely		939 Foul Bay		
"	Steve Jones		1541 Rockland Ave		
"	Steve				
"	Stella Willet		402 1192 Victoria		
"	Stephen Brenner		3128 Mairs St. Victoria		
"	Diane Anderson		308-1435 Victoria		
"	Terry Schulz		505-365 Waterfront		
"	Kerry Hill		102-1015 111.55 St		
"	Sharon Hamilton		2030 Milford Tce		
"	Melanie Harsanyi		202-1225 Fort		
"	Janet Jamnick		2511 Charles St. Vanc.		
"	Nichelle Bomer		507 Foul Bay Rd.		
"	T. Cook		20-416 Kallio Rd.		
"	A. Cui		5-33 Songhees		
"	D. Shapiro		2086 Main St		

Mayor and Council

July 19, 2017

BUILDINGS SPEAK TO PEOPLE.

I enjoy reading Geoff Johnson's articles published in the Times-Colonist. He writes about education and the latest trends, the issues pertinent to education, all of which allow me to better understand the public school system in BC and how it will affect my child. The latest article published Tuesday July 18, 2017 entitled "Schools must be better designed for learning" discusses how important architecture can be to educational outcome, and that, "buildings speak to people." This is a quote from a prominent Canadian architect, Douglas Cardinal. He goes on to suggest that a "building, its design and the functional relationship of its components deliver a powerful message to those who occupy it." And, I would add, that message is a powerful statement to the community.

What does the proposed development at 1201 Fort Street by Abstract Developments tell me?

First, and foremost, the two proposals for 1201 Fort Street belie the public statements made by the builder. These plans do not, in any way, incorporate the major concerns of the neighbourhood and the adjacent community. The buildings are too massive and too high. They destroy too much of the green space and heritage trees that adorn the 1875 homestead of Sir Henry Crease. The so-called 'community engagement' that Abstract Developments conducted over a couple of months was laughably insufficient in comparison to the time and effort that City staff and hundreds of local residents have taken to create and amend the Official Community Plan for Rockland over decades. These buildings tell us that the OCP can be eviscerated by the weak and desultory plans cast forward almost whimsically by this corporation.

Secondly, this "massive mess" of luxury condominiums proposed by Abstract tell me that the marketplace is so skewed to the investor and away from the home owner that anything can sell in a market characterized by the profit motive and fed by greed. How these buildings relate to the community context is, simply, unimportant.

These buildings really have strong opinions. Forget about heritage. Forget about the ambiance that enriches our lives. Forget about the community that we live in. These buildings seek to dominate every side of the neighbourhood on which they touch. Where 4 storeys is the accepted maximum along the Fort Street Heritage corridor, Building A is a bulky and tall 6-storeys. Building B (which is unnecessary) has gone through a comic makeover to a tall, corpulent 4 storeys. And, the wall of townhouses along Pentrelew are now 11 meters tall, with a niggardly 2 meter set-back. They will block almost 50% of our sky. Is the message of this proposal any plainer?

The few minor changes that the developer has made over time are nothing but a cynical, political ploy meant to capture votes from the Mayor and Council when this proposal eventually heads to a public meeting. Will an increase in the width of the pathway from 2m to 2.4 meters be enough to convince one councillor to vote in favour of this abomination? Will the movement of weight and massing to the 6-storey behemoth now even closer to Fort Street bring another vote? Will the promise of 10 affordable housing units off-site, somewhere, sometime in the future, be enough to capture another vote, or two? What little things can be done to get five votes on council? How little can be given to gain so much?

The message is, quite simply, that the process has failed. The community does not matter to the builder. The OCP is immaterial. And, what do these buildings say to the Mayor and Council? To quote the Correspondence Co-ordinator of the City Mayor,

At the April 6th Committee of the Whole meeting, Council decided to send this development application back to the applicant to discuss with staff issues related to massing, height, architectural expression and setbacks of the building among other considerations, before Council will consider advancing the proposed development to a public hearing.

What does the new, revised proposal for 1201 Fort Street say to our leaders? What does it say about the builder's impression of our Mayor and Council? What does it say about his impression of the City Hall planning staff?

Thank you for reading my letter.

Don Cal
1059 Pentrelew
[REDACTED]

Lucas De Amaral

From: Anna Cal <[REDACTED]>
Sent: Wednesday, July 19, 2017 5:07 PM
To: Victoria News Editor
Cc: Victoria Mayor and Council; Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor)
Subject: Fwd: explanation needed
Categories: Lucas in progress

Thank you , dear Don, for the great article in today paper.

<http://www.vicnews.com/news/victoria-residents-rally-support-for-rockland-re-do/>

Here is a little info to show why we are concerned and why we can not trust the developer.

The paragraph from your article :

"Abstract president Mike Miller said later in an interview that not only does the city's official community plan call for density to be created in the area, the project as proposed is far below the floor space ratio that the site could potentially handle."

Below is an official response from the City Planner Alec Johnston.

Yes, the five storey building (currently 4 storey - A.C.)and the portion of the 6 storey building that is within the area currently designated Traditional Residential are inconsistent with the current OCP designation. The townhouses are consistent with the current Traditional Residential designation.(However, under the current R1-B zone a variance would be required to build a house that is 10.5m in height.-A.C.)

Mr. Miller , in my opinion, chooses to interpret OCP in a self-serving way.

Many thanks

Anna

Begin forwarded message:

From: Alec Johnston <ajohnston@victoria.ca>
Subject: RE: explanation needed
Date: June 23, 2017 at 1:02:35 PM PDT
To: Anna Cal <[REDACTED]>

Hi Anna,

Yes, the five storey building and the portion of the 6 storey building that is within the area currently designated Traditional Residential are inconsistent with the current OCP designation. The townhouses are consistent with the current Traditional Residential designation. (*However, under the current R1-B zone a variance would be required to build a house that is 10.5m in height.-A.C.)*

Thanks,
Alec

From: Anna Cal [mailto:]
Sent: June 23, 2017 11:40 AM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: Re: explanation needed

Dear Alec,
Thank you for your response.

I understand that a portion of proposed 6 storey, the 5 storey and townhouses are inconsistent with the current OCP.

Please confirm or stand me corrected.
Best
Anna

RECEIVED
~~SEP 08 2023~~
Mar 22 2017

Mayor Lisa Helps,

When we moved to Victoria, we chose the Rockland neighbourhood because it is established and stable. It has beautiful heritage homes that are surrounded by mature trees, many of which make up the endangered Garry oak ecosystem.

During the 10 years we have been here, properties have been divided up, torn down and the rock that our neighbourhood has been named after, has been blasted. Roots from trees that we thought were protected have been damaged by the blasting and other trees felled as they were in the building envelope of the new development. Rockland is slowly being destroyed.

Each area of the city is unique and we can't comprehend why the city does not appreciate their diversity. What will our city become if it is devoid of trees and filled with densification projects? Over 70 percent of Rockland's current population lives in suites or apartments. Why do we need more densification!

We thought our civic government valued green space, trees, heritage, character and neighbourhood diversity.

Please stop the proposed variance and subdivision of 1322 Rockland.

Please decrease the density of the proposal at 1201 Fort Street so the streetscape along Pentrelew does not resemble a wall of townhouses.

Rockland residents,

Jane and Ken Wheatley

Lucas De Amaral

From: Anna Cal <[REDACTED]>
Sent: Friday, July 14, 2017 4:44 PM
To: Merinda Conley
Cc: Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council
Subject: 1201 fort street, Heritage Department Report

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Merinda,

Two weeks ago I have sent you an email below. Unfortunately I have not heard from you yet.

Being very anxious about the destiny of the Heritage Department Report , requested by the COTW, I hope to hear from you soon.

Kind regards

Anna Cal
[REDACTED]

Begin forwarded message:

From: Anna Cal <[REDACTED]>
Subject: 1201 fort street
Date: July 1, 2017 at 9:45:43 PM PDT
To: mconley@victoria.ca
Cc: "Pam Madoff (Councillor)" <pmadoff@victoria.ca>, "ccoleman@victoria.ca" <ccoleman@victoria.ca>, "Ben Isitt (Councillor)" <BIsitt@victoria.ca>, "mlucas@victoria.ca" <mlucas@victoria.ca>, "Marianne Alto (Councillor)" <MAalto@victoria.ca>, "Geoff Young (Councillor)" <gyoung@victoria.ca>, "Charlayne Thornton-Joe (Councillor)" <cth Thornton-joe@victoria.ca>, "Jeremy Loveday (Councillor)" <jloveday@victoria.ca>, "mayor@victoria.ca" <mayor@victoria.ca>, Bob June <[REDACTED]>

Hello Merinda,


The COTW requested that the heritage report will be done as a separate section of the report on 1201 Fort/Pentrelew proposal.

The other request was for a developer to address the height and other features for better integration into the heritage neighbourhood.

New plans are submitted and in my opinion, height and scale of this proposal did not change significantly, in spite of the COTW requests. The 6 storey will dominate the heritage neighbourhood; the 4 storey condo of 15 meter height and almost 12 meter tall townhouses will radically change the quiet and quaint Pentrelew Pl.

Abstract Developments' attitude toward the COTW requests makes me very anxious to learn the fate of the heritage planning report, whether it really will be included in the whole report on the new plans.

Respectfully
Anna Cal



Lucas De Amaral

From: Don Cal <[REDACTED]>
Sent: Monday, July 17, 2017 12:27 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: 1201 Fort Street - Redevelopment Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council:

When the situation changes, when the market changes, when the information changes, is it appropriate to adjust to the new facts, to change one's mind?

Quotation from Globe and Mail Monday July 17, 2017 written by Janet McFarland

" Data from the Canadian Real Estate Association shows sales fell in 16 of 26 major markets across the country in June on a year-over-year basis, as well as on a monthly basis compared to May. The total number of homes sold nationally fell 6.7 per cent in June compared to May -- the largest monthly decline since 2010 -- and were down 11.4 per cent compared to June last year.

The slowdown is coming as the Bank of Canada moved last week to increase its key overnight rate for the first time in seven years, raising interest rates to 0.75 per cent from 0.5 per cent. That move came a week after the federal banking regulator, the Office of the Superintendent of Financial Institutions, announced a proposal to toughen mortgage rules this fall by requiring lenders to ensure home buyers could still qualify for uninsured mortgages even if interest rates were two percentage points higher than the offered rate.

The proposals have raised concerns that real estate markets could face a greater correction if interest rates rise further this fall, especially in Greater Toronto Area communities that already faced a significant drop in sales and prices in May and June following the Ontario government's introduction of a package of reforms to cool the housing market."

Another article in the Globe and Mail is attached at the bottom of my letter.

It is about the measures Ontario is using to get the speculators out of the housing market, and update the legislation that controls the market for buyers and sellers, landlords and renters.

It is a very good article from the Globe and Mail and I encourage you to read it. (I cannot reproduce it easily.) The graphs and tables are instrumental.

The attention the Ontario provincial government is focusing on their red-hot market is the start of the explanation to the drop in sales in Toronto and the drop in prices.

Many of the policies our new provincial government in B.C. proposed before the election parallel these measures. So, we may see similar regulations brought here. Sidelining real-estate speculators and investors will undoubtedly cool the real-estate market, lessen prices, and put less pressure on neighbourhoods to change from residential zoning to dense urban zoning, to change from ground-oriented housing to 6-storey condominium towers. According to StatsCan, in 2016 some 3400 housing units are empty in Victoria City proper (that's approximately 7% of our housing stock) and in Canada, over 50% of all condominiums are bought by investors and are not their primary residences.

As the market proceeds to adjust to the new environment, attitudes will change, and the entire market will take on a very different character: housing will again be built just for housing. Prices will be based on the affordability of people seeking housing, prices for housing will be based on the buyers' incomes. Prices will NOT be driven by speculative gain. The need to build more housing than we need will lessen when the ranks of speculators and investors are taken out of the market.

Will the need to pressure the Rockland neighborhood to accept an urban density for 1201 Fort Street still prevail?

Thank you for reading my letter.

Don Cal

<https://www.theglobeandmail.com/real-estate/toronto/ontario-housing-16-big-changes-explained-in-charts/article34757648/>

From: Don Cal <[REDACTED]>
Sent: Tuesday, July 11, 2017 5:43 PM
To: Victoria Mayor and Council
Cc: a [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Simon Sobolewski; Patricia Kidd; Peter Richards;
Geanine Robey; shaunessey pollen; Phil Calvert
Subject: 1201 Fort Street - Perspective on Development.
Attachments: Tyee Real Estate News.docx

Follow Up Flag: Follow up
Flag Status: Flagged

This is a copy of an article in the Tyee which pertains to the development at 1201 Fort Street. The basic theme is that we are giving up too much: our Urban Forest, the defacto Pentrelew Park, our neighbourhood with its residential character developed within a livable human scale given its height, massing, setbacks and space. But, in return we are NOT getting what is being sold to us - housing.

Properties are being sold as investments, in collections, like postage stamps. Just look at the choice of words used in the advertisements for the Bowker Condominium Collection.

Welcome to the Bowker Collection

<http://abstractdevelopments.com/project/bowkercollection/>

And, just as investors and speculators have wrecked havoc with stamp collecting, so investors and speculators are intent on garnering more profits. And, this will forever change the community that we live in. Are the benefits of the luxury investments that Abstract Developments proposes to create for these investors and speculators worth the costs that we will pay?

Here is the article from the Tyee, written by Geoff Dembiki.

Don

Nine Things the Real Estate Industry Doesn't Want You to Know

Key takeaways from a six-month Tyee investigation.

By **Geoff Dembicki** 19 Jun 2017 | TheTyee.ca

Real estate is at the centre of a massive realignment between our society's rich and poor.

You've heard it a million times. The reason so few of us can afford Vancouver is because there aren't enough new homes being built. This is the version of reality that real estate industry leaders and their political allies want us to believe. But an investigation of the industry by The Tyee has revealed reality to be much more complex. Over the past six months I spoke at length with financial analysts, economists, industry consultants, realtors and many others to learn the true causes of Vancouver's housing crisis and who is profiting from it. They were in broad agreement that real estate is at the centre of a massive realignment between our society's rich and poor — and one that few leaders in the industry seem willing to publicly acknowledge. Here are the key takeaways from those conversations.

1. The industry no longer sells homes — it sells investments

Real estate has historically been a local industry. The people who buy and sell a city's homes tended to live in that city. Yet that all began to change a decade or so ago. And one of the major reasons for it is a big shift in our global financial system. It's a complicated subject. But what you need to know is that the global capital investors use to invest in things is growing much faster than the actual economy. There is so much capital, investors don't know what to do with it all. Desperate for quick financial returns, many investors are pouring this capital into real estate, turning local markets into global investment opportunities. One of the results, according to **trackers** such as Bain & Company, is “skyrocketing home prices.”

2. Wealthy people are profiting from the housing crisis

The explosion of global capital coincided with an explosion of global wealth. Worldwide, the number of people worth \$30 million or more has grown 60 per cent in the last 10 years. These elites have a different relationship to real estate than regular people. High housing prices aren't a hindrance to the ultra-rich. The pricier homes become, the more desirable they are as a marker of social status. That's why one top investor not long ago compared Vancouver condos to contemporary art. Rich people are less likely than the rest of us to live in the homes they purchase. A poll done by the group Knight Frank suggested the most popular reason rich people acquire real estate “is as an investment to sell in the future.” Which means they **profit** when prices rise.

3. Rapidly rising house prices are deepening class divides

Unaffordable homes are not just a drag on people's incomes. The housing crisis is doing lasting damage to social mobility. If you are hoping to improve your income, your best bet these days is to live in — or relocate to — a large, globally connected city. Over 90 per cent of new jobs in Canada over the past several years were created in just three such cities: Vancouver, Toronto and Montreal. And of those, Vancouver has Canada's fastest growing economy. But housing is so pricey that those opportunities are denied to many people. One real estate economist **worries** that “we are driving a very large wedge between the lowest income earners and the highest income earners.”

4. Industry leaders are convinced the middle class is dying

The real estate industry is aware social mobility is declining. Its leaders know there is huge demand for cheaper homes. But they prefer to profit from income inequality rather than doing anything about it. That's one takeaway from a major real estate industry trends report produced by PwC and the Urban Land Institute. “The middle class has been hollowing out,” it concluded. With land prices going up in big cities, the industry is increasingly focused on building luxury homes for wealthy people. Not everyone thinks it's a wise strategy.

“Time will tell if that’s going to come back to haunt us,” said one CEO. “Not everybody makes \$75,000 to \$100,000 a year.”

5. Your intimate data is being used to drive home sales

Even if you don’t earn much money, you can still be valuable to the real estate industry as a source of data. It’s likely not news to you that almost everything you do online — and off — is tracked and sold to advertisers. But what is new is that the real estate industry is now **trying** to get in on the action. Companies are creating technology that mines public records and notifies realtors when a potential client gives birth, declares bankruptcy or files for divorce. Industry forecaster Swanepoel predicts “this technology will be huge.” But at what cost to privacy? Or our right to control our identities? “I don’t think anybody has the answer,” said one observer.

6. Political leaders aren’t telling the full story about housing

What we can be certain of is that politicians aren’t telling the full story about the true causes of unaffordability. British Columbia Premier Christy Clark has argued “the only way to really solve” the housing crisis is to build more condos. And during the provincial election, her BC Liberals took any chance they could to blame the red tape and protesters they claim are standing in the way. Yet the majority of new condo units are **sold** to speculators. More supply isn’t helping locals. The market does what it knows best: maximizing profits. Which is why industry insiders like Richard Wozny argue the “only group at fault are politicians” — those who know what the problem is but refuse to fix it.

7. Local speculators are cashing in while we blame foreigners

The most substantial step the BC Liberals took towards fixing Vancouver’s housing crisis was the 15 per cent Foreign Buyers Tax. At first the tax seemed to work: home sales and prices fell. But prices are once again rising. And this time transactions involving overseas buyers are at relative lows. “Everything we see suggests that there is a whole lot more domestic investment activity in the real estate sector than foreign investment,” said the head of Canada Mortgage and Housing Corp. Foreign money is a big cause of crazy home prices. But so are Canada’s historically low **interest rates**, which make it “almost stupid to not buy property,” argued the site Better Dwelling.

8. Income inequality is causing a boom in luxury retail

Real estate has become a zero-sum game in Vancouver. Those at the top are doing better than ever, while everyone else struggles. It’s a fair assessment of our wider economy. Recent data from Stats Canada showed that average Canadian incomes have stopped increasing. Yet the ranks of the ultra-rich in Canada are growing faster than in the U.S. — between 2006 and 2016, the number of people worth over \$30 million rose 50 per cent in this country. These elites want to flaunt their wealth. And the boom of **luxury retailers** across the country is happy to oblige them. “High-end retail will prosper as the high-end population does well,” noted one real estate analyst.

9. People within the industry want serious solutions

What the May provincial election showed is that people across the province, but particularly in urban regions, want serious change. They are sick of being priced out of their cities. They’re fed up with an economy that privileges the wealthy. And they’re tired of being lied to. The NDP-Green coalition now has an opportunity to make things better. Leaders of the two parties promised housing policies that “will have an impact,” local realtor Steve Saretsky told The Tyee. He is one of many people within the real estate industry who supports

solutions to our current housing crisis. “A lot of realtors I’ve spoken with want some sanity to the market,” he noted. “They know it isn’t sustainable.”

By **Geoff Dembicki** 19 Jun 2017 | [TheTye.ca](https://thetyee.ca)

<https://thetyee.ca/News/2017/06/19/Nine-Real-Estate-Secrets/>

Lucas De Amaral

From: Anna Cal <[REDACTED]>
Sent: Tuesday, June 27, 2017 8:45 PM
To: PAMELA MADOFF; Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council
Subject: 1201 Fort St. New plans.
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councillors,

The new plans are in.

Abstract did not hear our pleadings; they were not moved by petition, by the neighbours' letters or by the city council's recommendations.

The great wall of Pentrelew is now 12 meters high. Original plans showed 10 town houses, we pleaded to reduce the amount and the height, so Abstract put in twelve townhouses. Now it is back to 10 but the height is equivalent to 4 a storeys building. No set back, no chance for us to enjoy any greenery, no chance to meet our new neighbours in their gardens.

This proposal seems to be like an air balloon, you squeeze it a little on one side, it grows on other side.

The COTW recommendation was to address the height and the breathing space, but none of it is addressed.

We pleaded for 4 storey building A, for the the sake of the neighbourhood and the heritage feeling, but 6 storeys is still there, still 21.5 meters high.

We pleaded for ground-oriented multi-plexes, row housing on the south portion, instead of 5 storeys at 15.5 meters high. It is still 15.5 meters high.

Town houses became higher, even though we pleaded for a height that is in line with the rest of Pentrelew. 12 meters high on such a narrow street is a mind boggling number!!!!

There are some cosmetic changes but we know that those are not enforceable. Roof top patios are still there.

Where are the positive changes that we could celebrate?


The minuscule changes make me think that the investors who will buy these luxury units are way more important for Abstract than the future of a neighbourhood.

In my opinion Abstract showed disrespect for the Council and neighbours.

Respectfully
Anna Cal
[REDACTED]

P.S. Here are some images from the new plans and a neighbourhood letter to Abstract with immediate neighbours' signatures




Front Elevation
 Scale: 1:100

ANTHONY DA

1075 Pentrelew Place
Victoria, BC
V8V 4J7 Canada

11 May 2017





Mike Miller
Abstract Developments
301 – 1106 Cook Street
Victoria, BC
V8V 3Z9










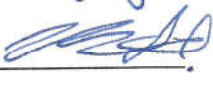


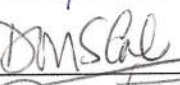
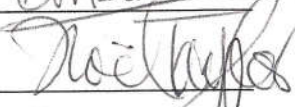

Dear Mr. Miller:

We are sending this letter to clarify our vision for an appr 1050 Pentrelew Place. We would first like to clearly conn the site. Although as the neighbouring residents with a lc that what is developed aligns to our vision and contribute

We believe the following guidelines that align to Victoria' feasible for the site:

- a four-storey structure facing Fort Street that align buildings in the heritage corridor on the portion c

NAME	STREET ADDRESS	SIGNATURE
Ronald Bell	1005 Pentrelew Pl.	
Alison Heldman	1005 Pentrelew Pl	A. Heldman
Christopher Bell	1005 Pentrelew Pl	Christopher Bell
David Harvey	1009 Pentrelew Pl.	D. Harvey
Catherine Clinton	1021 Pentrelew Pl.	Catherine Clinton
Jim Fields	1035 Pentrelew Pl	
Chris Daylen	1025 Pentrelew Pl	Chris Daylen
Shirley M. Kissom	1025 Pentrelew Pl.	
Jessica Mae	1006 Pentrelew Pl.	

NAME	STREET ADDRESS	SIGNATURE
Sally Hamilton	1020 Pentrelew Place	
Donald Hamilton	1020 Pentrelew Pl	
^{ZEMEK} Vilem Zemek	1029 Pentrelew Pl	
Jamie Zemek	1029 Pentrelew Pl.	
Louise Watt	1015 Pentrelew Place	
Fern Hammond	1000 Pentrelew Pl	
JAMIE HAMMOND	1000 Pentrelew Pl	
DARBY HAMMOND	1000 Pentrelew	
HAYLEY PARRETT	1000 Pentrelew	
Kavan Hammond	1000 Pentrelew Pl	
Leting Cai	1000 Pentrelew Pl.	
Anna Cal	1058 Pentrelew Pl.	
DON CAL	1059 PENTRELEW PL	
NOEL TAYLOR	1010 Pentrelew Pl	
David McManis	1075 pentrelew place	

NAME

STREET ADDRESS

SIGNATURE

Lora-Beth Trail	102-1220 Fort Street	LB Trail
MAIE WISE	103-1220 FORT ST.	Maie Wise
DAVID MAHER	#301, 1220 Fort Street	David Maher
Chandra Morrison	104-1220 Fort Street	C. Morrison
Jane Morrison	104-1220 Fort Street	J. Morrison
Shaunessy Pollen	#3-1128 Ormond St.	Shaunessy Pollen
Geanine Robey	1119 Ormond St.	Geanine Robey
NEIL OSBORNE	1119 ORMOND JR	Neil Osborne
Andrea Wood	1122 Ormond Street	A. Wood
MICHAEL Woods	1122 Ormond Street	M. Woods
Ben Schwertzer	1156 Fort Street	Ben Schwertzer
Michal Opalski	1156 Fort Street	Michal Opalski
Stefan Opalski	1156 Fort St.	Stefan Opalski
Magda Opalski	1156 Fort Street	Magda Opalski
Constance Schenwood	1190 Fort Street	C. Schenwood

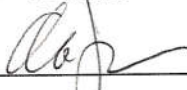
NAME

STREET ADDRESS

SIGNATURE

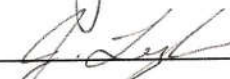
Ali Johnson

1180 View St.



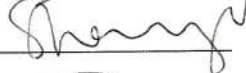
Jennifer Layh

1208 Fort St.



Shannon Hazard

#1-1129 Diamond



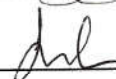
SANDRA SHORE

#106-1234 Fort St.



Larry Shore

106-1234 Fort St



Lucas De Amaral

From: Kam Lidder <[REDACTED]>
Sent: Friday, July 14, 2017 2:30 PM
To: Alec Johnston; Victoria Mayor and Council; Pam Madoff (Councillor); The Junes; Janet Simpson; Jonathan Tinney
Subject: 1201 Fort St Re-Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Alex

I noticed that documents were posted to the city website on June 26, 2017. I know the devil is in the details and I want to make you aware of an issue that needs to be addressed tout de suite.

First and Most Important - Have you read the projection information on page 6? Has anyone noticed the major issue with this project - this project completely defies the height guidelines for the area and the city?

Building A - Height of Building - **21424** metres
Building B - Height of **15109** metres

Secondly - if anyone is not computer literate they can not access the letters or the plans because they are not uploaded as PDF files. This is not very transparent.

While I'm sure that the height is an error and we **NOT** building condos over 100m in this city. The reality is that this has escaped the architects, Abstract and whomever in the planning department that accepts plans on behalf of the city.

It makes me question what other 'little' details are also being missed by people involved in this project. I would like this to be rectified and be notified that this has been addressed. What would be the liability and implications to the city (and residents) if this project had been approved as per these plans?

Thanks and I look forward to a response in a timely fashion.

Cheers
Kam Lidder
Resident of Victoria

Lucas De Amaral

From: Michelle Dobie <[REDACTED]>
Sent: Tuesday, July 18, 2017 7:31 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Development

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening,

Please listen to the concerned citizens of Victoria and the residents of the Rockland Neighbourhood. If the current proposal is approved the Rockland area will be destroyed and it will be the detriment of all of unique neighbourhoods that make Victoria so beautiful. We will end up looking like an expensive Lego-Land City such as Vancouver.

Please see all the recent media voicing concerned citizens, including myself:

VicNews: <http://www.vicnews.com/news/rockland-rally-planned-to-protest-victoria-development/>

VicNews: <http://www.vicnews.com/news/victoria-residents-rally-support-for-rockland-re-do/>

CTV News: : <http://vancouverisland.ctvnews.ca/video?binId=1.1777488> - Move to 5.30 minutes

Chek News: : <http://www.cheknews.ca/5pm-newscast-july-16-2017-347956/> - Move to 8:00 minutes

I am disappointed no one from City Hall attended the rally. There are so many people who do not want the overdevelopment happening in our city. The condos/developments do not solve or help the housing crisis at all. All the condos are luxury condos that the average Victorian cannot afford to buy or pay rent.

The development of Victoria is moving in the wrong direction.

Concerned citizen,

Michelle Dobie

From: Victoria Mayor and Council [mailto:mayorandcouncil@victoria.ca]
Sent: Thursday, July 6, 2017 11:35 AM
To: Michelle Dobie
Subject: Email to Mayor and Council RE: Invitation to peaceful rally on Sunday, July 16th, 10:00 a.m. to 12:00 noon, at 1201 Fort Street

Dear Michelle,

Thank you for your email. It has been shared with Mayor and Council.

Sincerely,

Lucas de Amaral
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Michelle Dobie [[mailto:\[REDACTED\]](mailto:[REDACTED])]

Sent: Wednesday, July 05, 2017 6:29 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Invitation to peaceful rally on Sunday, July 16th, 10:00 a.m. to 12:00 noon, at 1201 Fort Street

Hello Mayor and Council,

Please see the attached Flyer inviting you to attend the peaceful rally at 1201 Fort Street.

As mentioned in our Flyer, we hope you will come and meet concerned citizens of Victoria with regards to this development.

If you have any questions, please call me at [REDACTED]

Looking forward to seeing you there!

Michelle Dobie

Lucas De Amaral

From: Michelle Dobie <[REDACTED]>
Sent: Wednesday, June 28, 2017 5:56 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street - amended proposal on Development Tracker

Good afternoon,

Please see the
attached: <https://tender.victoria.ca/tempestprod/ourcity/Prospero/Details.aspx?folderNumber=REZ00525>.

At a glance, the only changes are:

- 10 townhomes instead of 12
- Building B from five to four stories (I am 10 feet from the property line)
- Removal of another Garry Oak
- Outside aesthetics have changed

There is no intention of saving any greenspace. An entire wildlife habitat and park will be destroyed and lost forever. There are multiple trees well over five stories high and a Sequoia on Pentrelew well over 12 stories high. I beg and plead you to come to my home and see the forest from my perspective – you can't appreciate the greenspace from Fort or Pentrelew. I would be very happy to arrange a time to come and see the greenspace. Before you decide, please consider my invitation, thank you.

This property is extremely unique and should be protected. I hope you will agree.

Thank you for your time.

Kind regards,

Michelle Dobie, #311 – 1025 Linden Avenue
[REDACTED]



Cities for Everyone supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

www.citiesforeveryone.org

Victoria City Council

Victoria City Hall

12 June 2017

Re: 1201 Fort St. and 1050 Pentrelew Place

Dear City Councillors,

Like many attractive, economically successful and geographically constrained cities, Victoria is experiencing housing unaffordability. To address this problem we need thousands of new housing units. Fortunately, many hundreds of units are under development in the downtown core, but these are unsuitable to many households, particularly families with children. We need more townhouses and apartments in walkable neighborhoods throughout our City.

To help address this need, *Cities for Everybody* supports the development proposed at 1201 Fort Street and 1050 Pentrelew Place. This project increases housing supply and improves housing options in our city. It can provide 91 new housing units in a very accessible location, and sets an example for future development in the areas. Adding constraints to this project will discourage more of this type of housing.

I would like to respond to some objections critics raise about this project:

1. It is too tall for a residential neighborhood.

Grow up, Victoria! This development is on a major urban arterial, not inside a neighborhood. Six stories is an appropriate height in such locations. Our Official Community Plan allows floor space ratios (FSRs) up to 3.5 in that area, far higher than the project's 1.39.

2. It will increase traffic problems.

Infill development tends to increase local vehicle trips, but because the project is in a walkable area near downtown and major bus routes, it will generate far fewer trips than those residents would in most neighborhoods. Recent studies (Millard-Ball 2015; Schneider, Handy and Shafizadeh 2014) show that conventional traffic models greatly exaggerate the number of vehicle trips actually generated in Smart Growth locations, so if a study predicts that this project will generate 100 daily vehicle trips, the actual number is probably less than 50. As a result, this project may *slightly* increase local traffic but will *significantly* reduce regional traffic problems compared with those households locating in more automobile-oriented areas.

3. The units will be unaffordable.

Although these units may initially be too costly for lower-income households, they will contribute to affordability in three important ways.

- Buildings typically depreciate in value 1-3% annually, so housing that initially seems expensive becomes more affordable over time.
- The rate by which housing depreciates depends on the speed with which housing supply grows: if supply does not increase to meet demand, existing units will only depreciate about 1% annually, but if supplies increase, they will depreciate faster, such as 3% annually.
- Increasing middle-priced housing supply allows more middle-income households to move up from lower- to higher-priced units, more renters to purchase new homes, more older homes to become rentals, and older housing to depreciate more rapidly, a process called *filtering*. In this way, increasing middle-priced housing supply helps increase affordability overall, even if the new units are initially seem expensive to lower-income households.

4. Increasing allowable density only benefits greedy developers.

No, increasing urban densities allows more households to live in walkable urban neighborhoods. However, the households that would benefit have no voice; they are unaware that their future homes depend on current development polices and so are unable to advocate for pro-infill policies. Their interests are represented by developers. Developers are no greedier than other business people, including farmers, bakers and bikeshop owners, all of whom produce useful products in order to earn a profit.

5. It displaces greenspace.

This development can provide 91 units on approximately two acres, a very efficient use of land. Despite this density, more than half the site is openspace, which is only possible with taller buildings. Although this project may reduce greenspace compared with what previously existed, it preserves greenspace compared with the same households living in conventional suburban sprawl.

Allowing developers to construct more mid-rise (3-6 story) townhouses and multi-family housing in walkable urban neighborhoods is the best way for Victoria to accommodate more residents and increase overall affordability. Please approve and support this and similar projects.

Sincerely,

A handwritten signature in black ink that reads "Todd Litman". The signature is fluid and cursive, with the first name "Todd" and last name "Litman" clearly distinguishable.

Todd Litman
Cities for Everyone

Lucas De Amaral

From: Michelle Dobie <[REDACTED]>
Sent: Monday, June 12, 2017 2:04 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Development
Attachments: WP_20160509_001.jpg

Good afternoon,

I live at 1025 Linden and face the Prayer Garden at the back of 1201 Fort Street. The beautiful forest is in full bloom (although neglected) and I invite you to come to my home and to see what will be destroyed forever if the development is approved. I have attached a photo I took from my bedroom window in the Spring of 2016.

Also, please consider watching this documentary with regards to development in Canadian cities: <http://www.cbc.ca/doczone/episodes/the-condo-game>.

Also, please see the listing for a 2 bedroom condo at Bowker Avenue: <https://www.realtor.ca/Residential/Single-Family/18239404/101-2285-Bowker-Ave-Victoria-British-Columbia-V8R5G9> - the average Victorian cannot afford this condo. The one bedroom condos start at \$625,000: <https://www.realtor.ca/Residential/Single-Family/18239384/307-2285-Bowker-Ave-Victoria-British-Columbia-V8R5G9> – I could never afford this one bedroom condo and I am Provincial employee with a pretty good salary.

Please consider the permanent consequences if this development is approved. It will destroy a beautiful forest/greenspace, destroy a beautiful heritage neighbourhood and not help with the housing crisis in Victoria.

If you have any questions, please let me know. I hope to arrange a time for you to come to my home and see the beautiful greenspace from my balcony.

Kind regards,

Michelle Dobie
[REDACTED]

Development 1201 Fort Street (formerly Victoria Truth Centre Property)

We are very concerned about how Abstract Development plans to build on this property. This is obviously a highly desirable parcel of land because of its choice location close to the downtown. residential surroundings and trees. Development of this truly unique location demands deliberate care. We urge our Mayor and Council members to respect the City of Victoria Official Community Plan by not agreeing to rezoning to permit excessive density. We also urge you to consider carefully the impact of increased traffic if the proposed scale of development is allowed. We urge you to insist that the development when approved will feature outstanding architectural and site design sensitive to its neighbourhood so that 1201 Fort will become one of Victoria's urban gems.

Yours sincerely Janice and Jan Drent 1720 Rockland Avenue

Lacey Maxwell

From: Ronald Bell <[REDACTED]>
Sent: May 29, 2017 10:44 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Abstract Developments Proposal - 1201 Fort Street and 1050 Pentrelew Place

City of Victoria

Attention: Mayor Helps and Council

Re: Abstract Developments Proposal - 1201 Fort Street and 1050 Pentrelew Place

For your convenience I am setting out below the text of my May 30, 2017 letter concerning the issue of affordable housing and the above. (I previously sent the letter as a PDF attachment to an earlier email sent May 29, 2017 to individual email addresses):

"May 30, 2017

Via Email

City of Victoria

Attention: Mayor Helps and Council

Re: Abstract Developments Proposal - 1201 Fort Street and 1050 Pentrelew Place (the "Proposal")

My husband and I wrote to you about the above Proposal on January 6, 2017.

Our previous letter noted that the Official Community Plan for the development of the properties should not be varied unless a "need, hardship, or new overriding consideration" could be demonstrated by the developer. We noted that to do otherwise would misapprehend the function of the Council in these circumstances. The Official Community Plan has already laid out decisions concerning what development is allowed for these properties. The City Council's current decision is whether or not to reconsider those decisions and make any variations to them. In short, the Official Community Plan stands as the development decision, and your role is to determine whether any variations can be justified.

We noted in our earlier letter that none of the required conditions (need, hardship, or new overriding consideration) had been demonstrated by the developer and accordingly, the Official Community Plan must be allowed to govern the development of the properties.

We were very pleased that the April 6, 2017 Committee of the Whole meeting recommended referring the applications back to the staff and developer.

At the same time we understand that there is a view held by some Members of Council that the proposed densification of these properties is needed to, or at least would, address the problem of "affordable of housing" in Victoria. It appears that there may be a belief that the lack of

affordable housing justifies a departure from the Official Community Plan and supports a Proposal with a much greater density than currently allowed. We believe this is an erroneous conclusion.

In our view, the current lack of affordable housing has many contributing factors. However, a predominant factor is the economic investment climate. Currently people with money to invest are treating housing as an investment commodity. For example, our 2017 BC Assessment indicates that our home's value increased 30% over its value in 2016. No other commodity is generating this rate of return at such a low risk (due to the limited supply of land in Victoria and Vancouver) in today's market.

The inequities in the housing market that work against affordability can be addressed by tax and other market measures imposed on the residential property market to level the playing field so that the ordinary long-term residential purchaser can compete with the investment housing purchaser. Such interventions could quell unbridled speculation. I intend to provide you with a historical outline of taxation measures undertaken by the Federal government to calm investment frenzy.

The City should also consider what measures it might implement. For example, increasing the categories of real property to include properties held for investments purposes that are either empty or occupied by non-arm's length tenants. These properties could be taxed at a higher rate and the increased tax revenues could be used to fund affordable housing on a non-emergency planned basis.

Having a clear Official Community Plan that is adhered to will help create certainty in the market since it will prevent developers from trying to create more "real estate product" to feed the investment market through increased densification.

Conclusion

I encourage the City to adhere to the Official Community Plan and avoid the over densification in the false hope that it will solve the "affordable housing" problem. It won't. Adding more and more density only feeds the speculative market.

Thank you,

[signed]

Alison Heldman"

Regards,

Alison Heldman

ANTHONY DANDA

1075 Pentrelew Place
Victoria, BC
V8V 4J7 Canada

Email: [REDACTED]
Phone: [REDACTED]

11 May 2017

Mike Miller
Abstract Developments
301 – 1106 Cook Street
Victoria, BC
V8V 3Z9

Dear Mr. Miller:

We are sending this letter to clarify our vision for an appropriate development at 1201 Fort Street and 1050 Pentrelew Place. We would first like to clearly communicate that we are not averse to developing the site. Although as the neighbouring residents with a long-term, vested interest, we want to ensure that what is developed aligns to our vision and contributes positively to the neighbourhood and city.

We believe the following guidelines that align to Victoria's Official Community Plan is economically feasible for the site:

- a four-storey structure facing Fort Street that aligns with the current height and look of other buildings in the heritage corridor on the portion of the lot currently zoned R3-AM-2 and designated Urban Residential in the OCP
- family-oriented house-plexes, duplexes or townhomes on the southern portion of the property that reflect the architectural integrity, greenspace, size (height and width) and set-backs currently reflected by the homes on Pentrelew Place

We look forward to the next iteration of the development application and remain open to a dialogue that will lead to an appropriate proposal for the sites, which we believe is achievable.

With kind regards,



Anthony Danda
On behalf of the undersigned neighbouring residents

CC: City of Victoria Mayor and Council
Jonathan Tinney, Director of Sustainable Planning and Community Development
Alec Johnston, Senior Planner
Rockland Neighbourhood Association

NAME

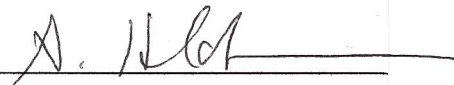
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SIGNATURE

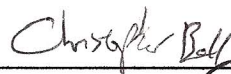
Ronald Bell 1005 Pentrelew Pl.




Alison Heldman 1005 Pentrelew Pl



Christopher Bell 1005 Pentrelew Pl



David Harvey 1009 Pentrelew Pl.



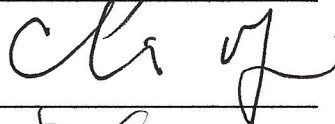
Catherine Clinton 1021 Pentrelew Pl.



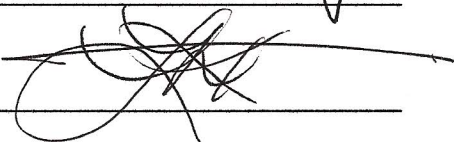
Jim Fields 1035 PENTRELEW PL



Chris Dugan 1025 Pentrelew Pl



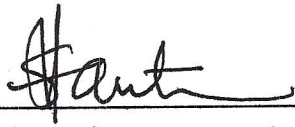

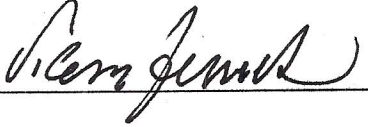
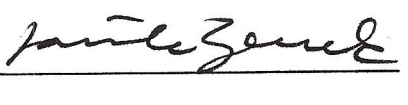


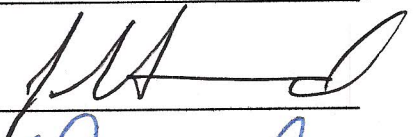

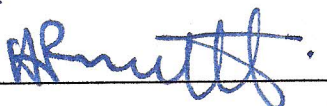


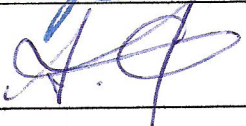
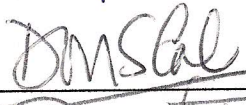
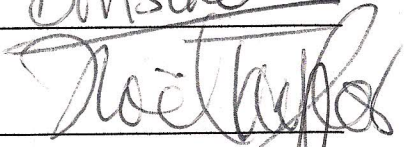

Jennette M Kissom 1025 Pentrelew Pl.



Jessica Mal

1006 PENTRELEW PL.



NAME	STREET ADDRESS	SIGNATURE
Sally Hamilton	1020 Pentrelew Place	
Donald Hamilton	1020 Pentrelew Pl	
^{ZEMSK} Vilem Zemek	1029 Pentrelew Pl	
Jamie Zemek	1029 Pentrelew Pl.	
Louise Watt	1015 Pentrelew Place	
Fern Hammond	1000 Pentrelew Pl	
SAMIE HAMMOND	1000 Pentrelew Pl	
DARBY HAMMOND	1000 Pentrelew	
HAYLEY PARRETT	1000 Pentrelew Pl.	
Kavan Hammond	1000 Pentrelew Pl	
Leting Cai	1000 Pentrelew Pl.	
Anna Cal	1059 Pentrelew Pl.	
DON CAL	1059 PENTRELEW PL	
NOEL TAYLOR	1010 Pentrelew Pl	
David McConaeh	1075 Pentrelew place	

NAME

STREET ADDRESS


SIGNATURE


Lora-Beth Trail	102-1220 Fort Street	LB Trail
MALE WISE	103-1220 FORT ST.	Male Wise
DAVID MAHER	#301, 1220 Fort Street	David Maher
Chandra Morrison	104-1220 Fort Street	C. Morrison
Jane Morrison	104-1220 Fort Street	J. Morrison
Shaunessy Pollen	#3-1128 Ormond St	Shaunessy Pollen
Geanine Robey	1119 Ormond St.	Geanine Robey
NEIL OSBORNE	1119 ORMOND ST	Neil Osborne
Andrea Wood	1122 Ormond Street	Andrea Wood
MICHAEL WOOD	1122 Ormond Street	Michael Wood
Ben Schwertzer	1156 Fort Street	Ben Schwertzer
Michal Opalski	1156 Fort Street	Michal Opalski
Stefan Opalski	1156 Fort St.	Stefan Opalski
Magda Opalski	1156 Fort Street	Magda Opalski
Constance Schenwood	1190 Fort Street	C. Schenwood

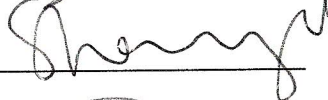
NAME


STREET ADDRESS


SIGNATURE

Ali Johnson 1180 VIEW ST. 

Jennifer Leyh 1208 Fort St. 

Shannon Hazard #1-1129 Diamond 

SANDRA SHORE #106- 1234 Fort St. 

Larry Shore 106-1234 Fort St 

Noraye Fjeldstad

From: Anna Cal <[REDACTED]>
Sent: Wednesday, May 10, 2017 6:47 PM
To: Victoria Mayor and Council
Cc: Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor)
Subject: Fwd: 1201Fort/Pentrelew proposal by Abstract
Attachments: painting5.tif

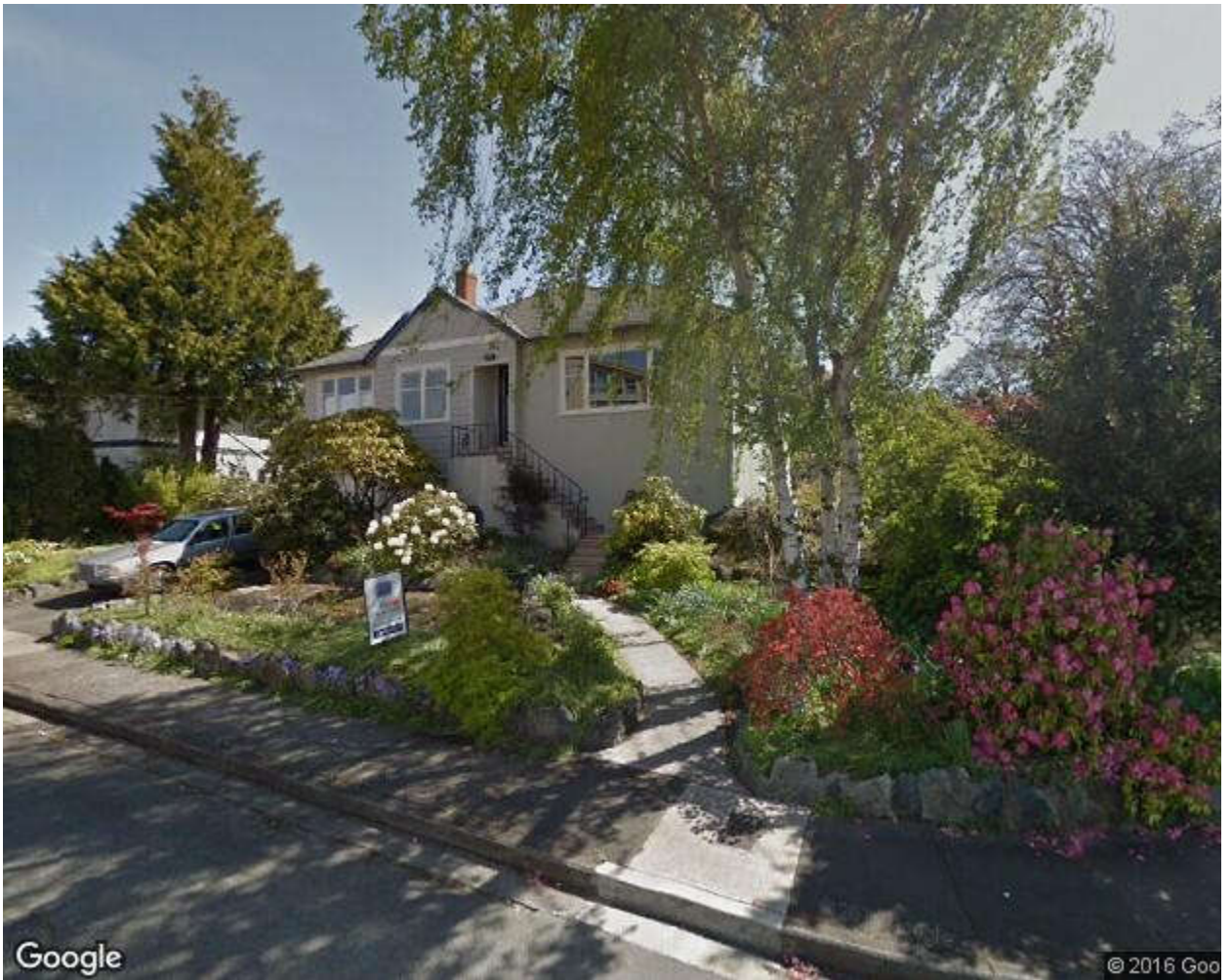
Hello dear Councillors,

Thank you for your wonderful work at COTW regarding Abstract proposal for 1201 Fort.

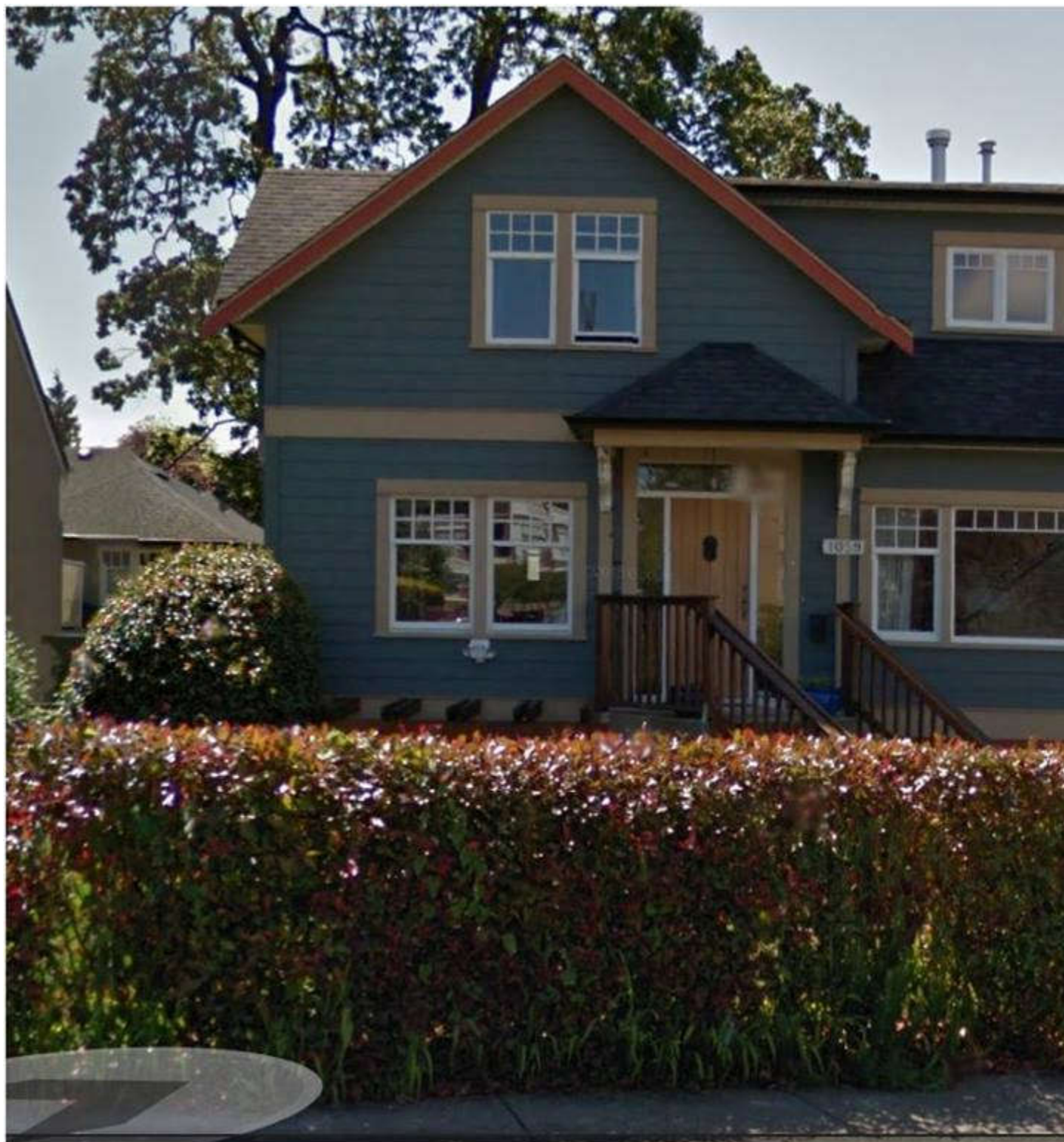
Here are some images that I could find on internet.

The future tenants of Abstract Developments creation will look at us and see the variety of houses, art gallery, trees, shrubbery, wonderful neighbourhood filled with character.

The long time residents of Pentrelew place worked hard to maintain a flavour of Rockland. Every house on Pentrelew place is ground oriented.



















My neighbours and people who will live here after us might have to look at the complex below, no setbacks , no opportunity for maintaining Rockland's uniqueness.

What would you prefer to look at every day of your life?



You can see I added myself as a little black figure in front of this image. Right above here.
Proportionally it should be smaller than a door in town house. That how monstrous this development promises to be.

We are for a sensitive development that is fair to everybody and shows respect to the past, present and future of our city.
Abstract development proposal as it was presented will not create a heritage for the future, nor does it respect a character of Rockland.

People make life changing decisions based on Official City Plan. Any amendments have to be done sensitively, minimizing possible negative effect on the lives of Victoria citizens who have entrusted The Council with their future.
Please help us to create a solution that is beneficial to everybody.

Anna Cal
1059 Pentrelew place
250 386 5657

Noraye Fjeldstad

From: Alec Johnston
Sent: Friday, April 28, 2017 8:49 AM
To: [REDACTED]
Cc: Jonathan Tinney
Subject: RE: 1201 Fort Street

Hello Jane and Ken

Thank you for your comments regarding the proposed development of 1201 Fort Street and 1050 Pentrelew Place. Your email has been added to the correspondence file for this application and will be shared with Council when they consider this application at a future meeting.

As you know, at the April 6th Committee of the Whole meeting, Council decided to send this development application back to the applicant to discuss with staff issues related to massing, height, architectural expression and setbacks of the building among other considerations, before Council will consider advancing the proposed development to a public hearing.

The staff report from the April 6th meeting is available [here](#). More information on this application is also available on the City of Victoria's [Development Tracker App](#) and will be updated when revised plans are submitted to the City of Victoria.

Again, thank you very much for taking the time to share your thoughts with Mayor and Council and the City of Victoria.

Best regards,

Alec Johnston

Senior Planner – Development Services
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6
Phone: 250-361-0487
Fax: 250-361-0386
Email: ajohnston@victoria.ca



Alec

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

From: Jonathan Tinney
Sent: April 27, 2017 10:13 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: FW: 1201 Fort Street

Alec,

Have you responded to this one that we'll add it to the file? If not, could you.

Thanks, JT

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

From: Jane Wheatley [REDACTED]

Sent: Thursday, April 20, 2017 1:08 PM

To: Jonathan Tinney <JTinney@victoria.ca>; Alec Johnston <ajohnston@victoria.ca>

Subject: 1201 Fort Street

Hello Jonathan and Alec,

We are very pleased that the development proposal for this address has been returned to planning.

Here are a few observations we have:

-recent new condo building @ Cook and Oliphant is 4 stories & IN A VILLAGE. How can 6 stories be justified on Fort St.? R1B zone covers majority of area & BLENDING zones is NOT OK.

-project talks about preserving trees at Fort. Model indicates tree canopy is fine, but ROOTS are extensive so WILL BE SEVERED by U/G parking lot.

-NOTHING in this plan FOR NEIGHBOURHOOD & we pay taxes. Low-income housing for working poor at least addresses current issues.

-ROCKLAND NEEDS AN OCP PLAN NOW. Building without one is like placing the cart before the horse. It is NOT OK to continue to bow to developers!

- planning department threatened RNA with NO CALUC,...this is simply NOT DEMOCRATIC.

ALTERNATIVES:

A) Moving the Greater Victoria Art Gallery to the site.

- larger area available for the structure (our city is growing), more visible for tourists, easier access along Fort. St. for tourist & transit buses, closer to city centre. Perhaps provincial government can help finance in this election year?

B) Trees likely to die at Fort so change to heritage sensitive design.
See links below.

<http://vancouver.sun.com/homes/home-thoughts-for-the-new-year>

<http://abstractdevelopments.com/project/read-house/>

<http://abstractdevelopments.com/project/london-arbour/>

Cheers,

Jane and Ken Wheatley

Noraye Fjeldstad

From: gail davidson <[REDACTED]a>
Sent: Sunday, April 30, 2017 7:51 PM
To: Victoria Mayor and Council
Subject: Fwd: 1201 Fort St proposed development : Why protect Garry oak areas?

Dear Madam Mayor Lisa and Honourable Council Members,

The property at 1201 Fort St is an extraordinary opportunity for the city to protect - a spectacular green space instead of the urban concrete jungle that Victoria is becoming.

- instead of the current development proposal at 1201 Fort St, could the city partner with the provincial and federal governments, as well as large, local philanthropists, to purchase back this land to make it a park for all the people that will be living in the new condo projects currently being built a stones throw away -(at least 7 buildings)?
- Humans need green spaces to flourish with a healthy connection to nature and this space will be within walking distance of most of the urban development taking place without green areas.
- Green spaces reduce urban temperatures in time of global warming - let the city be visionary in its decision on this site.
- This development will destroy some Garry Oaks, if not all through removal and blasting, and two large sequoia trees over 150 yrs old.

http://www.goert.ca/developers_government/why_protect.php

- The development is too dense - I suggest the developer build multifamily homes that look like historical homes, and make this into a small village area. Less density, no blasting for underground parking, eases parking concerns in area, better use of green space. More friendly to the Official Community Plan for the area.
- Why have an Official Community Plan that takes funds in consultation, writing, and implementing, if it can be thrown aside at whim for a development that requires extensive revision of the plan for this site?

Thank you for your consideration in reading and seriously thinking about the proposals in this e-mail.

Regards,

Gail Davidson

Noraye Fjeldstad

From: Loretta Blasco <[REDACTED]>
Sent: Sunday, April 23, 2017 6:02 PM
To: Victoria Mayor and Council
Subject: Development of 1201 Fort Street and 1020 Pentrelew Place

Dear Mayor Helps, Council, and Planning Department, Abstract Development has, as you know, proposed a significant rezoning and development of this property that runs contrary to the vision, heritage conservation and history of the neighbourhood.

This project should be kept within the current zoning laws already on this property. Development in Victoria should be considering the capacity of the neighbourhood, that it is asking, to absorb such developments. This proposal has really missed the mark.

This project is all wrong for this neighbourhood, but with a considerable reworking of the plan, there could be many possibilities for a great development on this valuable historical piece of property.

I am surprised that a development of this scope would be considered without a traffic study report done to address the increase of traffic in this neighbourhood. We already have a huge high rise complex going in on Fort and Cook Street, which will undoubtedly increase traffic in this area, and this proposed development on Fort/Pentrelew is very close (2 blocks) from this corner.

This proposal also calls for the removal of endangered Garry oaks and 2 sequoia trees over 100 years old. Everywhere else in the city, we are planting and conserving the endangered Garry Oak ecosystems. The original proposal leaves very little green space between the buildings.

Any condominium building built on this land should be no taller than 4 storeys high to better reflect the surrounding neighbourhood on Fort Street. Both neighbouring apartment buildings are only 4 storeys tall.

With respect to the townhouses along Pentrelew Place this proposal has the townhouses positioned too close to the street, too tall @11 metres, and too many (12) in number, which does not reflect the existing neighbourhood on Pentrelew Place. It feels like the developer has crammed in 12 townhomes, 2 condominium buildings, no green space, using every inch of land for profit without any real design or thought for something suitable or with great design.

Question: Are we missing a wonderful opportunity to do something new and visionary with this piece of historical land? I can only hope that if Abstract Development is allowed to go ahead, it won't be allowed to do so, without significant changes to the original plan where the neighbourhood needs are taken into account more, and the height and scope of the buildings are considered, and the green space surrounding the Garry oaks and sequoia trees are considered into the new plan.

As a tax payer, I am deeply concerned about the increase of, site specific requests, for zoning changes in Victoria. These rezoning changes undermines the purpose of municipal planning and leads to development with no vision for building and sustaining communities. This proposal does not in any way address the city's need for affordable housing.

Thank you for your time, and if you would be so kind, Mayor, to please forward this email to your planning department.
Loretta Blasco.

Sent from my iPad

Noraye Fjeldstad

From: Anna Cal <[REDACTED]>
Sent: Friday, April 21, 2017 10:10 AM
To: MMiller@abstractdevelopments.com
Cc: Victoria Mayor and Council; Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor)
Subject: 1201 Fort proposal
Categories: Planning

Dear Mike,

Thanks for your email.

It has indeed been a long road for everyone. We are committed to the road as long as it takes until you are willing to reduce the scale of the project.

We've been in discussion with you for almost a year about your plans at 1201 Fort St. Many, many community members have told you many, many times that the scale of your proposal was too large. You heard it again and again. But you never altered your intransigence about the scale of your development and looked to tertiary issues instead.

We're open to compromising, and have been all along. We'd be happy to hear what your suggested compromise is, in writing. We don't officially represent the community opposed to your previous plans, though we are deeply involved with it. We'll pass along your compromise to our community members in writing and ask for their input.

But just so we're clear, the following is what the community has been saying to you for over a year. These are points many of us have raised with City Council.

As you can see, there is a lot of overlap between these points and what the City Council wants you to address in their recommendations of April 6th, 2017.

1. Your previous proposal was too big, too high, too crowded. Six storeys is too high, the five storey building should not be there. Twelve townhouses that dwarf everything on Pentrelew are too high and too many.
2. We accept a 4 storey multi-unit building on the Fort street side, as 4 storey reflects the scale of surrounding buildings.
3. We would like to see the rest of the development reflect the scale of houses on Pentrelew.
4. We do not accept re-designating the rear portion of the property from Traditional Residential to Urban Residential.

That said, we are open to innovative and beautiful, family oriented multi-unit buildings, perhaps some appropriately sized houseplexes, townhouses, or row houses with appropriate setbacks and greenspace, and a private door for each family.

We believe that you can build something like this. We doubt you would have bought this property if only an out-of-scale, out-of-place development, that requires drastic amendments in OCP, would result in decent profits.

We look forward to hearing from you.

Best wishes,

Don and Anna Cal

On Apr 19, 2017, at 10:08 PM, Mike Miller <MMiller@abstractdevelopments.com> wrote:

Dear Don and Anna

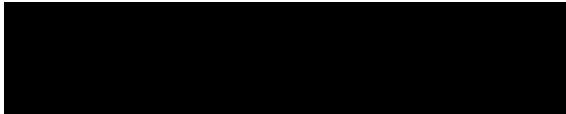
I know its been a long road for everyone. Perhaps this email may be too late or perhaps it may not have much value to yourselves however I wonder if you would consider meeting me one on one?

I wonder if somewhere in here there may be a compromise.

I look forward to hearing from you.

MIKE MILLER

President and Founder



<Image001.png>

301-1106 Cook St., Victoria, BC Canada V8V 3Z9

www.abstractdevelopments.com

Noraye Fjeldstad

From: Rita Harvey <[REDACTED]>
Sent: Tuesday, April 18, 2017 1:20 PM
To: Charlayne Thornton-Joe (Councillor); Lisa Helps (Mayor); Ben Isitt (Councillor); Chris Coleman (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor)
Subject: Re: Proposed development for 1201 Fort St./1050 Pentrelew Pl.

Re: traffic and parking study for above proposed development.

Dear Mayor Helps and Council;

The absence of a detailed traffic and parking study in regards to the proposed development at 1201 Fort and 1050 Pentrelew is a mistake. There is a huge hole in the planning and approval process. The impact of a development of this size on traffic, parking and the neighbourhood is gargantuan.

The current state of parking and traffic flow on Pentrelew is already at a critical stage. There is already tremendous pressure from multi unit residences on Rockland for overnight parking, as well as demand from Langham Court Theatre and Art Gallery of Greater Victoria patrons parking for evening events.

Residents of Pentrelew currently regularly have driveways blocked by Art Gallery and Theatre patrons.

The proposal for 1201 Fort streams almost all the downtown bound cars exiting the underground parking on Fort onto Pentrelew and Rockland. The proposed new access driveway from Pentrelew to the above ground parking adjacent to Building B is hazardous to everyone concerned.

The miniscule amount of additional on site parking and visitor space for the townhouse portion of the proposed development is inadequate.

As Council well know, the proposal is entirely incompatible with the OCP and the current zoning.

We object to the Proposal in the strongest terms and ask that a traffic and parking study be completed before Council votes on the changes in zoning requested by the developer.

David A Harvey
Rita E Harvey

1009 Pentrelew Pl.

**NOTES FROM CALUC MEETING TO DISCUSS PROPOSED DEVELOPMENT AT
1201 FORT STREET (formerly the Truth Centre)
7:30 pm, 12th September, 2017, Grace Lutheran Church, Fort Street**

Bob June (Chair, Rockland Neighbourhood Association Land Use Committee) welcomed those present, and thanked them for coming. He noted that input from renters as well as owners was most welcome, and apologized for the fact that the Feedback Form only mentioned owners and not renters – this will be corrected. He briefly explained that this meeting was part of the CALUC process that all proposals have to go through when there is an application for rezoning. This is the second CALUC meeting for this property, as the initial application was sent back to the proponent by the Council's Committee of the Whole (CotW) after review. Because some changes were made, the revised proposal must be put before this CALUC community meeting before it can go back to the CotW for review. The purpose of the meeting is to facilitate dialogue between the applicant and the community, within the context of the Official Community Plan (OCP) and the Rockland Neighbourhood Plan. The meeting should focus on Land Use, rather than other things (e.g. paint colour).

Notes from this meeting will be submitted by the Rockland Neighbourhood Association (RNA) to the City, and the RNA will also submit a letter with its comments on the proposal. After the revised proposal has been reviewed by the CotW, it may be sent back to the applicant for further revision, or it may go forward to the City Council, at which time a Public Hearing will be held. (Videos of previous CotW and Council meetings are available on the City's website.)

Bob introduced **Mike Miller** from Abstract, and noted that **Alec Johnson**, Senior Planner from the City Planning Dept., was present to answer questions.

Mike Miller (CEO of Abstract) introduced his team, including the architects, landscape architect, and arborist. He explained that Abstract had been contacted by a realtor about the property in 2015, and signed a contract for the purchase of the property in 2016. He noted that this is the 19th meeting with members of the community, and the 2nd CALUC meeting.

Greg Damant (Cascadia Architects) gave a presentation of the proposal, focusing on the changes which had been made in the revisions to the proposal made in response to the feedback received from the community and the CotW in April. He noted that the things that remained the same were: working within the context of the OCP; valuing the trees on the site and trying to work around them; blending the allowable FSR across the site, pushing the higher density to the north; and keeping the 'pathway' across the site for people walking to and from downtown.

The significant changes were listed as:

- Number of townhouses reduced from 12 to 10;
- The townhouses have been given a more "Arts and Crafts" look (compared with previous design which was similar to the townhouses on Carberry Gardens);
- The 6-storey condo building has been pushed further north and re-shaped – it therefore has more of a presence on Fort Street;

- The second condo building, previously 5-storeys, has been reduced to 4-storeys, and these are stepped back at the southern end;
- The multi-unit buildings will now be faced in brick;
- The re-arrangement involves taking down one more mature tree, though many new trees will be planted (this is a requirement resulting from taking down existing trees);
- The natural water flow patterns will be maintained.
- Enhanced lighting will maintain the walkway as safe and pleasant at night.

QUESTIONS/COMMENTS/ANSWERS:

Pat Kidd (1025 Moss)

- Q: The catastrophic floods in Houston remind us what happens if we cover the ground in concrete. With climate change, we can expect major water events, and the water table will shift, making flooding of basements more likely.
- A: (Scott Murdoch - Landscape architect) We have a water management plan in place. We will have 2 ft. of absorbent soil, and the rain garden will take water from the roofing. We will be in compliance with the City's guidelines on this. We will also be using permeable pavement in places in order to protect the trees.

Anna Cal (1059 Pentrelew)

- Q: There will be cosmetic changes – are they enforceable? At Black and White it was approved looking one way; it is being built looking another way.
- A: They are enforceable. At Black and White the development permit expired – changes were made under a new permit.
- Q: Was there a community meeting for the new permit?
- A: No - because there were no variances, no community input was required for the change in appearance.
- Q: The 4-storey building will be higher than average 4-storey buildings in the area – why?
- A: We are building with 9 ft ceilings rather than the old standard 8 ft ceilings – it is the market standard, it is more liveable, gracious and certainly more saleable.
- Q: The 'revised' townhouses are taller than those in the original plan – why?
- A: (Kathleen from Zebra) They are higher because of the changed design of the roof to pick up on the more traditional rooflines in the Rockland neighbourhood.
- Q: If the buildings were – say -20% lower would the trees on the property suffer at all?
- A: No.
- Q: We have a 3-D model of the project. Why doesn't Abstract provide this?
- A: Because we don't do 3-D models at this stage.

Barry Mayhew (1149 Rockland Avenue)

- Q: Parking is an important issue. How many units will there be and how many parking spaces?

A: There will be 94 units, and 121 parking spaces, giving a ratio of 1.28.

Ian Sutton (3-1262 Rockland Avenue)

Q: Would like to know more about affordable housing in relation to this project.

A: (Sam Ganong) Abstract has made a commitment to affordable housing, and will provide 10 units of affordable housing in Victoria (not on this site) before this project is completed. These will have capped rents.

Q: Since you will be planting new trees, do you have a plan for watering?

A: There will be an irrigation system, plus 2 feet of soil. There will be some trees on the roof deck.

Q: Is there a maintenance plan for new trees?

A: (Mike Miller) If new trees that have been planted as part of the tree replacement requirements do not survive, then they have to be replaced. The City of Victoria requires a landscape bond for two years.

Chris Douglas (1025 Pentrelew Place)

Comment: The project is no smaller than before, as our comments had requested. There have been no substantive changes in response to comments. We have prepared a comparison sheet (circulated and attached) with respect to height, scale and setbacks which shows that there have been minimal changes and several issues have been made worse rather than better. For 18 months, the neighbours and members of the community have asked Mike Miller for a smaller project. This asking included a petition letter.

Q: Did Mike Miller actually read the letter submitted that had 300 signatures?

A: Yes

Q: What are the three words in Abstract's mission statement?

A: Passion, Quality, Integrity

Comment: Does this strike you as integrity that you don't listen to over 300 neighbours who ask over and over for a smaller development? (Clapping.) Greed does not go with Integrity.

[Speaker told that such personal attacks are not appropriate.]

Don Cal (1059 Pentrelew)

Q: How long is the commitment to 10 affordable units?

A: In perpetuity. If we do not keep the commitment, there is a penalty. It's written in perpetuity as a housing agreement; the agreement has not been drafted yet. The units must be at this site or at another site or there is cash in lieu.

Q: What happens if you or your company are no longer here. How do you guarantee your commitment? Why not have the affordable units on site? This would ensure the affordable housing is paid for.

A: The voluntary contribution of the affordable housing document has not been drafted, nor have the details been worked out, but the intent has been put forward and is being

negotiated by Abstract and city staff. The city will have this in writing before it approves the project.

Q: How many trees will be in planters?

A: Five

Q: The rest of the trees will be planted in about two feet of soil – how many will be planted this way?

A: All of them.

Q: How tall can trees grow in 2 ft soil?

A: As tall as it can. It varies.

Q: Another 2-acre in Rockland site has 10 townhouses on it and has plenty of trees. Why are you trying to put 90+ units on this space? Why are you doing this when many people around the development think it should be smaller? Why not 35 units? (Clapping)

A: This is a large site – almost 2 acres. We are using the existing zoning in the OCP, but working with a “blended FSR” of 1.39:1. If we were using the density we are using at the Black & White development, that would give us 300+ units on this site, so we have reduced density substantially. Our proposals are in conformity with the OCP.

Helena Kadlec (1190 View Street)

Q: I am concerned about traffic flow and lack of parking in the area. Has a study been done?

A: We have looked at 11 similar buildings (one with 244 units/262 parking stalls), and have found that parking is adequate.

Q: What about traffic going to and from downtown – will the City think more about this?

A: (City planner) The transportation planners have looked at this, and they feel that it is not a problem and there is no need for a traffic impact assessment. The City has been monitoring traffic on Fort Street and found that it is decreasing. (Laughter!)

Jamie Hall (1024 Pentrelew)

Comment: I know Mike Miller and do not think his integrity should be questioned. This is an appropriate site for increased density.

Gordon McAllister (1301 Rockland Avenue) (2 threads in Gordon’s comments are identified by number below)

Q: (1) There is a lot of confusion about what the OCP allows and what the Neighbourhood Plan would allow. There is the overarching Official Community Plan but we have yet to do the local area plan that provides a vision for what’s appropriate in the village. We should be focusing on the Neighbourhood Plan. There is a Rockland Neighbourhood Plan that is 30 years old. A new Local Area Plan should be updated before a development such as this takes place. We have been asking for a new Plan for 15 years. The development wants to make a change to the OCP but it ignores the Rockland Plan (old as it is).

(2) The city has said that the move to high density will preserve Victoria’s traditional single-family neighbourhoods “untouched and intact”. That is, land that is zoned R1-A

and R1-B. We understand the benefits of density concentrations, but the land in question is an "R1-A" and R1-B" area.

Comment: (from RNA for clarification): The question is: How are we moving ahead (1) when we don't have a local area plan and (2) when the city has said a neighbourhood such as Rockland should remain intact.

A: (from RNA) Unfortunately, the local area plan was not done in advance of the current development. The point is very well taken – it would be nice to have completed a local plan that was part of the legislated process. Unfortunately, we're working now in an environment that isn't that way. A local area plan for Rockland will be developed soon – everyone is strongly encouraged to contribute its development.

Comment (from Gordon): The way to design an administrative system is from the top down and include links to every subsystem. We haven't done this. Furthermore, the system is being developed sequentially for different parts of the city – this makes no sense.

Comment (from RNA) You're right. However, today we're constrained to work within system currently in place.

Nancy McGregor (103-1070 Moss Street)

Q: Acknowledgement of meeting being held on Songhees and Esquimalt land. Concerned about *affordable housing*, especially as 55% of Rockland residents are renters. I do not consider it appropriate to have the affordable housing component of this housing elsewhere. What would it cost to have it on site?

Q: Also concerned about *trees*, and the fact this is a "Heritage corridor". The Sequoia trees you want to take down are as old as the City itself and were brought and planted by Mr. Green (in the 1860s). There are only 12 Sequoias in Rockland, and the two at 1201 Fort are healthy. You also want to take down Tree #0042, which is the second oldest Garry Oak. These trees are of historic value, and the first Governor General planted some of these trees. Buildings A and B wipe out part of the urban forest – why don't you consider the importance of these trees? In your early proposal, you say you were trying to preserve the forest but because of the city's input you decided you really have to build closer to Fort Street and therefore you have to cut down the second largest Gary Oak – I find it incredible that you reached this decision. I think you're ignoring your neighbour's opposition to the size of this development and you're redirecting attention to where the development occurs. In the process, you will destroy trees that are historical and significant. Why doesn't it occur to you that the trees are more important than your unaffordable condominiums?

Q: Having underground parking also necessitates the cutting down of trees. We're facing global warming. With this happening, does it seem reasonable to cut down the existing forest and put in parking for over 100 cars? (Clapping)

A: We have looked carefully at the placement and health of the trees on site. The primary clusters of trees at the North East and North-West corners of the site will be kept. We are aware that we cannot build on the critical root zone. We cannot develop the core of the site without removing the Sequoias.

A: Re. affordable housing – this is not a fixed part of the process. The agreement <to provide affordable housing> has not been finalized, there is no foregone conclusion of this

voluntary process and it's not part of the rezoning mechanism. The prices of the units on the site will be approx. \$450-500 K for a one-bedroom (700 sq. ft.); \$550-600 K for a two bedroom; \$800-900 K for two-bedroom plus den; prices have not been set for the townhouses.

Lynnette Kissoon (1025 Pentrelew Place)

Comment: Jamie Hall did not explain his relationship with Mike Miller. And calling people out on their statements is not disrespectful.

Q: How many trees were removed for the construction of the Black & White building?

A: No trees were removed. Ok - One tree was removed from the site.

Comment: (audience) And seven boulevard trees were removed.

Q: With respect to Black and White you said the development permit expired and with the new permit a new design came about. I understand you have a development permit already for 1201 Fort Street. As of January 2017, is it correct that you have a development or a demolition permit?

A: That is incorrect.

Q: The blasting for the Black & White building was for two levels of parking, and was very disturbing for those in the vicinity, even on Pentrelew. The warning whistles were not properly used. How many people will be affected by the blasting at 1201 Fort?

A: The blasting contractor is required to contact everyone within a set radius, and we can request that they contact others who are concerned.

Comment: (1) The blasting will impact the condition of homes in the vicinity and the health of the members in the neighbourhood.

(2) We see the Abstract proposals in various forms, but we never see them in the community context, which is a problem. Are you building to fit into the community or is it just your own community you're developing? (clapping)

Laura-Beth Trail (102-1220 Fort Street)

Q: Also concerned about blasting. When the condo building at Fort and Pentrelew was constructed, much damage was done to the foundation of our building.

A: The blasting contractor will deal with any damage done, and has to cover the cost of any damage (has insurance). Abstract has done about 75 projects since 1994, approximately 15 of which involved blasting, and has never had any problem with blasting damage. (There have been some claims, but Abstract's contractor was found not to be at fault.)

Bob June (1310 Manor Road)

Q: What about Heritage buildings in the enlarged geographic area? Because of the heritage nature of their building, can they be included in the pre-blasting survey?

A: Not officially. However, if those who are concerned reach out to our office we have a specific file that documents these anomalies and we're happy to put forward a letter of undertaking that will involve them at the time of blasting.

Sally Hamilton (1020 Pentrelew)

Statement: I have been a resident of 1020 Pentrelew for 46 years. I am not opposed to the development of the former Truth Centre, even though we face several years of disruption from construction. However, I continue to protest this project's scale, mass, height, lack of setbacks, disregard for heritage design, reduction of green space and tree canopy. We must address conservation issues, and the proposed development is not consistent with what has been in the neighbourhood for at least 100 years, and this is not reasonable. There are *no* benefits or major enhancements in this plan, and the quiet liveable community will be forever changed. This is in direct contrast to the OCP Strategic directions, 21.24.4, for Rockland that states, "Continue to conserve the historic architectural and landscape character of the neighbourhood". Abstract has used the OCP guidelines very selectively. Specifically, Pentrelew Place has a 'Traditional Residential' designation which states (6.1.5.) "Ground oriented buildings up to 2 storeys (duplexes), multi-unit building up to 3 storeys" – yet Building B is planned for 4 storeys. Is this the beginning of escalating development throughout Rockland? The developer was aware of the zoning when he purchased the property – why should he circumvent the rules? Mayor Helps has said that we have the OCP for a reason. Let it continue to be our guide. (clapping)

Chris Barnes (808 St. Charles Street)

Comment: We all know what Rockland is and that it has an important heritage value – the applause and the 300 signatures, etc. represent the view of the population of Rockland. This area has heritage value within the city of Victoria. This proposal is an abomination and completely out of character. The first CALUC meeting was a catastrophe, the venue was inadequate, people were locked out of the meeting, and some had to go home because it was so cold. That meeting worked only partially. At this second CALUC meeting the city has requested that the developer address the concerns raised. You have addressed some points, but they are only cosmetic. The real issues of massing, scale, height, etc. have not changed much since the original proposal was presented. The applicant has not addressed the central issues raised repeatedly by the community and the City, and has not made adequate changes. It is clear from the applause that these are important issues for the community concerned – this is too big a project for a very special place. You've gambled that you can change the zoning to get the return on your investment you want. You think do this by coming to these meetings and saying 94 units is great for Rockland – but it just isn't. (clapping)

Comment: (Bob) Is it fair to say you're addressing me on this and you'd like what you have to say reflected in the synopsis sent to council?

Comment: (Chris) When one writes up a summary of a meeting like this there are many points that range from small to moderate to more significant. There is a danger that we'll miss the central issue that the project is too big.

Comment: (Bob) I'll try to do this in the synopsis – first reflect the global view then include the various concerns.

Kam Liddler (1252 Wilspercer)

- Q: You will be blasting in Garry Oak meadows, which may cause damage to the trees?
- A: (Landscape) We have had success with this in previous projects.
- Q: Were you asked to look at retaining the Sequoias?
- A: There was no option to keep the Sequoias.
- Q: The original proposal included two large buildings, and the revised proposal also includes two large buildings. They may be architecturally better than the originals, but what are the compromises you have made for the community?
- A: The fundamentals have stayed the same. We are concerned about trees and that sets the parameter for development. The OCP notes where additional density is needed, and we are using that guideline. We are only allowed to bring traffic in and out on Fort Street, and we have not put a multi-storey building on Pentrelew. We have tried to push the density further north towards Fort, and have reduced the height of the southern condo building. We have many constraints and we have to arrive at a balance.
- Comment: You haven't taken our issue of a family-friendly environment on board. You are putting affordable housing elsewhere, which is not satisfactory. Which community are you building for? Some of your purchasers will be 'downsizers' (60%), and about 40% will be people from elsewhere or people who will rent out their property.
- Q: You are asking to rezone a church property to residential with considerable density. Why are you not able to redesign this project to respond to our needs for affordability, etc.?
- A: We are providing units of from 700 sq. ft. to 1,300 sq. ft., so we are providing many housing types.

Gerry Houlden (405-1220 Fort) (family name indistinct)

- Comment: I live on Fort, right opposite 1201, and I am totally opposed to a 6-storey building. This is not acceptable to people in the area, it is uncharacteristic, it is out of the roofline on the street, and it is adding far too much density to the area. (clapping)

Ian Sutton (3-1262 Rockland Avenue)

- Q: Will there be an opportunity for feedback after the affordable housing agreement is made?
- A: No. This is something that is negotiated with the City at the staff level.
- Q: What if you had a 4-storey building on Fort and 3-storeys for the southern condo building?
- A: In calculating density, we have looked at existing zoning and the OCP's guidelines on how the city should grow by increasing density in certain locations.
- Comment: It is very difficult for young people to find affordable rental housing in the area, and there needs to be a compromise to address this.

Jamie Hammond (1000 Pentrelew)

- Q: I would like to know more about what you are thinking? Your concept does *not* match what the OCP says. The 6-storey building is higher than what was proposed Cook Street, and that is an 'urban village' – this area is not an urban village. We do not want any more tweaks to the proposal. We're neighbours, we own properties together, we respect each other, yet here we are again. You *must* re-think it.
- A: The 6-storey building is on Fort Street, and the 4-storey building is pulled away at the southern end; thus the higher massing is close to Fort Street, adjacent to 4-storey buildings.

Don Hamilton (1020 Pentrelew)

- Q: The statement made by the Committee of the Whole in response to your initial proposal focused on scale, massing, height, architectural expression, etc., and suggested that a revised proposal should provide more 'breathing room'. However, the townhouses presented in the revised plan are even bigger than before. You mention apartment buildings on Linden, but *this* side of Linden is Rockland – the other side is not! The calls for revisions from the City have *not* been addressed. More specifically, the set-backs for the townhouses are not sufficient, and are zero where the cars park as if set-backs don't exist – 6" is embarrassing! And the paths are too close to the patios, creating a lack of privacy. (clapping)
- A: The set-backs are the result of the way the City calculates set-backs – they are actually larger than required.

Anna Cal (1054 Pentrelew Place)

- Q: The set-backs are too small and the townhouses do not have sufficient space. They will dwarf everything nearby. The variances requested for a property of this significance could only be justified for the construction of a world heritage class building (comparison made with a Gaudi site in Barcelona that has World Heritage status).
- A: We can show you the measurements, and you can look at the townhouses on Carberry Gardens. Anything in the Heritage Corridor has to go through the Heritage Advisory Committee.

Doreen Mueller (1301 Rockland Avenue)

Statement: I support Sally Hamilton's statement. I am the steward of the two Sequoias that may be 140 years old. Your proposal is monstrous! It is very difficult to plant Garry Oaks, and they take a very long time to grow. I do not think that we will get changes from Abstract, so we look to the city. Otherwise, we're not going to get anything that is anywhere near what should be. Furthermore, the bargain of 10 affordable housing units for this massive development is not adequate. And the affordable housing should be built in our district, not somewhere else. I oppose the project. (clapping)

Don Cal (1054 Pentrelew Place)

- Q: Why are you developing 94 units? Your previous answer, in simple English, seemed to be that someone else “at the office” forced you to do this. There is no reason to try to squeeze so much on this site, that is the gateway to Rockland. Why are you externalizing the costs onto the community, and internalizing the benefits to yourself? You are stealing the space that is a community amenity in our neighbourhood, a place that has operated as a park for over 40 years. Every other house now has space around it; every four-storey condominium and apartment has adequate setbacks with landscaping and trees. You take it all and expect the community to make do. What was once considered a part of civilization – the way one fits in with one’s neighbours, a cost that every other developer bore – you refuse to bear. You refuse to bear the real costs and are taking away our space. If you would build modestly, there would not be this issue. (clapping)
- A: We are not externalizing the costs – we are doing our job as community developers. We buy land and look at how that land can be redeveloped. I hope that answers your question.
- Q: (from Don to audience) does that answer the question?
- A: (from members of audience) No
- Comment: (Don) That’s community involvement.
- Comment: (Mike Miller) Bob, could you clarify the question.
- Comment: (Bob) I think is philosophical. It is outside what’s supposed to be covered in the meeting. I understand the idea. The parties are at loggerheads.
- Comment: (Don) It’s about zoning. I don’t think the zoning should be changed to take away our space.
- Q: You are taking set-back space from neighbours, and this is taking amenities away. Why does Abstract think he has the right to take this away? (clapping)
- A: (RNA) This is a request for a rezoning, and we have to go through this process.

Kam Liddar (1252 Wils Spencer Place)

- Q: We continue to be concerned about the height of the townhouses, and the information presented on their height is not correct.
- A: (Zebra) We have tried to mitigate the massing, and the building height has not changed. The calculations have to take into account the change in grade. The height is related to trying to hide the elevator over-run.
- Q: You have eliminated rooftop decks, but have now included a walkout terrace – what is the difference?
- A: We have done similar project at View Royal and Selkirk which have worked well.
- Q: Why compare Rockland with View Royal and Selkirk? You should be looking at Rockland.
- A: (architect) We have to look at what the client wants. This property is on the periphery of Rockland and is on a traffic artery, so it is an ideal place to increase density. This is an appropriate site for what we are proposing. The density will still be relatively low. The City needs some renewal and infill.

Lynnette Kissoon (1025 Pentrelew Place)

Comment: The OCP was published in 2012 with input from about 6,000 people. There are many instances (33 instances) where you are not complying with the OCP.

Q: Has the 1201 Fort property declined in value since you bought it?

A: Probably not.

Q: Would you consider selling the property who would respect the neighbourhood, the comments provided by the mayor and council, and respect the community's input?

A: I think that is a loaded question – in my business I take those things into consideration. We are not considering selling the property. We have a difference of opinion. ~~on the~~
OCP.

Gordon McAllister (1301 Rockland Avenue)

Comment: A neighbour has done a legal analysis (referencing the Bondi case in the supreme court of Canada), which shows that spot re-zoning is discriminatory and will not be supported in the courts.

Comment: That's a great thing to bring to the local area planning committee.

Bob June was congratulated on running a very good meeting. (clapping)

CALUC COMMUNITY MEETING FEEDBACK FORM

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YES I have had an opportunity to review the required plans and proposal for 1201 Fort Street

NO I understand both the existing zoning and the requested proposed rezoning.

YES I have been informed of the proposed number of dwellings.

YES The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

SOME Proposals for blasting or tree removal has been explained to me.

Or

NO I have been informed there will be no blasting or tree removal.

 The proposed landscaping for our common property line is acceptable to me.

NO The proponents explanation adequately addressed my major questions about the proposal.

YES I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

NO I support the concept as proposed at this time.

 I do not have an opinion at this time.

YES I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Patricia A. Woodace Date: Sept. 12 / 17

Address if owner(s): 1011 Moss St.

Comment: The fundamental issue has not been dealt with
by proponents. It is in my opinion too dense, too near street
and too damaging to environment (blasting tree removal) (over) →

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

Rockland neighborhood is a heritage, unique & beautiful area. This project is too big and dense for neighborhood.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- no I have been informed there will be no blasting or tree removal.
- no The proposed landscaping for our common property line is acceptable to me.
- no The proponents explanation adequately addressed my major questions about the proposal.
- yes I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Mary W. Dannie Date: Sept 12, 2017

Address if owner(s): 1149 Rockland Ave.

Comment: This is not the right development. Also, no
traffic study has been done to address one way traffic
on Fort is not the problem but the feeder route to (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

downtown area. Rockland, Pentewan etc. ^{are} ~~are~~ where most of
the parking for Longdon Court, and the art gallery,
which has ~~has~~ enjoyed the neighbourhood of the
Trust Centre in the past for parking?

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☐ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. very weakly presented

☐ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): RENTER: W. (Full Name) Date: 12 Sept 2017

Address if owner(s): 1372 CRAIGDARROCH RD

Comment: A zillion saplings cannot replace 2 giant sequoias

A traffic plan is needed. Almost impossible to now turn right from Joan Ave to Fort. Fort is 3 lane @ Cook, ~~from~~ Annals to (over) 2 lanes @ Linden then 1 lane @ Fernwood. Imagine 120+ more cars westbound
Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns. on Fort

Traffic on Fort

lanes 3 @ each

2 @ under

1 @ Craig Jones

+ 120 more cars

Beds 900 \$ \$475.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☐ Proposals for blasting or tree removal has been explained to me. *(not adequately; contradictory mff)*
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal. *(NSD)*
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward. *(We have tried to keep engaged with this process but it has)*
- Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.
- ☐ I support the concept as proposed at this time *(NSD)*
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s)/renter(s) *[Signature]* Date: Sept 12/2017

Address ^{of?} if owner(s)/renter(s) 1025 Penkelew Place

Comment: This proposal did not listen to the concerns of the neighbourhood or larger Rockland community in their concern about the trees, scale, height, density and affordability. It is out of place. It is OVER development

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

and it does not respect the neighbourhood

while it complies to 10 of the OCP guidelines
it does NOT comply to 33 (at least) OCP guidelines

been difficult because the steps taken were not in sequence as outlined in the
city process.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

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- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

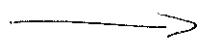
Signature(s) of owner(s):  DONALD HAMILTON

Date: Sept 13 / 17

Address if owner(s): 1020 Pentrevel PI

Comment: Hoped for a complete, more rational re-design acknowledging the concerns of the neighborhood. Consider the massing and tiny stark apts to be horrible - not just for me but to the new owners. Concerned (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.



... Concerned by lack of integration between two big buildings and the townhouses, (They should have been designed by the same architect) Why 17 cars on surface near Lude Kpt. rather than underground? Why no provision for outside playground? Why 6 stories when it is clearly out of proportion to Fort St. buildings? Why is parking not on the site - residents? How can Pentecost cope with all its demands - Langham Court Theatre, the Art Gallery, and 1201 Fort St.?

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort
1050 Kentelton
- ☐ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☒ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: SEP 12/17

Address if owner(s): 1225 Fort St Suite 101

Comment: Concerned about increased traffic on Fort St, ~~But~~ Traffic
Survey??

(over)

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
~~I do not~~ understand I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☐ Proposals for blasting or ☒ tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

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☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

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☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

still too large

Signature(s) of owner(s): *[Signature]*

Date: *Sept 12, 2017*

Address if owner(s): *#1-1057 Moss St.*

Comment: _____

(over)

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
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- Or
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- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

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- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): M. Lalabura Date: Sept 12/2017

Address if owner(s): 202-1225 FORT ST.

Comment: This development as presented will generate ^{an} greater amount of unnecessary traffic on Fort St. I think this project is too large scale for an already busy main artery. Also too large for the neighbourhood (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: Sept 12/2017

Address if owner(s): 305 - 1225 FORT ST Victoria BC

Comment: _____

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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_____ I have had an opportunity to review the required plans and proposal for 1201 FORT ST

YES I understand both the existing zoning and the requested proposed rezoning.

YES I have been informed of the proposed number of dwellings.

YES The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

YES Proposals for blasting or tree removal has been explained to me.

Or

_____ I have been informed there will be no blasting or tree removal.

YES The proposed landscaping for our common property line is acceptable to me.

YES The proponents explanation adequately addressed my major questions about the proposal.

_____ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

YES I support the concept as proposed at this time.

_____ I do not have an opinion at this time.

_____ I am opposed to this development as it has been proposed.

Signature(s) of owner(s):

Date:

Address if owner(s):

Comment:

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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_____ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

_____ I understand both the existing zoning and the requested proposed rezoning.

_____ I have been informed of the proposed number of dwellings.

_____ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

_____ Proposals for blasting or tree removal has been explained to me.

Or

_____ I have been informed there will be no blasting or tree removal.

_____ The proposed landscaping for our common property line is acceptable to me.

_____ The proponents explanation adequately addressed my major questions about the proposal.

_____ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

_____ I support the concept as proposed at this time.

_____ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): B. Martin Date: Sept 12/17.

Address if owner(s): 816 LINDEN AVE VICTORIA

Comment: _____

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Lora-Beth Irwin Date: Sept 12/17

Address if owner(s): 102-1220 Fort Street

Comment: This development is too dense!

This is a Heritage Corridor Area and needs to be reserved and respected. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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partly I have had an opportunity to review the required plans and proposal for 1201 Fort Street

✓ I understand both the existing zoning and the requested proposed rezoning.

✓ I have been informed of the proposed number of dwellings.

partly The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. yes yes no yes yes no

✓ Proposals for blasting or tree removal has been explained to me.

Or no yes

? NA I have been informed there will be no blasting or tree removal.

✓ The proposed landscaping for our common property line is acceptable to me.

mostly The proponents' explanation adequately addressed my major questions about the proposal.

✓ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

None of these ✓ I support the concept as proposed at this time.

✓ I do not have an opinion at this time. ✓ I have several conflicting opinions about this project at this time

✓ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Melena Kadlee Date: Sept 12, 2017

Address if owner(s): 1190 View Street

Comment: _____

this "survey" is very difficult to respond to

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

CALUC COMMUNITY MEETING FEEDBACK FORM

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning. R1-A/R1-B site specific

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☐ Proposals for blasting or tree removal has been explained to me. (Sequoia Trees are not diseased)
Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): A Forbes Date: 09/12/17

Address if owner(s): 1010 Gillespie Place

Comment: To much scale, height, # of units should be ~ 30-35

Less tree removal would be better

(over)

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☐ I understand both the existing zoning and the requested proposed rezoning.
- ☐ I have been informed of the proposed number of dwellings. INCREASE ?
- ☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☐ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me. NO
- ☐ The proponents explanation adequately addressed my major questions about the proposal. NO WILL INCREASE TRAFFIC
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time. TOO MANY DOWNS
- ☐ I do not have an opinion at this time. I DIDNT IN THE BEGINNING, BUT NOW I AM AGAINST IT
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): SAM HAUSERMAN Date: 9/12/17

Address if owner(s): 1190 VIEW ST

Comment: CONCERN ABOUT TRAFFIC FLOW ON ORMOND

BLD A IS TOO HIGH

(over)

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☐ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☐ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. ^{none}

No ☐ Proposals for blasting or tree removal has been explained to me.

Or

No ☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): _____ Date: _____

Address if owner(s): 1060 Linden Ave

Comment: I would like to see the affordable housing in Rockland

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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yes I have had an opportunity to review the required plans and proposal for 1201 Fort Street

 I understand both the existing zoning and the requested proposed rezoning.

yes I have been informed of the proposed number of dwellings.

 The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

yes Proposals for blasting or tree removal has been explained to me.

Or

 I have been informed there will be no blasting or tree removal.

22 The proposed landscaping for our common property line is acceptable to me.

no The proponents explanation adequately addressed my major questions about the proposal.

 I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

No I support the concept as proposed at this time.

 I do not have an opinion at this time.

yes I am opposed to this development as it has been proposed.

Signature(s) of owner(s): D & W. Wood

Date: 12/Sept/17

Address if owner(s): 1011 Norwalk

Comment: No explanation as to why no traffic study - note:

parking
2 Density remains too high (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

3. No consideration of heritage corridor aspects
4. Future v. people needs & contribution to life
not considered

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- ☐ I have had an opportunity to review the required plans and proposal for _____
- ☐ I understand both the existing zoning and the requested proposed rezoning.
- ☐ I have been informed of the proposed number of dwellings.
- ☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☐ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: SEPT 12/17

Address if owner(s): 203-1030 LINEN RD

Comment: _____

(over)

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. not clearly indicated not clear
- ☒ A Proposal for blasting or tree removal has been explained to me. not to my satisfaction
Or I felt the impact of blasting at Cook + Fort
- ☐ I have been informed there will be no blasting or tree removal.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Andrew A. Cullen Date: Sept. 12 '17

Address if owner(s): 1021 Pentstemon Pl V8V 4J5

Comment: I am opposed to the re-zoning of 1201 Fort
and will not accept the present Abstract
proposal (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☐ I understand both the existing zoning and the requested proposed rezoning. *Far too complicated for changes required*
- ☒ I have been informed of the proposed number of dwellings. *Not addressed tonight*
- ☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. *Not big enough scale - should have more of existing buildings included in rendering*
- ☐ Proposals for blasting or tree removal has been explained to me. *Will blasting affect trees? No answer*
- ☐ Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed. *TOO DENSE*

Signature(s) of owner(s) *[Signature]* Date: Sept 12, 2017

Address if owner(s): 1372 CRAIG DARROCH RD, VICTORIA, B.C.

Comment: There is still more discussion and compromise required

(over)

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): J. Batchelor Date: Sept 12-17

Address if owner(s): 103-1039 LINDEN AVE

Comment: I am concerned about construction noise and once completed the increased traffic along Rockland and Linden. I would prefer less density on this property and more common green space. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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____ I have had an opportunity to review the required plans and proposal for 1201 East Street

✓ I understand both the existing zoning and the requested proposed rezoning.

 I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

✓ Proposals for blasting or tree removal has been explained to me.

Or

_____ I have been informed there will be no blasting or tree removal.

N/A The proposed landscaping for our common property line is acceptable to me.

NO The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

No I support the concept as proposed at this time.

_____ I do not have an opinion at this time.

~~We are opposed to this development as~~
I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Jane + Ken Wheatley Date: 12 Sept. 2017

Address if owner(s): 1340 Manor Road

Comment: When this proposal when to the COW recommendations were suggested that the proponents address. They have NOT BEEN ADDRESSED!! (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

Bldg A is larger than the Feb 2017 proposal (height & floor area)
Bldg C is higher " " " " " " & has ↑ floor area.
" D " " " " " " " " " "

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☒ YES I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ NO I understand both the existing zoning and the requested proposed rezoning.

☒ YES I have been informed of the proposed number of dwellings.

☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ NO Proposals for blasting or tree removal has been explained to me.

Or

☒ NO I have been informed there will be no blasting or tree removal.

☒ NO The proposed landscaping for our common property line is acceptable to me.

☒ NO The proponents explanation adequately addressed my major questions about the proposal.

☒ YES I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☒ NO I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): FC Kidd.

Date: 12 Sept 2017

Address if owner(s): 1025 Moss St.

Comment: TOO MUCH TIME HAS BEEN SPENT DISCUSSING INSIGNIFICANT ISSUES
SUCH AS PATHWAYS + BUSHES. THE CRUCIAL ISSUE OF DENSITY HAS BEEN HIDDEN
GLOSSED OVER. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 FORT ST
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☒ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): K. Shale Date: SEP 12/17

Address if owner(s): 1598 ROCKLAND AVE

Comment: PROPOSAL IS GOOD

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☐ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

No The proposed landscaping for our common property line is acceptable to me.

No The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Barry Mayhew, Ph.D Date: Sept.

Address if owner(s): 1149 Rockland Ave. #103

Comment: I could support a plan consisting of 12-15 townhouses
& excluding the condos.

(over)

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort St
(Abstract)
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward. (plans have not changed significantly!)

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Dan W. Haden Date: Sept 12, 2017

Address if owner(s): #301, 1220 Fort Street, Victoria B.C. V8V 3L9

Comment: Size + design have been enhanced to benefit the developer

at the expense of the community - Damaging a commitment (?)
for affordable housing to City Council borders on buying (over)
city council votes out of self interest at the expense of the

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

No blasting consultation has been done with
1220 Fort Street

Neighbourhood

CALUC COMMUNITY MEETING FEEDBACK FORM

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☐ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☐ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 9/13/2019

Address if owner(s): 1252 Wilspanner Place

Comment: has not met the needs of the community

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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☒ I have had an opportunity to review the required plans and proposal for ABSTRACT-TRUTH
CENTER -1201 Fort

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

to a degree ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

No ☐ The proposed landscaping for our common property line is acceptable to me.

No ☐ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

ABSOLUTELY NOT ☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

YES ☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): DMaker Date: Sept 12

Address if owner(s): 301, 1220 Fort Street

Comment: The density & height is totally unacceptable!

We were informed that our STRATA which is directly across the street had not been considered to (over)

undergo blasting consultation & inspection prior to the
Thank you, it is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

development.

CALUC COMMUNITY MEETING FEEDBACK FORM

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- NO The proponents explanation adequately addressed my major questions about the proposal.
- NO I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Frederick J. [Signature] Date: Sept 12/17

Address if owner(s): 1311 Rockland Ave

Comment: Way too many units for the property

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☐ I have had an opportunity to review the required plans and proposal for 1201 Fort St.
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): C. Mun Date: Sept 12/17

Address if owner(s): 104 - 1220 Fort Street

Comment: Building is too tall. No other building on Fort is 6 stories tall.
Please reduce the building to 4 stories to better fit with the block.
Also entrance/exit to parking will create double/triple traffic on Fort. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

City Staff need to consider increase in traffic particularly
given all the new condo buildings being developed in the downtown core.

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☒ The proposed landscaping for our common property line is acceptable to me.

☒ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Dave Morrison Date: Sept 12/2017

Address if owner(s): Unit 104, 1220 Fort St

Comment: traffic study of Fort St - it is busy
already - we need a traffic study. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

NO The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

YES Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

NO The proposed landscaping for our common property line is acceptable to me.

NO The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 12.18.2014

Address if owner(s): 1055 Pentrelew place

Comment: Not designed well enough
for make Victoria, Rockland, or
Fort street better (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): A Hamilton Date: 12 Sept 2017

Address if owner(s): 1035 Moss St

Comment: The developer has in no way addressed the spirit of
nor the practical objections the community raised. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

The community's concerns not

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Yes I have had an opportunity to review the required plans and proposal for 1201 Fort Street

Yes I understand both the existing zoning and the requested proposed rezoning.

Yes I have been informed of the proposed number of dwellings.

Yes The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. INADEQUATE - need large 3-D model with

Yes Proposals for blasting or tree removal has been explained to me.

surrounding streets

Or

/ I have been informed there will be no blasting or tree removal.

NO The proposed landscaping for our common property line is acceptable to me.

No The proponents explanation adequately addressed my major questions about the proposal.

Yes I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

No I support the concept as proposed at this time.

I DO NOT SUPPORT

 I do not have an opinion at this time.

Yes I am opposed to this development as it has been proposed.

Signature(s) of owner(s): DON CAL DON CAL Date: SEPT 12 '17

Address if owner(s): 1039 PENTREVIEW PL

Comment: THIS RESUSCITATED ZOMBIE DEVELOPMENT.

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 12/Sep/2017

Address if owner(s): 1000 Pentstemon Place Victoria

Comment: I do not see any reason to approve a 4 story apartment building on the south half of this property which is zoned traditional residential and (over) single family dwelling in the OCP and zoning bylaw respectively.

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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☐ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Vanessa M. Dingley Date: 12 Sept. 2017

Address if owner(s): 12-949 Pemberton Road

Comment: This development is inappropriate for Rockland.
The scale, massing and heights are all too great and do not
fit into the character of this heritage neighbourhood or (over)
historic corridor.

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

No ☒ I have been informed there will be no blasting or tree removal.

No The proposed landscaping for our common property line is acceptable to me.

No The proponents explanation adequately addressed my major questions about the proposal.

No I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

No I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Berry Kaulden / Doreen Kaulden Date: Sept 12/17

Address if owner(s): #405 - 1220 Fort St V8V 3L2

Comment: No 6 story bldg directly across my street

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 FORT STREET
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- NO Proposals for blasting or tree removal has been explained to me.
- Or
- I have been informed there will be no blasting or tree removal.
- NO The proposed landscaping for our common property line is acceptable to me.
- NO The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- NO I support the concept as proposed at this time.
- I do ~~not~~ have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Janila Z. Smith Date: 12/9/2014

Address if owner(s): 1029 Pentecost Rd

Comment: Very concerned about effects of blasting
to the structures of close buildings to the site of construction
(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☐ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☐ I understand both the existing zoning and the requested proposed rezoning.
- ☐ I have been informed of the proposed number of dwellings.
- ☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☐ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Kay A. Deuf Date: 12/9/17

Address if owner(s): 1254 Rockland

Comment: "SPOT" changes to OCP-
density/spacing/height
traffic increases school/art gallery (over)
Langham Ctr.

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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☐ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☐ I understand both the existing zoning and the requested proposed rezoning.

☐ I have been informed of the proposed number of dwellings.

☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☐ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Elsbeth Edelbrock Date: Sept 12/19

Address if owner(s): 401-1220 Fort St. Victoria BC V8V3L2

Comment: Not respecting the existing zoning.
Too many units. Too dense. Traffic - Blasting - future
(Congestion on Fort) - neighbour (over) problems

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): WWS WTT Date: Sept 2017

Address if owner(s): 1336 Richardson Street

Comment: I support the views of Seely Hamilton. I also believe that ~~any~~ affordable housing should be included

I N any proposed development of this site. (over)
(Reduce buildings A & B by 2 floors and 1 floor respectively)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

↓ height and massing of town homes

CALUC COMMUNITY MEETING FEEDBACK FORM

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☐ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings. 24
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me. N/A
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time. It's unclear
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Laketter Date: Sept. 12 2017

Address if owner(s): 1262 Rockland Ave. Apt 3

Comment: I want more affordable housing in the development

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1001 FORD
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- ☐ I have been informed there will be no blasting or tree removal.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☒ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 13 Sep 17

Address if owner(s): 1024 BAYVIEW PL.

Comment: _____

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

CALUC COMMUNITY MEETING FEEDBACK FORM

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Signature(s) of owner(s): Janith Fraser Date: Sept. 12/17

Address if owner(s): 1024 Petreline Place, Victoria, BC.

Comment: _____

(over)

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☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: Sept. 12/17.

Address if owner(s): 1201 Fort St. Victoria, B.C.

Comment: Too big, too dense, lacks affordability, increase traffic
destruction of urban forest/green space

(over)

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- ☒ I support the concept as proposed at this time.
- ☒ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Sally Hampton Date: Sept 13, 17

Address if owner(s): 1020 Kentlewell Place

Comment: My main concern is Building B, not old compliant. Replace with townhouses, duplexes and or 2 to 3 storeys (last choice).
Continue with mainline - height - man - setbacks - all need improvement. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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- ☒ The plans I have seen include the site plan, landscape plan, ~~floor plans~~, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

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Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ ^{STRONGLY} I am opposed to this development as it has been proposed.

Signature(s) of owner(s): G. J. - Cuthbert Date: Sept. 12, 2017

Address if owner(s): 1256 Reverecomb Place

Comment: THE PROPOSAL IS FAR TOO MASSIVE. THE SITE NEEDS TO BE
REZONED BACK TO "PUBLIC ASSEMBLY" CHURCH, DANKE HALL, MEETING
SPACE. PUBLIC ASSEMBLY ZONED LAND IS RELATIVELY RARE & PRECIOUS. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.



Fwd:Print Feedback on Abstract proposal

Bob June

to:

Bob June

20/09/2017 03:31 PM

Hide Details

From: Bob June <[REDACTED]>

To: Bob June <[REDACTED]>

----- Forwarded Message -----

Subject:Feedback on Abstract proposal

Date:Wed, 20 Sep 2017 14:49:02 +0000

From:Anthony Danda <[REDACTED]>

To:Bob June <[REDACTED]>

Hello, Bob.

I had to go out of town the day after the community meeting re: 1201 Fort Street, but I wanted to ensure my opinion was captured for the update to the city.

I overwhelmingly oppose the scale of the development. The proposed six-storey condo facing Fort dwarfs anything in the area. The wall of 10 townhouses with little setback dominates the small street. The scale of a second condo apartment in the rear is too massive. The architecture does not reflect the heritage corridor or the surrounding homes. The removal of trees is inconsistent with the Official Community Plan and denies Victoria a much-needed urban greenspace.

I also find the inclusion of 10 subsidized units without a defined location or end-date a paltry community benefit compared to the sacrifice to the neighbourhood and the financial aggrandizement of the developer.

Thanks,

Anthony Danda

1075 Pentrelew Place

My name is Sally Hamilton and I have been a resident of 1020 Pentrelew Place for 46 years.

As stated many times, I am not opposed to the development of the former Truth Centre even though we face 2 to 3 years of construction noise, blasting, dust and congestion or in the words of one of Mike's workers, "You guys are in for a lot of rocking and rolling!"

I do however continue protest this project's scale, mass, height, lack of setbacks and disregard for heritage design (our mantra) reduction of green space and tree canopy. I quote a Victoria councilor who said, "It is reasonable to expect a form of development consistent with what has been in the neighbourhood for at least 100 years". There are no benefits or major enhancements in this plan and the quiet liveable community will be forever changed. This is in direct contrast to the OCP Strategic directions, 21.24.4, for Rockland that states, "Continue to conserve the historic architectural and landscape character of the neighbourhood."

Mike has stated that he uses "guidance from staff and guidance from the OCP to make final decisions on the application" yet he uses these guidelines very selectively. Specifically Pentrelew Place has a Traditional Residential designation which states (6.1.5) "Ground oriented buildings up to 2 storeys (duplexes), multi unit buildings up to 3 storeys yet Building B is planned for 4 stories". The plan for Building B must be reconsidered.

I ask is this the beginning of a lock step march of escalating development throughout Rockland one block at a time? When will it stop? The developer was aware of the zoning when he purchased the property but why should he circumvent the rules. Even Mayor Helps has said, we have the OCP for a reason. Let it continue to be our guide.

October 5, 2017

**Mayor and Council
Victoria, B.C.**

Dear Mayor and Council:

We are concerned that demolition of the buildings at 1201 Fort Street may proceed without the requirement that development permits be in place.

Despite Planning's interpretation of the OCP, and their acceptance of this divergence from the Building Permit Application Process, we strongly object to this decision, and ask that Council move to invoke a protection order to prevent premature demolition on such a sensitive site.

Given the degree of neighbourhood outrage over the developer's proposals to date, the optics of knocking down the existing buildings before a supportable proposal has gone before council would be extremely negative.

Demolition would indicate to the neighbours the inevitability of the project moving forward. At this time, there is a palpable cynicism about the entire rezoning process, and expediting a demolition would definitely not be in the interest of the community.

Sincerely,

**Janet Simpson
President**

Noraye Fjeldstad

From: K P <[REDACTED]>
Sent: Wednesday, April 19, 2017 5:19 PM
To: Victoria Mayor and Council
Subject: 1201 Fort St
Attachments: 20170418_183036.jpg; 20170324_143220.jpg; 20170417_145701.jpg; 20170417_170849.jpg; 20170401_190006.jpg; 20170401_185941.jpg; 20170224_161345.jpg; 20161209_082135.jpg

Good afternoon,

I live behind The Truth Center Prayer Garden on Linden Ave. I arrived home last night to see that a fence had been put up in the middle of the park area, and a small building on the property had been torn down. I have included a few pictures of the area, taken from my balcony.

I am extremely concerned and frustrated that demolition of the 2 main buildings and the trees, will start at any time. I live less than 10 feet from the property line. I now dread coming home, as I don't know what I'll see, or even worse, what I won't see anymore.

Can the owners just come in and start tearing everything apart? Is this the beginning of the end of this prayer garden? I recently heard of a "landscape agreement"? Has this all been approved? I thought there were steps to be taken, before it could just be obliterated?

I also need you to be aware of the wildlife that are preparing to give birth in this garden. There are fawns with mothers, squirrels in the hollows of the trees, birds nesting, raccoons in the bush, and a pair of mallard ducks who have been coming to this same pond for over 13 years. They have been here every day for weeks, and today they are gone. The male was heard frantically quacking yesterday, while the men were here tearing things up. I fear the nest may have been destroyed as well, since it has always been built close to the pond, by the building.

I feel like no one from City Hall cares about this mini wildlife sanctuary, and the creatures who live here. My heart feels utterly dejected and broken, and my head is screaming this is amoral!! Is this who we are in Victoria? Money always rules over wildlife and greenspace? I hope not, because I want to have faith, that somehow you will find a way to do the right thing.

Please, whatever you can do will be appreciated, more than words can ever say!

Most sincerely,
Kimberley Patterson
310-1025 Linden Ave
[REDACTED]

Sent from my Bell Samsung device over Canada's largest network.

Lacey Maxwell

From: Noel Taylor <[REDACTED]>
Sent: October 14, 2017 10:36 AM
To: Victoria Mayor and Council
Cc: Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Anna Cal
Subject: Re: 1201 Fort Proposal

Ms. Noel Taylor
1010 Pentrelew Place
Victoria, BC
V8V 4J4

Dear Mayor and Councillors,

I am writing to you at this time to express my deep concern about the proposal for an absolute overdevelopment of the 1201 Fort Street property. If approved, it will destroy the quality of the neighbourhood, and completely change this part of the Rockland area.

The proposed development will bring an influx of more than 200-300 more residents into what is a quiet neighbourhood. There is inadequate planning for parking and traffic problems not to mention the destruction of a rich urban forest. The Rockland area actually has no publicly owned green park space, this property when owned by the Truth Centre was used as park and green space by many of the surrounding neighbourhoods.

This development plan will only succeed diminishing yet another treasured area of Victoria. Every aspect of the proposal requires breaking the Community Plan that envisions sane development in the area. All the work that has been gathered over decades through community consultation with the community associations is being negated. This proposal will be making rich people richer and poor people poorer. There is nothing in the proposal for affordable housing for Victoria.

Approval of this over - development proposal is a blatant disregard for the community consultation and planning process and promises only to destroy the remaining trust we have had in the consultation process, in City Hall and in you as councillors to uphold a vision that ordinary neighbours and residents are valued and respected.

This type of development and the lack of abiding by the OCP of the local neighbourhood erodes the beauty of living in Victoria.

Please respect the citizens that have contributed so much to making Victoria a beautiful place to call home.

Yours truly,

Ms Noel Taylor
Rockland resident