

Lacey Maxwell

From: Joan Hopper [REDACTED]
Sent: October 23, 2017 1:50 PM
To: Victoria Mayor and Council
Subject: Re: Abstract Proposals for the Fort street/Pentrelew area.

Dear Mayor and Council:

I have lived in this city for the past forty years and although I do not live in the Rockland area, I have always admired it and thought it to be a very characteristic area of peaceful beauty, treed havens of architectural reminders of an older Victoria which has attracted so many of its living residents, not to mention its many visitors.

Now, it seems, that this area is being threatened with modern developers whose main interest is to tear down as many living trees of beauty and grandeur from one of the last remaining peaceful havens of the city.

The forefathers of this city were very wise indeed to leave a beautiful area by the sea we now know as Beacon Hill Park. Surely we do not have a present Mayor and Council who would be so heartless as to give permission to a modern developer who wants to tear down trees of grandeur in one of the last small areas of peaceful greenery in order to construct more ugly, tall buildings of bricks and mortar?

I have had comments, myself, from several tourists, who have been visiting Victoria for many years. They now say that Victoria is fast becoming just another crowded city of tall buildings, many of which are blocking out much light for surrounding areas. They have commented that Victoria is fast losing its charm and appeal.

It would seem that these modern developers have no interest or concern for city residents, or the characteristic beauty of the city which attracts so many visitors and tourists. Their main interest and concern for themselves would appear to be the fastest "lining of their deep pockets" .

I would beg the Mayor and Victoria Council, NOT to give these developers permission to totally dismiss the rights, interests, and appreciation of this beautiful city by its residents.

Yours truly,
Joan Hopper.

Sent from my iPad

Lacey Maxwell

From: Barry Mayhew [REDACTED]
Sent: October 23, 2017 12:37 PM
To: Victoria Mayor and Council
Subject: The Truth Center Proposal

Dear Council Members:

I have been a resident of Victoria since 1978 when I arrived here as the region's first Economic Development Commissioner. What I see happening today in Victoria is a microcosm of what began in Vancouver 20 - 25 years ago. Perfectly good housing being demolished and replaced by high rise condos, often destroying the character of long established neighborhoods.

I suggest you not confuse the current proliferation of high rise condominiums with a solution to a shortage of affordable housing. The impetus for what we see happening in Victoria today is the greed of developers who stand to make millions in profits so long as members of Council continue to approve virtually every development proposal presented to them.

It is also relevant to consider the large number of developers from Vancouver and as far away as Ontario who are active in the Greater Victoria area. This phenomenon can be attributed to the ease with which their proposals will be approved.

Yours truly,

Barry Mayhew, Ph.D
103, 1149 Rockland Ave.

Attention: Mayor and Council, October 23, 2017

“You break it, you buy it” - A phrase made even more famous by former Secretary of State, Colin Powell.

According to Councilor Pam Madoff, in twenty years, Victoria will be home to the wealthy and disenfranchised. According to Mayor Helps, you are currently ‘batting cleanup’ which I imagine is the explanation for errors made by the previous Mayor’s and council.

Rental Vacancy Rates (in October) 2013 - 2.8% 2014 - 1.5% 2015 - 0.6% 2016 - 0.5%

In 2014, average rents for a 1 bedroom was \$849 and \$1,095 for a two bedroom. In 2014, Condo average rents for 2 bedrooms were 18% higher than purpose built rentals. I would imagine the condo rental rates of 2016 are even higher and we all should know how insane current rental rates are. Mayor Helps response is that we’re building more purpose built rental. However, the purpose-built rentals are targeting the higher end user. For example, (Renx) Hudson Walk 2 lists a One-bedroom rent as \$1,480, 2-bedroom rents as \$1,945 - **an increase of 74% for an average one bedroom.**

Congratulations, you own this problem that you created. “Victoria is place where affluent Canadians go to retire”.

| | |
|---|---|
| Lisa Helps – on council since 2011 | Geoff Young – on council since 2005 |
| Ben Isitt – on council since 2011 | Charlayne Thornton-Joe – on council since 2002 (or ?) |
| Jeremy Loveday – elected 2014 | Chris Coleman - on council since 2002 (or ?) |
| Margaret Lucas – elected 2014 | Pam Madoff – on council since 2002 (or ?) |
| Marianne Alto – on council since 2010 by-election | |

Under your watch, you have:

- increased rental vacancy rates by 82% since 2013
- approved higher end purpose built rentals which push up rental rates across Victoria
- approved condo projects of primarily bachelors and 1 bedrooms units which push up real estate prices and condo rental rates
- eliminated green space and allowed demolishes of historical architecture

Sadly, the data does exist with regards to what has been done to our tree cover, parks or urban forests as those aren’t priorities for the City of Victoria. I imagine they have also declined rather than increased.

As someone who is not wealthy, affluent, or a child of a wealthy, affluent Victoria resident, I am extremely disappointed in you, my elected officials. There is a disregard for community concerns, community engagement and increased attitude of ‘Mayor & council know best’. You were elected to meet the needs of the residents of Victoria, not the desires developers who are building luxury homes/condos who are moving here to retire.

I ask you, once again, to say No to 1201 Fort St and other developers who disregard the needs of residents of Victoria.

Kam Lidder - Resident of Victoria since Nov 2008

Lacey Maxwell

From: Phil Calvert [REDACTED]
Sent: October 23, 2017 11:48 AM
To: Victoria Mayor and Council
Subject: 1201 Fort Street: Revised Development Proposal

Dear Mayor Helps and Council,

I am writing to express my continued opposition to Abstract's revised proposal to develop the property at 1201 Fort Street, the former site of the Truth Centre.

I attended the Committee of the Whole meeting on April 6 of this year, when the City Council instructed Abstract to return to the drawing board, and to submit a proposal that addressed concerns about massing, height, and the scale of the development, as well as preservation of the privacy of neighbours and the heritage character of the neighbourhood.

Abstract's revised proposal for this property neither respects the directions of Victoria City Council, nor the views of Rockland. Indeed, Abstract seems to have essentially ignored these clear instructions from City Council. The townhouses are taller and still dominate the street. The rooftop patios are still in the plan, and will still affect the privacy of residents on Pentrelew. The apartment buildings are bigger and take up more space on the grounds. Setbacks are smaller, meaning these massive buildings will be closer to the street than previously proposed. There is no provision for playgrounds, bicycle parking or other amenities that one would expect from a family-friendly development. In addition more trees will be cut down than in the original proposal, and there is less green space.

The proposal still does not conform to the Heritage Management Strategic Plan, under which any new development in a heritage neighbourhood should provide continuity with surrounding development, and not dominate the existing landscape.

Nor will these luxury townhouses and condos will not address the serious housing shortage in Victoria. It seems clear that they are only intended to be investment properties, not places for families to live. Abstract's commitment to provide affordable housing as part of this proposal is minimal, and the penalties are far less than the cost of one of these condos.

Our democratic institutions should be respected. This means that the clear instructions from our elected representatives to developers should also be respected. Abstract, in its arrogance, has not done this.

1201 Fort must be developed, but in a manner consistent with Victoria's management plans, appropriate to the neighbourhood, and supportive of affordable family housing. I urge you all to send Abstract back to the drawing board again, and to deliver the clear message that your instructions should be taken seriously.

Sincerely

Phil Calvert

22-October-2017

Dear Mayor and Councillors:

I oppose the revised rezoning application REZ00525 for 1201 Fort Street / 1050 Pentrelew Place. The applicant has willfully and repeatedly chosen to ignore the primary feedback from the community and obfuscated the process by selecting the most immaterial suggestions. The net neutral changes to their proposal is evidence of their exploitation of current market conditions to maximize their profits. At no point did they present any viable alternative options that balances the spirit of the OCP, the strategic needs of the community and respect for the character of my neighbourhood. I rely on city council to ensure a balanced use of this land that benefits in some way all parties.

I would like to present an alternative vision for this property, which was communicated multiple times to the applicant, that achieves a successful balance among the property owner, the broader community and my neighbours.

Firstly, I support density along the Fort Street corridor so have no issues with a six storey building being build **within the current R3-AM-2 zone boundaries** (NB: Building A of the current application extends past the current R3-AM-2 zone).

My primary contention is the southern portion zoned RB-1 and designated Traditional Residential. The OCP retains this zone and designation because there is a traditional neighbourhood with single family dwellings, no roof decks and heights not exceeding 7.6m and 2 stories. Therefore, for this portion of the property, I support a combination of ground-oriented townhouses, courtyard housing and houseplexes with surface parking.

What would this alternative plan achieve?

- Still increases density while being sensitive to the neighbourhood and respecting the letter and vision of the OCP, which clearly distinguishes these two zones
- As requested in the CotW by council, represents a true transition in character, massing and scale from the density on Fort to the existing neighbourhood on Pentrelew
- Provides greater opportunity for green space and setbacks
- Conforms to the Heritage Management Strategic Plan, under which any new development in a heritage neighbourhood should provide continuity with surrounding development and not dominate the existing landscape

There is significant opportunity and scope to improve this plan and the city should instruct the applicant to revisit alternative housing forms that complement the neighbourhood surrounding the southern portion of the lot and honour the vision of the OCP before granting approval.

Please see additional comments below about how the applicant has not achieved the instructions from council in the CotW, two amateur aerial plans of my alternative vision for the property and some examples of alternative housing forms captured from the city's own material.

Thank you for your attention, consideration and service.

Anthony Danda
1075 Pentrelew Place

Lack of gradual transition

In the CotW, council instructed the applicant “to improve the building to building relationship, to address livability concerns and to ensure a sensitive transition to the lower density area to the south of the subject site.” This instruction was not achieved.

Below is a rendering from the application.

I fail to see how 3 storey townhouses much, much taller than any of the surrounding homes as well as the mass of Buildings A and B literally just behind those townhouses achieve the gradual transition that council asked for. It is obvious that the objective of the application, identical to the first application, is to cram an inappropriate number of units with even smaller set-backs onto this space with no respect for the surrounding neighbourhood.

One needs only look at how 1010 Pentrelew in the bottom left of the rendering is dwarfed by Building B despite the strategically placed tree.

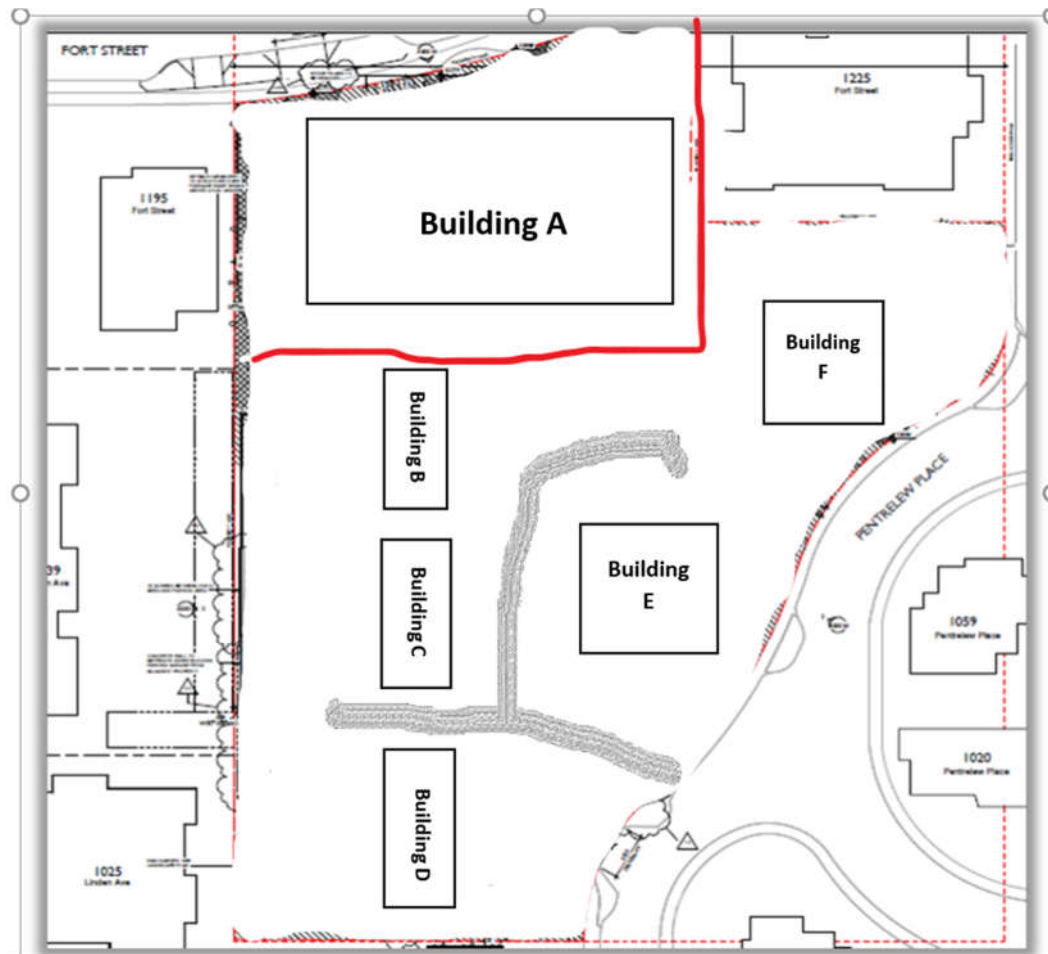
Missing from the application are renderings of how this development will impact the southern portion of Pentrelew Place, which descends to Rockland Avenue. The omission is calculating. There is zero transition from Building B to the single family homes and duplex in the part of Pentrelew Place. I encourage mayor and council to visit the block of Rockland between Linden and Pentrelew. You will get a realistic view of what will be lost and how the new view will negatively impact the neighbourhood.

One may argue that the face of Fort Street as a transit corridor will change in the next 20 – 50 years, but it is nowhere evident in the OCP that the surrounding traditional residential areas will.



Alternative vision 1:

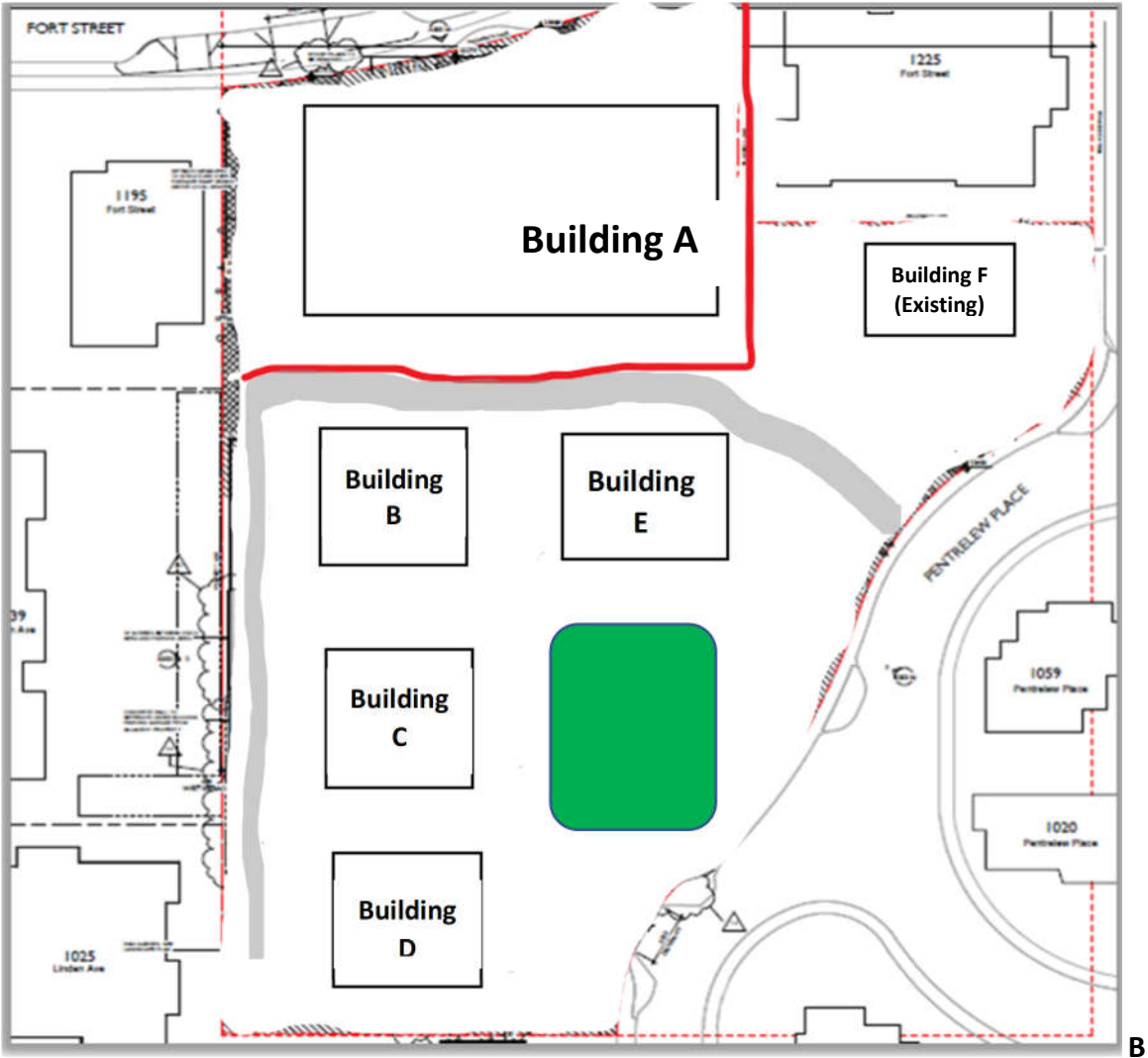
- Density concentrated on Fort Street
- 3 storey townhouses
- 2 story houseplexes



| Building | Type | Height | Stories | Units | Parking |
|----------|-----------|--------|---------|-------|-------------|
| A | Low rise | 20 | 6 | 40 | Underground |
| B | Townhouse | 9 | 3 | 3 | Surface |
| C | Townhouse | 9 | 3 | 3 | Surface |
| D | Townhouse | 9 | 3 | 6 | Surface |
| E | Houseplex | 7 | 2 | 6 | Surface |
| F | Houseplex | 7 | 2 | 6 | Surface |
| Total | | | | 64 | |

Alternative vision 2

- Density concentrated on Fort Street
- Courtyard housing
- Retain existing structure at 1050 Pentrelew



| Building | Type | Height | Stories | Units | Parking |
|----------|-----------|--------|---------|-------|-------------|
| A | Low rise | 20 | 6 | 40 | Underground |
| B | Houseplex | 9 | 3 | 7 | Surface |
| C | Houseplex | 7 | 2 | 4 | Surface |
| D | Houseplex | 9 | 3 | 7 | Surface |
| E | Houseplex | 7 | 2 | 4 | Surface |
| F | House | 7 | 2 | 2 | Surface |
| | | | Total | 64 | |

Alternative housing forms for the southern portion of the property

COURTYARD HOUSING

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

OVERVIEW

Courtyard housing is comprised of small single-detached homes developed in a cluster to share open space and parking access. From the street these would look like small homes on narrow lots.

Small private patios can also be incorporated for each unit. This type of housing could include co-housing.



PROS

- Parking is achieved on site
- Provides family-friendly housing
- Maintains character of a single-detached streetscape
- Provides more ownership opportunities

OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more

CONS

- Does not provide a mortgage helper
- Generally requires more than one lot to be consolidated
- Does not provide as many units by area as other forms
- Generally does not support retention of the existing house
- Does not provide ground-oriented rental opportunities
- Low sustainability performance compared to other forms
- Parking requirements on site may reduce green space

LEGEND

- 1. Stand-alone homes
- 2. Parking
- 3. Front lot pedestrian entry
- 4. Vehicular access
- 5. Rear lot pedestrian entry

ILLUSTRATIVE EXAMPLES

HOUSEPLEX

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

OVERVIEW

A houseplex is a new home split into multiple suites. They can be owned by a single owner with the suites being rented, or they can be owned under strata like a townhouse. Houseplexes allow for multiple housing units to be included in a structure that looks like a single-detached house, or fits with a single-detached character. While Victoria already has many older homes converted into multiple suites, the houseplex option refers to new homes that are built with this purpose in mind. There are many possible design approaches.



PROS

- Maintains character of a single-detached streetscape
- Potential to provide a mortgage helper
- Can be achieved on a single lot
- Parking is achieved on site
- Can provide family-friendly housing, depending on the size of units
- Provides more ownership opportunities
- Provides more ground-oriented rental opportunities
- Common lot widths of 15 metres that are difficult to accommodate townhouses, can easily accommodate a houseplex.

OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Some on-street parking may be needed for residents.

CONS

- Does not provide as many units by area as other forms
- Generally does not support retention of the existing house
- Low sustainability performance compared to other forms
- Parking requirements on site may reduce green space

LEGEND

- 1. Private entrances
- 2. Pedestrian access
- 3. Vehicle access
- 4. Rear yard parking

TOWNHOUSE: UP / DOWN

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

OVERVIEW

Townhouses come in many shapes and sizes. "Up/down" townhouses have upper level and lower level units. In addition to sharing walls with neighbours, each unit would also share either a ceiling or floor. Each unit would have a private front entrance with access to the street. This housing type could include co-housing. Up/down townhouses are typically higher than side-by-side townhouses.

The sketch illustrates consolidated lots, with up/down townhouses organized around a central courtyard and underground structured parking.



PROS

- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Provides more ownership opportunities
- High sustainability performance compared to other models

OTHER CONSIDERATIONS

- Zoning cannot mandate tenure.
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

CONS

- Does not provide a mortgage helper neighbourhoods
- Generally requires more than one lot to be consolidated
- Generally does not support retention of the existing house
- Parking requirements on site could reduce green space

LEGEND

1. Ground level unit entry
2. Upper level unit entry
3. Pathway to side yard facing units
4. Interior courtyard
5. Access to underground structured parking

ILLUSTRATIVE EXAMPLES

TOWNHOUSE: SIDE-BY-SIDE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

OVERVIEW

Townhouses come in many shapes and sizes. "Side-by-Side" townhouses are organized one adjacent to the next, with shared walls between neighbours. Each unit has a private front entrance with access to the street. This housing type could include co-housing.

The sketch illustrates consolidated lots, townhouses organized around a central parking area, and the entrance facing the side yard.



PROS

- Can be achieved on a single wide, large lot
- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Provides more ownership opportunities
- High sustainability performance compared to other models

OTHER CONSIDERATIONS

- Parking in rear is accessed through the shared internal courtyard
- Zoning cannot mandate tenure.
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

CONS

- Does not provide a mortgage helper neighbourhoods
- Reduces green space in existing neighbourhoods
- Often requires consolidation of two lots
- Generally does not support retention of the existing house

LEGEND

1. Front lot unit entries and yards
2. Vehicular access
3. Pedestrian path and to rear lot units, and landscape edge to adjacent development
4. Centrally located back-under parking

ILLUSTRATIVE EXAMPLES

To whom it may concern,

We purchased the Truth Center property, at 1201 Fort St, back in 2016 and have been holding it while going through a rezoning process. Since the church group themselves have vacated the property, we have seen a drastic increase in the homeless population spending their nights and days at this property, becoming ever more dangerous for the general public, who continue to trespass.

Although the buildings are alarmed, security guards ushering folks off site every two hours throughout the night and police being called when the buildings get broken into (when the alarms go off), we continue to have an increase in the number of break ins, prostitution, used condoms, drug use and used needles laying around the building and its grounds.

We submitted a demolition permit back in January of 2017, received comments swiftly thereafter and when this activity began to pick up we addressed the one and only comment on the deficiency list on July 20th.

Since July 20th, we have received more comments, not issued with the initial permit application, from a department that had previously issued no comments about the demolition permit. We addressed those comments immediately and trust we will be receiving a demolition permit promptly.

We wish to draw attention to this urgent matter as it is becoming a very unsafe place for pedestrians who trespass daily on their way to work/downtown and for the residents of Rockland. As we would not like to see anything bad happen to anyone, we are looking for advice on whether it would be in everyone's best interest or not to remove the building immediately?

Please let us know your thoughts.

Sincerely,

KYLE RYAN

Vice President, Construction

██████████ ██████████
██

Lacey Maxwell

From: Lynnette Kissoon [REDACTED]
Sent: October 4, 2017 11:27 PM
To: Victoria Mayor and Council; Alison Meyer; Jonathan Tinney; Alec Johnston
Cc: Janet Simpson; Bob June
Subject: Abstract's request for a demolition permit
Attachments: Letter from Abstract re demolition permit Jan 2017.pdf; Letter to Mayor and Council re Abstract and request for demolition Oct 4.pdf

Dear Mayor and Council,

Abstract's VP of Construction Kyle Ryan, wrote the attached letter and submitted it for review.

At the September 12 meeting run by the Rockland Neighbourhood Association for the Community, I asked Abstract President, Mike Miller, if Abstract applied for a demolition permit in January. He categorically denied that Abstract applied for a demolition permit in January. The reason I asked is I had seen a crane on the property the week before the September 12 meeting. I therefore was surprised when Mike Miller denied the fact that his company applied for a demolition permit. **The attached letter proves he either lied or has no idea what is going on with his company.**

Now to address the contents of the letter.

I live less than 50 metres away from the Truth Centre and walk past that property twice or four times a day (to and from work). My knowledge about the activities at the Truth Centre is based on that daily observation and what I hear at night from my house (I sleep with my windows open so I hear a lot!).

Please note the following extracts from the letter and my reflections based on my intimate knowledge of the property:

Abstract letter: *Since the church group themselves have vacated the property, we have seen a drastic increase in the homeless population spending their nights and days at this property, becoming ever more dangerous for the general public, who continue to trespass.*

My comments: How can the public trespass on a property that has no gates at the opening from Fort Street and the gates facing Pentrelew are not locked? Also note the "security walls" are open at those gates. Please see photos below.





Abstract's letter: *Although the buildings are alarmed, security guards ushering folks off site every two hours throughout the night and police being called when the buildings get broken into (when the alarms go off), we continue to have an increase in the number of break ins, prostitution, used condoms, drug use and used needles laying around the building and its grounds.*

My comments: If this is the case then Abstract is failing in its duty to protect the public and therefore should be fined. I have never heard an alarm at this property (again, I sleep with my windows open so I would know). If the police were called on a nightly basis, then Abstract has not fulfilled its due diligence to protect the property and Abstract is culpable for wasting police time and tax payer's money. **If this is true, then there will be police records to show this nightly activity. Abstract needs to provide those records to you.**

Abstract's letter: *We submitted a demolition permit back in January of 2017, received comments swiftly thereafter and when this activity began to pick up we addressed the one and only comment on the deficiency list on July 20th.*

My comments: This means Abstract lied or does not know what is going on with its company when I asked them if they applied for a demolition permit in January at the Community Meeting on Sept. 12.

Abstract's letter: *We wish to draw attention to this urgent matter as it is becoming a very unsafe place for pedestrians who trespass daily on their way to work/downtown and for the residents of Rockland. As we would not like to see anything bad happen to anyone, we are looking for advice on whether it would be in everyone's best interest or not to remove the building immediately?*

My comments: Abstract needs to show the police the proof. If they are not adequately protecting the public, then they should be fined. Again, I stress, people cannot trespass if the gates are wide open and there are no trespassing signs at the opening. **If people are getting past the other weak walls, then it is up to Abstract to put up stronger and more secure barriers.** I walked past the property at 9 p.m. There were no lights on at all in the part of the property facing Fort Street. The only light that was on was the one on the south side of the property adjacent to the house on Pentrelew. How is that making the property safe for local residents?

One final and important note: Abstract has not removed the junk they took out of the buildings when they stripped the interior of the property. The debris is piled near the stairs and in other sections facing Pentrelew Place. **I am concerned these present a fire hazard which could seriously damage the urban forest and the building. Is this Abstract's plan to facilitate the demolition of the building?** Please see photo below.



I am hoping that you would follow up because from my vantage point Abstract is **creating** the unsafe situation for the general public and needs to be held to account. They are hoping to supply a solution to the problem they have created and make it look like they are interested in public safety. **One can easily interpret from their actions that they are not - they are interested in creating panic in the decision makers in order to facilitate the demolition.**

I am hoping that you would hold the developer accountable because from our vantage point Abstract is creating the unsafe situation for the general public and needs to be held to account. They are

hoping to supply a solution to the problem they have created and make it look like they are interested in public safety. **One can easily interpret from their actions that they are not - they are interested in creating panic in the decision makers in order to facilitate the demolition.**

This type of behaviour does not instill trust in the residents who want to have an honest dialogue with the developer.

Community confidence in Abstract and the redevelopment process is low. We would not like to see the apparent rushing through of the demolition given that the project itself is uncertain; a new buyer might want to use the existing buildings. Demolishing it now before the plans have been approved would prejudice the development approval process.

I asked Mike Miller one final question at the September 12 meeting. It was: "Would you consider selling the property". **I asked the question because he has on many occasions stated that he was frustrated and wanted to sell. He also said the value of the property was lowered.**

Given that, **Abstract has no interest in the real value of this property (heritage, Rockland community, spiritual, artistic and environmental) and Mike Miller's only intention is PROFIT.** He will say anything and do anything to realize this end goal of maximizing his own profit regardless of your concerns as outlined in the April 6 COTW meeting about this proposal, despite neighbours' very real objections and despite the safety of the urban forest.

Why then would you agree to rezone this property when the developer has no interest in anyone else's position but his own?

Please note that for your convenience I have saved the contents of this email as a PDF document and also attached to this email.

Thank you,

Lynnette M. Kissoon

1025 Pentrelew Place

Victoria BC

Lacey Maxwell

From: Lynnette Kissoon [REDACTED]
Sent: October 22, 2017 4:40 PM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Ben Isitt (Councillor); Pam Madoff (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Cc: Alison Meyer; Jonathan Tinney; Alec Johnston
Subject: Abstract Developments Second Proposal for 1201 Fort St. Is anyone listening? And if yes, to whom?

Dear Mayor and Council,

At the September 12th, 2017 Community Meeting where Abstract Development showcased its "substantially updated proposal" for 1201 Fort Street, it became very clear very quickly, that the developer and his paid staff do not listen.

At the April 6th, 2017 Committee of the Whole meeting to discuss Abstract's initial proposal, Mayor and Council discussed the proposal at length, sent it back to Planning to work with Abstract on addressing concerns expressed by the Committee. Below is a summary of those concerns - the X's indicate where Abstract did not address your concerns in the updated proposal:

| Person/group | Concern | X/✓ |
|--------------------------|---|-----|
| Mayor Helps | | |
| | The Pemberton Crease walkway | ✓ |
| | Fulfill need for development to meet the expected rise in residents over 65 | ? |
| | Affordable housing – CRD initiative | X |
| | The number one priority in this city now is affordable housing so any extra density we get should go toward affordable housing | X |
| | This affordable ownership responsibility is taken very seriously over at the region and there is excitement across the region which is good | X |
| | Creative ways to make this a livable city for working families | X |
| Councilor Madoff | | |
| | Heritage corridor and development that reflects the neighbourhood characteristics | X |
| | Architectural expression | X |
| | A Rockland responsive design | X |
| | Local area plan and whether those designs meet aspirational goals | X |
| | Application is inconsistent with the OCP and DP7 | X |
| | Include heritage report in the proposal | X |
| Councilor Loveday | | |
| | No single family dwellings on the site | ✓ |
| | Make more affordable housing | X |
| | Garry Oaks may not survive the blasting | X |

| | | |
|-------------------------------|--|----------|
| | Inclusionary housing | X |
| | Creative ways to ensure affordability – lots of development in the city that people cannot afford | X |
| | Applicant has considered affordability but has chosen not to apply it here | ✓ |
| | There are a number of options that can be pursued | X |
| | Make this housing boom one that everyone can benefit from | X |
| Councilor Isitt | | |
| | Is rezoning necessary; affordable homes | X |
| | What is appropriate for the site | X |
| | Concerned with density, massing, height, set backs | X |
| | Does not favour ground oriented on Fort but asks what is appropriate for the south portion | X |
| | Region does not need buildings with the price point proposed | X |
| | Substantial degree of affordable housing on the south lot | X |
| Councilor Thornton-Joe | | |
| | Concerned with the removal of sequoias | X |
| | Concerned by the height of townhouses | X |
| | Breathing room for townhomes so it is not a wall | X |
| | Parking and cars coming off of Fort street – Traffic study | X |
| | Remains on the property | ? |
| | Combined zone standard not so far as OCP will allow | X |
| Councilor Alto | | |
| | Wants more design diversity | X |
| | Current zoning means taking down all of the trees, a big building on Fort, smaller homes south | X |
| | Retain as much of the greenspace as possible as city becomes more densified | X |
| | Refer to p. 4 of the development report | X |
| | Get specific on number of units for affordability so that applicant can meet the standard | X |
| Councilor Coleman | | |
| | Angle townhomes to get a better relationship and improve breathability | X |
| | Moving forward not everyone will be happy but it will achieve required density | X |
| Councilor Lucas | | |
| | Segment that's shifting and moving | X |
| Alison Meyer | | |
| | Abstract's reasons for OCP amendment is to shift density and increase it beyond what R1B zoning allows | X |
| Concerned residents | | |
| | Proposed development is for inappropriate special site and Rockland | X |
| | Stick to the current zoning and to the current urban place designations in the OCP | X |
| | Preserve greenspace and as many trees as possible; protect the urban forest | X |
| | Stop over development; respect neighbourhoods | X |

| | | |
|--|---|----------|
| | Damaging effects of blasting to trees, on and off site; to nearby homes in Rockland and on Linden; to heritage homes in Fernwood and Rockland | X |
| | Requested a traffic study because of concern about traffic flow and increased cars due to the development | X |
| | | |

If you say yes to this proposal, you are saying that it is okay if Abstract does not listen to your concerns and that your concerns do not matter. I believe they do. I also believe you listen to us and that our concerns matter to you.

I ask that you once again listen to us, the concerned neighbours and community, and send the developer back to address **all** of the outstanding issues you presented in April 2017.

Please do not approve this proposal.

Thank you,

Lynnette M. Kissoon
1025 Pentrelew Place

Lacey Maxwell

From: Marie de Haan [REDACTED]
Sent: October 22, 2017 6:51 PM
To: Victoria Mayor and Council
Cc: Donald Hamilton
Subject: Truth Centre Development

Too dense.
Too high.
Too close to the property lines.
Way too much traffic feeding on to Rockland.
Too many trees destroyed.

In summary, WAY TOO MUCH.
Please do not approve this greedy proposal.

Marie de Haan,
#2 735 Moss Street

Lacey Maxwell

From: fern & jamie h [REDACTED]
Sent: October 22, 2017 3:00 PM
To: Victoria Mayor and Council; Jonathan Tinney
Cc: Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Pam Madoff (Councillor); cthornton-joe@victoria.ca; Lisa Helps (Mayor); Zoning; Lacey Maxwell
Subject: Concern with Development at 1201 Fort and on Pentrelew Place
Attachments: 1201 Fort- what is wrong here.pdf

Mayor, Councillors and staff,

I wrote to you last April expressing concern with the development at 1201 Fort street and mentioned at that time, that following consultations, the developer increased the number of units on the property from 91 to 93 units. Since your last committee of the whole review, the developer has continued to exacerbate the problem and the latest proposal has increased the number of units to 94, increased the FSR, removed more bylaw protected trees, increased square footage of living space and all but one building is higher than before. This developer isn't listening to the community.

Consequently, I am writing again. I have updated the attached powerpoint slide deck that explains the problem from my point of view. I support the majority of residents (based on the public meetings I have attended) in asking you to give a clear message to this developer. There are compromise options available, but we have seen no compromise from the developer except where you clearly directed it and even there, the modifications are limited.


As our elected council, we rely on you to look closely at the original zoning to see that the property under consideration is really three parcels. One third is on Fort street and the other two pieces are on Pentrelew Place. Those two pieces (about 2/3 of the property) are clearly identified in the OCP as traditional residential. The proponent wishes to put a four story apartment building, 10 over-size townhomes and part of a six story building on property that is clearly marked as traditional residential and zoned single family dwelling.

There is a compromise in allowing something substantive to be build on the Fort Street portion of the property and perhaps even in allowing that building to encroach slightly onto the southern portion, but there is no justification for a second four story apartment building on the southern portion, or over-height townhouses. You have a legally defensible vision in the OCP and zoning, but it is up to you to enforce it. If you allow an apartment on this southern piece of property that faces Pentrelew Place, clearly contrary to the OCP and zoning, the whole concept of having a city vision that residents can understand, buy into and support becomes meaningless.

This development does not provide any help to housing issues in Victoria, nor any significant benefit to the community. During community meetings, the developer has acknowledged that even the least expensive of the units would not be affordable for young families and lower income Victorians. These are high-end units that will attract affluent buyers. Given the consistently large number of units proposed without compromise, it appears that the proposal under consideration is solely profit driven.

This proposal is not yet ready for a public hearing - that will only result in increased frustration and a very long and contentious session. A message to the developer that he needs to take the myriad of concerns reported by

the community to heart and find some compromise is required. That message can only come from you. Many thanks for the time you are spending on this issue.

Jamie Hammond
Residents 1000 Pentrelew Place


What is wrong with Abstract's Revised Proposal for 1201 Fort/1050 Pentrelew?

- In spite of removal of one floor on one building and superficial changes, the latest proposal has higher buildings, more units, more square feet of living space, a higher overall FSR and removes more bylaw protected trees. The developer is not listening!
- This slide deck will walk through some of the issues.

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)



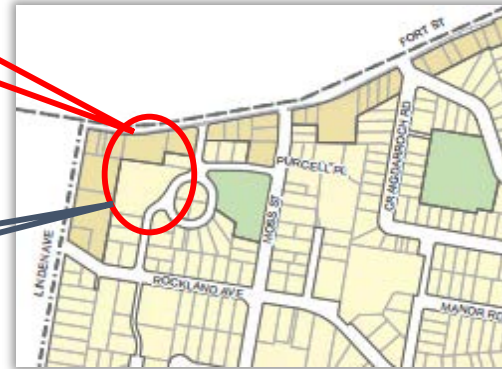
View from Pentrelew (Google Maps)

What is the current Zoning?

The land under consideration is three pieces of property and has mixed zoning:

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

- the parcel on Fort is **Urban Residential**
 - Lower level of development – “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**
 - Least developed except parks “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

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
- Paves the way for future proposals

➤ Incompatible with Vision for City and Neighbourhood

Rockland Strategic Directions in OCP:

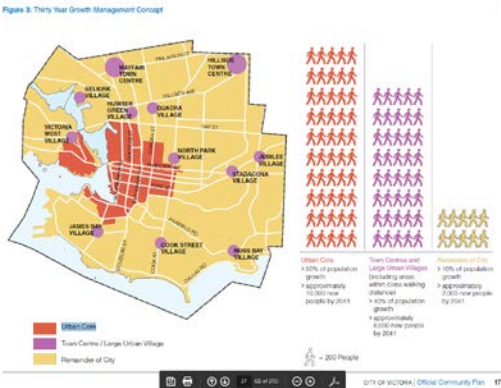
| | | |
|---------|--|-----|
| 21.24 | Strategic directions include: | |
| 21.24.1 | Encourage a diversity of population and housing in consideration of the neighbourhood's heritage and estate character. | X |
| 21.24.2 | Support mixed use development along the Fort Street frequent transit corridor. | ✓ |
| 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 here
- Not applicable
- Contrary to vision: growth from 1 unit to 94.
- Not an urban village location
- 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 the urban core or a large urban village not in a residential area.



From: Official Community Plan, page 161

➤ Proposal is unreasonable for the Zoning and OCP

- This is not a request for variance but a complete rejection of zoning and OCP vision
- Diagram shows proposed plan with current OCP vision and zoning super-imposed:
 - This is three pieces of property - most of the units (at least 50) are on the single family dwelling lots!
 - Developer purchased one piece after start of consultations (bought out the opposition)!
 - Height restrictions and setbacks are ignored
 - 6 story apartment on traditional residential designated land – why?
 - FSR ratios for both overall property and individual parcels are ignored

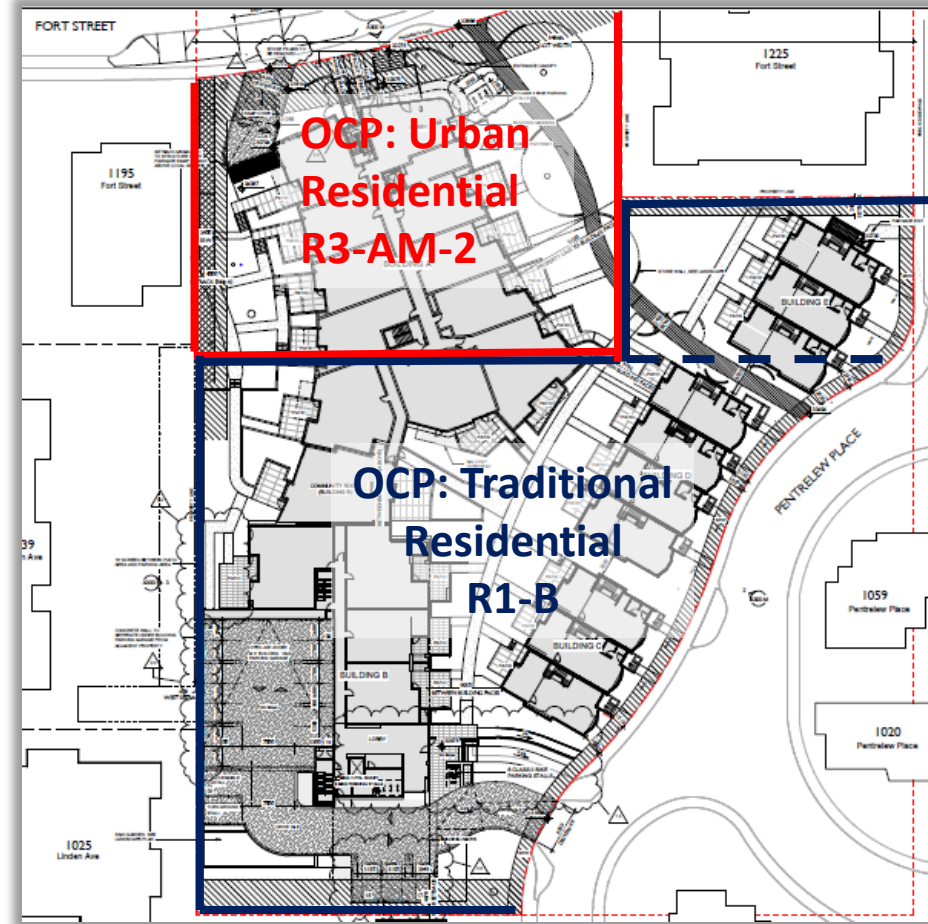


Image from Proposal Submitted – zoning added

➤ Massing and scale is excessive

Proposal includes:

- 94 units.
 - Urban Village - Cook Street/Oliphant is 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.
- 4-story building of 26 units, a 6-story building of 58 units and twelve 3-story townhomes.
 - All houses on Pentrelew are single family or duplex.
- 154 Bedrooms plus 58 dens
 - At least 154 residents (Statscan averages)
 - Potential of 300+ people
- 112+ cars
 - Includes limited visitor parking 9 spaces for 94 units and reduces on street parking.
- 117,197 sq ft floor space
 - Equals about 58 2,000 sq ft homes
- Floor space ratio: 1.387:1
 - exceeds 1:1 for R1-B or 1.2:1 for R3-AM-2
 - Even if claim is made that this property is "strategic," FSR average should be 1.33:1

Current - Image from Google Street view

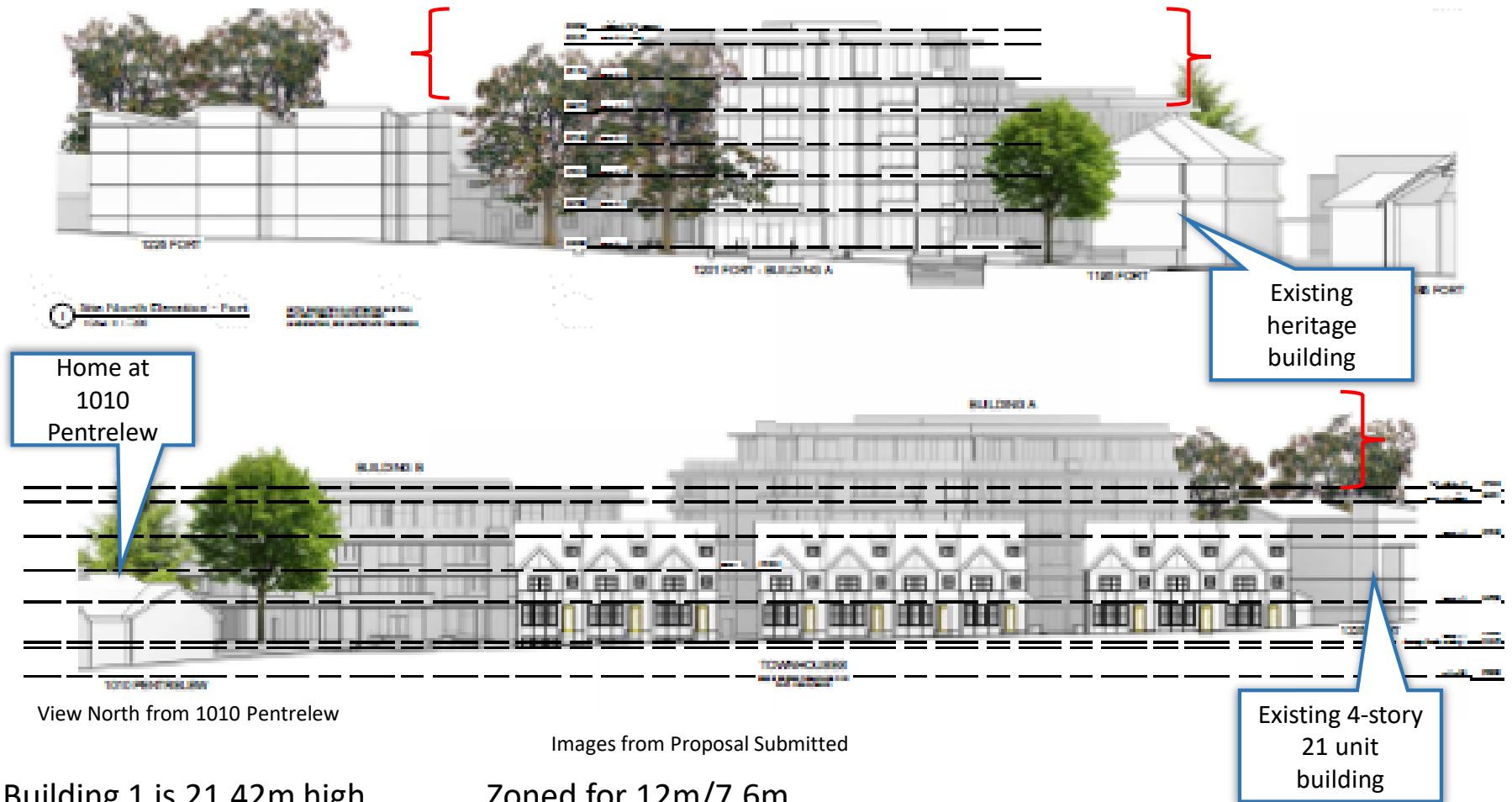


Future? - Image from Proposal Submitted



For comparison this building is 84 units

➤ Height is unnecessary and does not complement adjacent buildings



Building 1 is 21.42m high

Zoned for 12m/7.6m

Building 2 is 15.11m high

Zoned for 7.6m

Townhouses are 10.86- 11.42m high

Zoned for 7.6m

For comparison: the Cook/Oliphant building was reduced to 16.5m in an Urban Village – 66% of this proposal is primarily on traditional residential land about 33% is Urban Residential. Developer proposes greater heights in more restrictive OCP areas.

➤ 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 at this site



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. 39 of proposal)
 - Both Sequoias, mature Garry Oak, Douglas Fir, Cedars, and Dogwood will be removed
 - 10 bylaw protected trees will be removed
 - More than half of existing trees (29) will be removed
- One of the last greenspace sites on Fort St.
- Loss of any greenspace between dominating buildings with narrow gaps.
- Proposal for a walkway is an alley



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

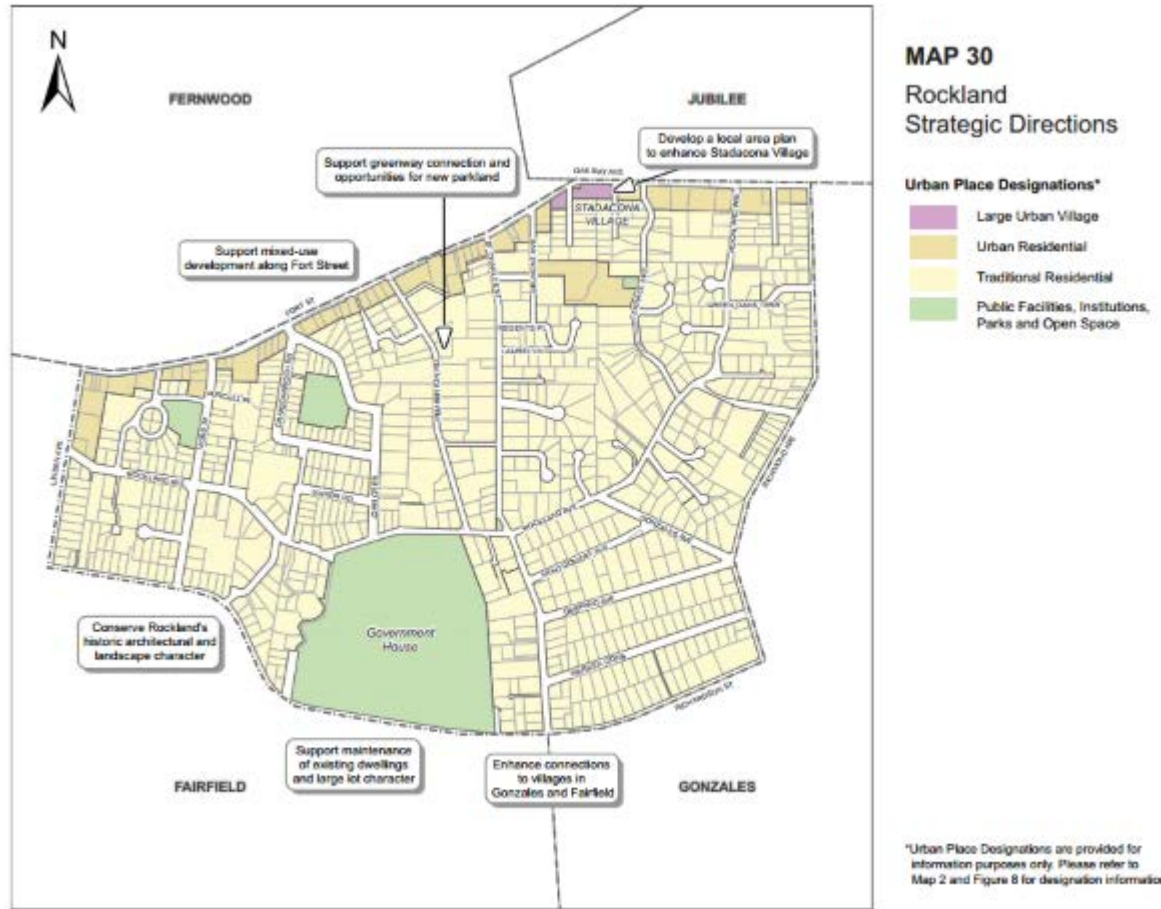
➤ Ominous: Paves the way for future proposals

- 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 needs to stick with the plan unless there is strong reason to make an exception.

The only reason here seems to be financial gain. Better plans can be developed – this one needs to be rejected.

SECTION 21: NEIGHBOURHOOD DIRECTIONS



Lacey Maxwell

From: Verna Stone [REDACTED]
Sent: October 23, 2017 9:37 AM
To: Victoria Mayor and Council
Subject: Abstract Development Proposal for the Former Truth Centre Property

Mayor Lisa Helps and Victoria City Councillors:

I am strongly opposed to Abstract Development's plans for the former Truth Centre Property. This is a beautiful, unique, iconic, property. It is a rare piece of mature urban forest. Abstract's proposal will destroy much of this mature forest. Trees in a neighbourhood add to the health of its residents. People with trees around them live longer and have a better quality of life. Trees remove carbon from the atmosphere (for free). They act as air conditioners, and that is most welcome considering the long hot summer we had (the hottest on record). Trees are habitat for birds, insects and other small animals. One should never, ever underestimate the value of trees.

This property deserves a beautiful, thoughtful, respectful development, not the vision of a developer who only sees dollar signs. It is time for developers to step up and take some social responsibility for the housing crisis that we are all in. Instead the creed of greed seems to be the philosophy of the day. All levels of government must step up to the plate to solve the housing crisis. City Hall must stop catering to developers for fear they will scare them off. If you don't take some sort of a stand, housing will continue to become more and more of a stock market commodity, instead of providing affordable housing for people who need a roof over their heads. Affordable housing is a right, not a privilege, but lately many people are seeing that right taken from them. The number of renovations has me worried. I am a senior (still working), but my income is very limited. I feel unless something drastic happens, it is only a matter of time before my landlord is given an offer he can't refuse. And what gives a community its heart and vibrancy is the mix of people from all walks of life. I feel Victoria is beginning to lose its heart and soul.

I met with Mike Miller a while back and gave him some ideas as to how he could make his proposal better. I knew at the time my ideas were very pie in the sky, but I figured it was worth a try. I suggested he set aside some of the property to build a world class First Nations Art Gallery. This would be a wonderful gesture for reconciliation, as well as provide a place for the many artifacts that have been returned to First Nations from around the world. I also suggested there could be an ongoing artist in residence on the site. Indigenous people from around the world, could apply for a residency. It could easily become a world class destination. It would tie in nicely with the current Victoria Art Gallery. I did not expect Mike to go it alone with this idea. I suggested he contact all levels of government to help fund the proposal. I felt any housing built on the property should consider saving as many of those mature trees as possible, as well as restore a natural Garry Oak ecosystem. I felt any housing built should reflect the character of the neighbourhood. There should not be some towering apartment block. Abstract's current proposal is terrible. It is not a good fit for the neighbourhood, nor is it mindful of the value of the urban forest. Yes, he says he will save as many trees as possible and plant more. It was never made clear what sort of trees would be replacing the ones that would be removed. And a mature tree is very different from a young tree.

One other point I would like to make. The city really needs to address the issue of church land being sold for obscene profit. The Truth Centre had the benefit of lower taxes for all the years they held that property. They never had to pay any compensation to the city when they decided to sell this land. They should have been required to offer it to the city first, or at least paid some sort of compensation for all those years of lower taxes.

Thank you for listening to my concerns.

Sincerely,
Verna Stone
1261 Fort Street
Victoria, BC V8V 3L3
[REDACTED]

October 18, 2017

Dear Mayor and Council:

For more than a year Rockland area and neighbouring residents have demonstrated concern and frustration about the Abstract Development proposal to rezone and develop the Trust Center property at 1201 Fort Street. I am a property owner at the condominium, Ormond Court, which is located at 1220 Fort Street, across the street from the proposed development.

On April 6, 2017 City Council asked Abstract Development to make revisions to their original development plans to address the resident's concerns regarding massing, height and the overall dense scale of their plans. We were encouraged to hear this as we have concerns regarding privacy and continued respect for the heritage character in this neighbourhood.

Many residents attending the Community Meeting on September 12, 2017 were very disappointed with the minimal changes made by Abstract Development to their proposal. Please look carefully at this new proposal and you will discover that the changes do not address our concerns and are not acceptable to many of us.

We are not opposed to city planning that will provide much needed housing but this development does not reflect the needs of our neighbourhood. It is too dense, too high and designed for wealthy investors not new neighbours

Thank you for your insight and consideration to this matter.

Sincerely, Lora-Beth Trail, #102-1220 Fort Street

[REDACTED]

Lacey Maxwell

From: Sally Hamilton [REDACTED]
Sent: October 21, 2017 11:40 AM
To: Victoria Mayor and Council
Subject: Abstract Development of 1201 Fort Street

To Mayor and Council,

My name is Sally Hamilton and I have been a resident of 1020 Pentrelew Place for 46 years and live directly opposite the planned development.

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 Mr Miller'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, 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."

Mr Miller 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.

Councillors have repeatedly asked, "what will you accept?" The answer is quite obvious to me, Building B should be replaced with, "Ground oriented buildings up to 2 storeys (duplexes), multi unit buildings up to 3 storeys". This continues to be my line in the sand.

I ask is this the beginning of a lock step march of escalating development through out 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. Mayor Helps has said, "we have the OCP for a reason". Let it continue to be our guide.

Respectfully,

Sally Hamilton

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: October 22, 2017 3:36 AM
To: Victoria Mayor and Council
Subject: 1202 Fort Street Development Proposal - Affordability Add-on

Mayor and Council

City of Victoria

October 22, 2017

Fort Street Development Proposal – 10% Affordability

Dear Mayor and Council

I object to the ‘resurrection’ of this dead horse. I read with amazement that after months of negotiations City Staff were able to come to an agreement with the developer that “no less that 10% of the agreed unit count, being no less that ten units, be provided as affordable rental units on another site within the City of Victoria.”

And further, “if the non-market units are not granted an occupancy permit by 2020, the applicant would provide \$25,000 per unit as a cash-in-lieu contribution to the City’s Housing Reserve Fund. This would be secured through a Housing Agreement registered on title.” I suppose that this is meant to be a penalty.

Wow. I’m impressed. Let’s see. At \$25,000 per unit for 10 units (lets be realistic, that is all we are going to get) that’s \$250,000.00 Another, somewhat less enthusiastic “Wow.” Really, that’s about half the price of one unit in this proposal. Oops. Did City Staff figure that one out?

We went from 10% by unit count to 0.50 % when calculated in dollars. The one big public amenity forced on the developer after lengthy negotiations is another gift to the developer. Oops.

That’s not even a fair tip in a lousy restaurant. In fact, most servers would be more than a little upset. I’m a taxpayer, and I’m upset. It looks like City Staff are being out-gunned at the negotiating table.

This is unacceptable. If you want to ensure that housing remains unaffordable, this is the way to go. At a minimum the percentage of less-than-market-value units should be on-site. The people who will live in this supported housing should not be isolated, hidden away in another part of town. At a minimum, the percentage of less-than-market-value units should be 35% of what is built. That is, if the City wants to lessen the crisis of affordable housing. The developer is asking for an incredible 96 units on this historic forested property. If 35 of these 96 units were affordable housing, then I would have no objection to this development proposal. (Wow!)

If you want to give the developer so much (by re-zoning this Urban Forest, amending the OCP and loading the property with variances), then it is important that the community receive a real amenity. A real amenity that will actually start to solve the very real problems we have. Anything less is simply kicking the can down the road.

I ask you to send this proposal back to the developer as unacceptable.

Don Cal

1059 Pentrelew Place

Victoria, B.C.

[REDACTED]

[REDACTED]

Lacey Maxwell

From: Patricia C. Kidd [REDACTED]
Sent: October 23, 2017 9:47 AM
To: Victoria Mayor and Council
Subject: 1201 Fort Street - the Truth Centre Proposal

Dear Mayor and Council,

I am an historian. As such, I know the importance of growth and development. I've lived in Victoria for 44 years (since I was 15), so I've seen a lot of it. Much of it is good, but a lot of it has been thoughtless. Abstract's plans for 1201 Fort Street fall into that category.

Ask any visitor. Ask any newcomer. What brought you here? You'll find the answers are the same: the charm; the novelty; the clean air; the variety of styles in housing; the individual character of the various neighbourhoods. Abstract is busy destroying that.

The decisions you make will have a serious impact on the future of this city. In the past, a lot of ugliness and over-building has taken place, especially around the exterior of the downtown core. We're beginning to look like Vancouver. We don't want to!

Ask yourself whether this proposed development enhances the experience of life in Victoria, or whether it degrades it. Over-building of the sort that Abstract specializes in diminishes neighbourhoods. Families no longer feel welcome. Units are bought for investment purposes by absentee landlords and often left empty, because wealth from outside the city is the only source that can afford the prices Abstract charges for its units. Victoria will soon become a place people want to get away from, rather than flee to for peace and beauty.

I've always thought that Victoria was the best place to live of all the wonderful places I've seen in the world. Watching my neighbourhood being destroyed by angular, hard, unwelcoming designs like those of the proposed addition to the AGGV and the development at 1201 Fort Street not only saddens me, it causes me great stress and depression. My taxes climb every year, and all that happens is that my neighbourhood is diminished in beauty, comfort, and welcome.

I DO welcome careful development! I'm thrilled by buildings that reflect the character of their neighbours but do so in an artistic, sometimes eccentric and welcoming fashion. It's possible! But it isn't possible where developers are focused solely on maximizing their profits at the cost of care and beauty.

Use the strength you've been given by the electorate. Force a higher standard for this remarkable city. Refuse to be the pawns of greed. Stop the present plans for 1201 Fort Street.

Yours sincerely,

Patricia C. Kidd
M.A. Cultural Historian
1025 Moss Street
Victoria, B.C. V8V 4P2
[REDACTED]

Lacey Maxwell

From: Chris Douglas [REDACTED]
Sent: October 22, 2017 11:11 AM
To: Victoria Mayor and Council
Subject: 1201 Fort St / 1050 Pentrelew Redevelopment

Dear Mayor and City Council:

Re: 1201 Fort St / 1050 Pentrelew Redevelopment

By now you will have seen two radically different summaries of Abstract's proposed development at the above address.

One is a summary by the Rockland Neighborhood Association's Land Use Committee Community meeting. It acknowledges the brutal fact of how little Abstract has done to meet the stated concerns of the Council and the neighbors in its new proposal.

The other is by your Planning Department, apparently written with the generous help of Abstract itself.

The big picture here is that if Council wants to find a way to rationalize this outsize development for this spot, it's going to be able to find a way. Even if that means overriding the almost unanimous opposition to the proposal by neighbors and the local community.

That rationalization appears to be happening due to the current panic about housing in Victoria.

But this is a radical, extreme development in its current form, outsized the spot. Approving this would hand the developer "windfall profits," as Councilor Ben Isitt first said of the proposal at the Committee of the Whole meeting on April 6, 2017.

In the face of those windfall profits, Abstract is proposing to build a meagerly 10 units of affordable housing elsewhere, and if it doesn't, to pay a fine to the city of \$250,000.

Will Council let itself be bought for such a laughably low price?

This proposal for 94 units would mostly be luxury condos that will be out of reach of most citizens in Victoria. You should demand more, and demand that affordable units be built into this project, not deferred to years down the road.

What does the community get out of this extremely large development? It radically changes our neighborhood, so what is in it for us?

Just this one small thing: a pathway.

If you look at Abstract's most recent buildings in the City, you can see its design principle: it's never met a setback it didn't want to eliminate. Or trees. In its efforts to cram the most units into this space, the setbacks along Pentrelew are almost non-existent. Even the setback of building A on Fort Street, according to the published plans on the City website, has been reduced from 3.8 to 0.2 meters.

One of Council's legacies, if it approves this project, would be the appalling Great Wall of Pentrelew, a massive block of very tall townhomes with almost no setbacks.

Local neighbors have long said what we'd be willing to live with here. No re-designation of the southern portion of the lot from Traditional Residential to Urban Residential. Let Abstract build some attractive, in-context multiplexes in the southern portion, not a huge wall of townhomes. On Fort, let them build an apartment building commensurate with the 4-story buildings of the area. Preserve as much of the greenspace as it can.

Abstract will still make money. The City will still get more housing stock – and hopefully some of it more affordable. And the community will be happy. That is a win-win-win situation.

The bottom line is: you can rationalize this if you want, against good sense and community standards. You can hand a big corporation windfall profits as it builds yet more luxury condos most citizens won't be able to afford. What a message you'll be sending.

I append two documents. The first is the comparison between the condo prices that developers are building and what citizens of the City can actually afford. It's from the City's own [Capital Region Housing Data Book & Gap Analysis](#) from 2015.

It shows the mismatch between what people can afford in Victoria and the kind of housing stock Abstract is proposing to build at this site. This development isn't going to help solve our housing crunch, but it will make the developer a lot richer.

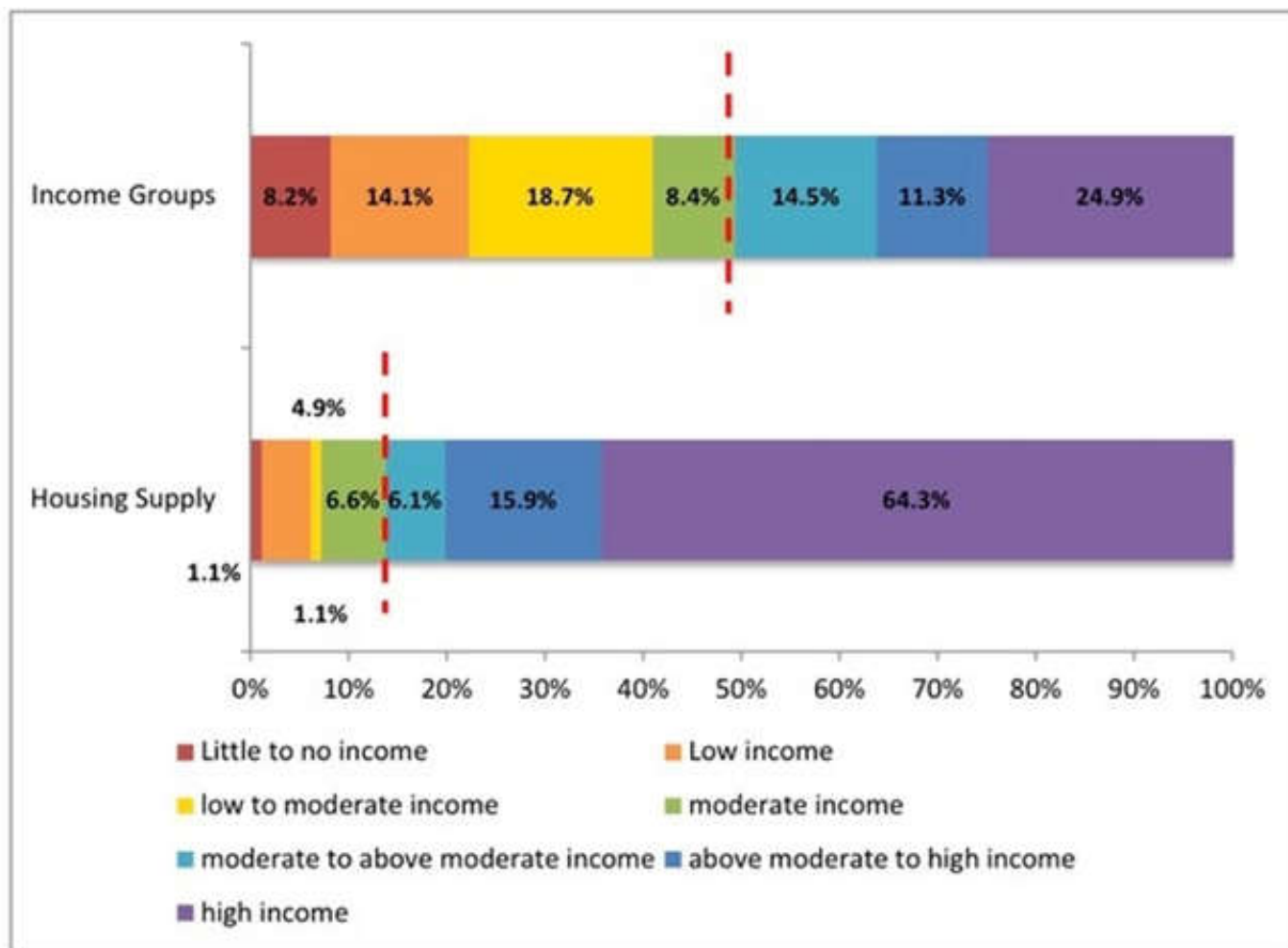
The second is a spreadsheet showing how minimal the changes are between Abstract's current proposal and the first one that Council sent it back to revise. The green indicates positive changes in scale, height, and setbacks, while the red is where the revision is worse. As you can see, there is more red than green.

Sincerely,

Chris Douglas

1025 Pentrelew Place

Housing Gap Analysis for Victoria:



Sources: 2014 Facility Count (GVCEH), BC Housing (2015), Canada Mortgage and Housing Corporation (2014), and 2011 National Household Survey, Statistics Canada

Source: <https://www.crd.bc.ca/docs/default-source/regional-planning-pdf/capital-region-housing-data-book-and-gap-analysis-2015.pdf?sfvrsn=0>.

ABSTRACT PLANS FOR 1201 FORT ST / 1050 PENTRELEW PL

FEBRUARY '17 REVISION

JUNE '17 REVISION

all measurements in meters unless otherwise stated

numbers taken from page 7 of Feb '17 plans and page 6 of June '17 plans

| Building A | | Building A | | Net change |
|----------------------|--------------------|----------------------|-------------------|---------------------|
| height | 21.4 | height | 21.42 | - |
| storeys | 6 | storeys | 6 | - |
| total floor area | 5,360 | total floor area | 6,200 | 840 more sq m |
| setback from Fort | 3.8 | setback from Fort | 0.2 | 3.6 less m |
| # units | 47 | # units | 58 | 11 more units |
| Building B | | Building B | | |
| height | 18 | height | 15.11 | 2.89 fewer m |
| storeys | 5 | storeys | 4 | 1 less storey |
| total floor area | 3,500 | total floor area | 2,900 | 600 less sq ft |
| setback | 4.67 | setback from South | 4.67 | - |
| # units | 34 | # units | 26 | 8 fewer units |
| Building C | | Building C | | |
| height | 10.23 | height | 10.9 | 33 m higher |
| storeys | 3 | storeys | 3 | - |
| total floor area | 639 | total floor area | 535 | 104 fewer sq m |
| setback from Pentre | 2.66 | setback from Pentre | 1.91 | 75m less setback |
| # units | 4 | # units | 3 | 1 less unit |
| width facing Pentrel | 84 | width facing Pentrel | 66 | |
| Building D | | Building D | | |
| height | 10.74 | height | 11.43 | 69 m higher |
| storeys | 3 | storeys | 3 | - |
| total floor area | 640 | total floor area | 720 | 80 more sq m |
| setback from Pentre | 3.71 | setback from Pentre | 2.16 | 1.55 m less setback |
| # units | 4 | # units | 4 | - |
| width facing Pentrel | 84 | width facing Pentrel | 87 | |
| Building E | | Building E | | |
| height | 10.73 | height | 11.33 | 6 m higher |
| storeys | 3 | storeys | 3 | - |
| total floor area | 638 | total floor area | 535 | 103 less sq m |
| setback from Pentre | 2.2 | setback from Pentre | 2.03 | 07 m less setback |
| setback from 1225 F | 2.41 | setback from 1225 F | 2.4 | - |
| # units | 4 | # units | 3 | 1 less unit |
| width facing Pentrel | 84 | width facing Pentrel | 66 | |
| TOTAL FSR | 1.39 | | 1.386 | - |
| TOTAL SITE COVER | 4,411 sq m (56.2%) | | 4491 sq m (57.2%) | 1% more |
| TOTAL # OF UNITS | 93 | | 94 | 1 more |

Lacey Maxwell

From: nancy lane macgregor [REDACTED]
Sent: October 22, 2017 8:19 PM
To: Victoria Mayor and Council
Subject: 1201 Fort St

Dear Mayor Helps and Councillors,

Once again I am writing to express my concern about the proposed development at 1201 Fort St.

When I walk through the property as people have done since the Centre for Truth was there, I feel a sense of sadness and incredulity that what is there is not seen by City Hall. On my left the 2nd largest Garry Oak, to be fallen in this new proposal. On my right a Deodar cedar, Scotts Pine, and Douglas Fir all coming down. Without taking a step, to my left six Garry Oaks, now certainly threatened by the smaller setback, yet this is not noticed by the Oct. 10/17 arborist's report. Moving forward, the English Oak on my left, standing very strong and wide, to be felled. And on my right, a fine Copper Beech big enough to be protected in Saanich but not here. A few more steps and I come to the two Giant Sequoias, standing over six stories tall. A 1954 Colonist article states they were planted from seed in the 1860's as were the two at the AGGV and at the entrance to Government House. When I look back there are trees that border the western edge of the property, their critical roots at risk from construction of the driveway to an underground parking lot. One a Big Leaf Maple and the other an English Oak. Along that edge is the last of the nine Garry Oaks, mentioned by the arborist for it's critical root system at risk. What is it that needs to be said to preserve this place?

I have only walked in from Fort St. a few feet but here is where a giant building is proposed where 55% of the population of Victoria cannot afford to live. They will live somewhere else, if the deal can be made. Should all renters live in one area and owners in another? If rent is unaffordable there, should they get out of town? Or like a young Vancouver couple I recently met, should they rent out their rental for AirB&B once a month and visit parents in another place?

A sensitive developer would look at the forest and think, how can I create something as beautiful here, how can I save these trees? Mayors and councillors in cities all over the world from Oslo to Dublin, Ohio care about things like beauty, happiness of citizens, stability of neighbourhoods, climate impacts, global warming, cooling the air, sequestering carbon, saving energy in nearby buildings during storms and summer heat waves, cleaning the air and water that forests provide. You may have met some of these people in your recent conferences. Or you may have heard of the LiDar technology from UBC used in Vancouver to map the tree canopy. One co-op student for one year could map the whole city of Victoria. Can you wait? Can you put your minds to making every tree count? Because every one does. Replacement trees you say, that's the answer. No, a 4 cm d.b.h. tree of 1.5 meter height grown in 2 ft. of soil, inside a container, on top of a parking lot cannot replace what will be lost.

For every tree that is cut at 1201 Fort St. four cars will be the replacement.

We have only walked part of the way into this property. Pentrelew was once the name for "a house on a hill sloping two ways". Here trees were not cut. Instead the canopy was increased creating the urban forest that we know today. B.C. and Victoria's history was made by the people who lived here, for better or for worse.

What will be your legacy?

Nancy Macgregor

Lacey Maxwell

From: Lana QUINN [REDACTED]
Sent: October 22, 2017 7:59 PM
To: Victoria Mayor and Council
Subject: 1201 Fort

>
>
> As a Rockland resident at 1376 Craigdarroch Rd. I support the revisions and the recommendation to go to a Public Hearing.
>
> Lana QUINN
>

Lacey Maxwell

From: Anna Cal [REDACTED]
Sent: October 22, 2017 9:40 PM
To: 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, more tricks

Hello dear councillors,

The two images below show more tricks, that illustrators play on our senses.

There are no islands in reality(unless Abstract builds them on public space)

Trees on those island might never be there according to what wee see at Foul Bay and Oak bay corner, thanks to Abstract.

Again human figures and cars are gigantic, and because we see everything in comparison to our , human size, it makes us believe that the buildings are not as tall, as they will be in reality.

No view of Art Gallery is to be found.

Green grass in the bottom of the page is a figment of imagination.

The road is way wider than it is in reality.Those ghosts of the trees will most likely be just that, ghosts. There is no soil depth, but a few feet over massive underground parking. No urban forest will ever grow there again. Ever!!!!

At best, this site will look like Uptown outdoors, cold and sterile.Is that what we want for Rockland?

Respectfully

Anna Cal





From: Anna Cal [REDACTED]
Sent: October 21, 2017 7:41 PM
To: Geoff Young (Councillor)
Cc: Victoria Mayor and Council
Subject: 1201 Fort street, commentaries on the letter by Zebra Design

Hello Geoff,

Here are my comments (in red) on letter by Zebra Desing, as found on the development tracker.

1.4 In order to diversify the streetscape of the townhouses, we have changed the dormer roofs on Building D to incorporate hips roofs. Still the roof forms the straight line, cutting effect. On Buildings C & E, we have maintained the shed dormer rooflines. We have also removed 1 dormer on each building – going from 3 dormers to 2 on Buildings C & E, and 4 dormers to 3 on Building D. Lastly, we have incorporated two-storey bay windows on all 4 units of Building D in order to differentiate it from the other two buildings. The extra roof height which makes the height of the townhouses unpalatable, is designed in order to hide the rooftop decks, which are now labelled as dormer roofs. But name them as you will, they are still roof top decks.

1.6 The townhouses have been design in an urban row house form that provides a transition from the contemporary Multi-Unit Residential Buildings (MURBs) on Fort Street to the traditional forms of the single-family homes on Pentrelew Place. No , it is not a transition, it is 5 meter taller than a tallest house on Pentrelew. The 12 meter height is required for better saleability, because lower townhouses will be dwarfed by 15

and 21 meter condominiums. This has nothing to do with the neighbourhood. Some of these homes are 1930s-1940s stucco bungalows while others are older traditional-style arts and craft designs. The townhouses are designed with a monochromatic palette Lots of monochrome, 10 high townhouses looking the same, same colour, same texture, same absence of setbacks. All in one long line. that uses the same brick as the MURBs that is subtly complemented with off-white painted panel detailing that incorporates steep pitched gables, finials, and dentil courses. This is contrasted with bronzecoloured windows and gunmetal grey roofs over each entry. We feel these choices of colours and finishes offer a classic, sophisticated and pedestrian scale transition from the MURBs to the surrounding existing neighbourhood homes. (I don't.)

1.29 We have added a cornice detail at the tops of the chimneys to give greater articulation to their form.

Zebra Design can list all kind of special details, making small changes look big, but it was a monotonous wall, and it still is a monotonous wall.

1.30 In this varied and special neighbourhood, many architectural characteristics, features, and styles are present, from traditional and heritage homes to midcentury modern to west coast contemporary. The development capitalizes on the beauty of special neighbourhood, offering excessive height, massing and monotony in exchange. We have considered this in our group design approach, and while the actual architecture of the Multi-Unit Residential Buildings (MURBs) and townhomes are very different, the landscaping, site layout and replicated materials are thoughtfully designed to merge the two. Exactly, this development is self contained and has little to do with the surroundings. Townhouses and condos merge well with each other, but that's all. An island preserve completely out of context to the surrounding neighbourhood.

The strong element of the brick will provide visual continuity between the larger buildings and the townhouse buildings, and the landscape provides natural cohesion. Within the development, not in relation to the neighbourhood.

The townhouse buildings will serve as a transitional zone between the MURBs and the single-family homes in the surrounding neighbourhood due to their size, street-friendly appearance and pedestrian scale. The bay windows and raised entries near the sidewalk engage strongly with the street. These townhouses are not-friendly. At 1.9 metres away from the sidewalk on a narrow street, standing 12m high, these townhouses loom over the other houses.

The design statement of the townhomes on the Pentrelew side intentionally relates to traditional Rockland homes in terms of architectural detailing, and the size of the buildings will balance with numerous other Rockland residences - particularly the large older character homes that have been divided into suites. There is no balance. This is a narrow street with no boulevards. What they need to balance the other Rockland residences is boulevards of 3 meters, set-backs of 7.6 metres, space between each pair of townhouses of approx 8 meters, and height in proportion to the immediate neighbourhood.

The sense of tradition in Rockland is tangible yet it is also diverse, with numerous contemporary buildings also present. We strive to enhance this unique residential area by providing tasteful, well-designed, practical housing options. (No, if these townhouse were practical, they would not need elevators.). They will resonate with the overall tone of the neighbourhood, enriching its architectural fabric with a variety of forms. (No, it will not enhance this unique area, it will dwarf and suffocate this

unique area.) We respectfully submit the proposed revisions for your review

Where is a reference to the roof top patios, that now are called something else?

The whole development, as proposed, is self-contained, well designed for best saleability. It capitalizes well on the beauty of this, quoting Zebra Design, unique neighbourhood. It answers well to the Municipal Government agenda to create more density along Fort Street, but encroaches on the traditional neighbourhood, paving the way for more future attacks on this vulnerable historic area. It has no creative power to provide more housing and density and yet, add beauty and character to the neighbourhood. It will raise taxes even more and lead to further gentrification of the area, driving modest income homeowners out of this neighbourhood. No canopy trees will ever grow on this property again, because the depth of soil will only be 2 feet.

Thanks for reading my letter

Anna Cal



Lacey Maxwell

From: Anna Cal [REDACTED]
Sent: October 21, 2017 4:09 PM
To: Jeremy Loveday (Councillor)
Cc: Victoria Mayor and Council
Subject: 1201 Fort

Hi Jeremy,

My biggest problem with this proposal is a lack of variety. It is self contained in size, massing, colour, texture, and does not relate to the surroundings.

Nothing for an eye to cling to, to say nothing about the fact that no canopy trees will ever grow on the "Bellwood" site for the lack of soil's depth and lack of setbacks.

The future tenants of Abstract Developments creation will look at us and see the variety of colours, textures, flowers, greenery. Lots of sky and light.

Every house on Pentrelew place is ground oriented. Every house in the neighbourhood has a substantial set back.

I have a few images here of traditional Rockland and what is proposed.











The tiny human figure is not tiny enough to keep the correct proportions.



The rendition is amateur, of course, but proportions and colours are very close to be correct





I ask you , for the sake of the future of our city, to reject this development as proposed.

Anna Cal

Lacey Maxwell

From: Anna Cal [REDACTED]
Sent: October 21, 2017 12:58 PM
To: Victoria Mayor and Council
Subject: Fwd: 1201Fort/Pentrelew proposal by Abstract

Begin forwarded message:

From: Anna Cal [REDACTED]
Subject: Fwd: 1201Fort/Pentrelew proposal by Abstract
Date: October 20, 2017 at 10:43:11 PM PDT
To: "Charlayne Thornton-Joe (Councillor)" <cthornton-joe@victoria.ca>

Hi Charlayne,

Thank you for organizing NCC meeting.

Regarding Fort/Pentrelew project:

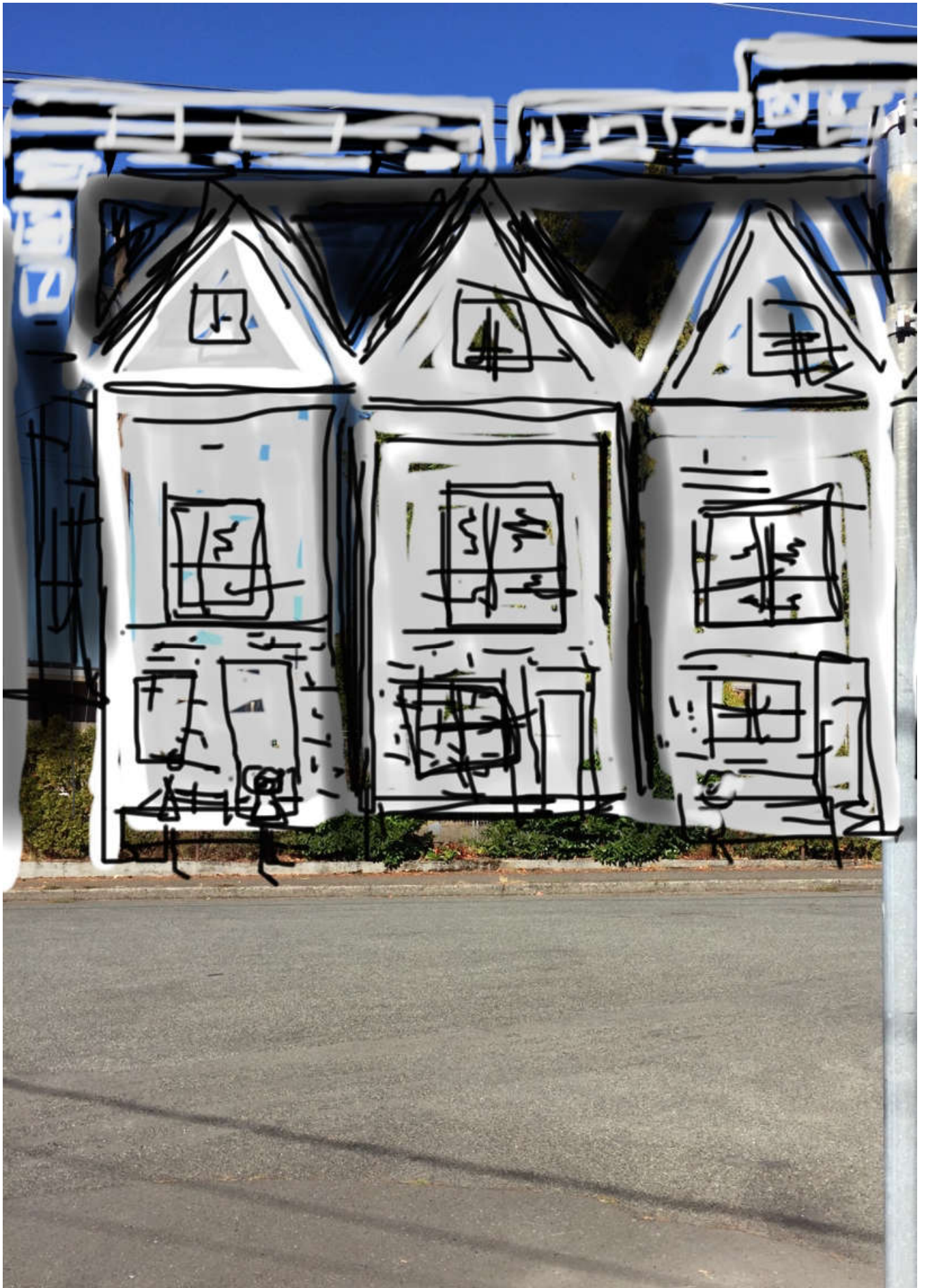
No canopy trees will be able to grow on the site because of the lack of the soil's depth, as underground parking will be under the whole site.

In the beginning there were 10 townhouses. Our community asked for less townhouses. The developer responded by increasing the number to 12.
Now, after the first COTW, there are 10 townhouses again.

The townhouses are taller than the street is wide. They provide minimal setback, no variety of colours, and still create a wall. Proportions in my illustration are very close to correct.

The artistic illustrations in the plans have very little to do with reality, thanks to the the fine manipulations of light, proportions, surroundings. The development is going to capitalize on the beauty of our old neighbourhood. If Abstract Developments can build profitable and dense, but lacks creative power to contribute to the beauty of the neighbourhood, then the project should be rejected. I ask you to vote against this project as proposed.

Best
Anna Cal



Lacey Maxwell

From: Anna Cal <[REDACTED]>
Sent: October 21, 2017 12:58 PM
To: Victoria Mayor and Council
Subject: Fwd: 1201 Fort, another vision

Begin forwarded message:

From: Anna Cal <[REDACTED]>
Subject: 1201 Fort, another vision
Date: October 20, 2017 at 6:23:13 PM PDT
To: "Marianne Alto (Councillor)" <malto@victoria.ca>

Hello Marianne,
Thank you for organizing NCC meeting on 25th.

Regarding Pentrelew townhouses:

The height of those, almost 12 meter tall, *does not* contribute to density and increased housing. I looked carefully at the plans, and this excessive height is there because of roof top decks, which are hidden by extra height of the roof. (Roof top decks are called somehow differently by the designer, but they are still what they are, rooftop decks). Excessive height plus almost no setbacks is an upsetting factor.

If you take roof top decks away and stick to the basement and 2 floors, it keeps the same density, but makes townhouses more palatable.

From my personal point of view, 4 storeys on Fort, 3 storeys on south portion, 12 meter high, and 8 townhouses, not higher than 7.6 meters at the mid roof, will be an excellent compromise.

Thank you
Anna Cal

Lacey Maxwell

From: Anna Cal [REDACTED]
Sent: October 12, 2017 11:09 PM
To: 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: Fwd: Development statistics for Victoria BC

Hello,

Here is my analysis Of Mr. Tinney response to Mrs. Kisson request for statistical data.

J Tinney :while we have some of the data you are requesting we don't have it complied currently and do not currently count some of the items you are requesting and so we are unable to provide it at this time.

A.Cal Data requested by Lynnete is supremely important. How is it possible that planning department does not have it?

J.Tinney.:For [1201 Fort](#), the OCP anticipates that the northern portion of the site would be appropriate for multi-family housing up to six-storeys along Fort Street up to a maximum density of 2:1 FSR (a building with floor space equal to twice the site area).

A.Cal: OCP says:Maximum of 2:1 may be concidered in strategic location. "May be" ! Why the Fort street's section, one way, one bus stop, is supremely strategic?

J.T. The OCP indicates the southern portion of the site would be appropriate for smaller-scale apartment buildings and/or townhomes to maximum density of 1:1 FSR.

A.C As long as my eyesight serves me I see that buildings can be only ground oriented, two stories only. How 37 feet tall townhouses, which is a height of an average 4 storey building, fit in to that ? How 15 meter high, 4 storey condo fit in to that?

J.T. While the OCP anticipates this density and form, it is still up to Council to determine if the application meets these aspects as well as other goals of the OCP in determining if they approve the rezoning.

A.C. What is an anticipation in this case? Why anticipation works so well for 6 stories, but not so well when it is ground oriented?

J.T . Given the mature trees along the northern portion of the site and the current park condition along the street edge, the applicant has chosen to redistribute the density anticipated in the OCP , shifting it slightly to the south but keeping to the average density for the whole site to that suggested in the OCP. The shifting of the location of density within the site itself is the driver of the changes.

A.C. Again, anticipating the highest density without discrimination, without taking any details into consideration. How can you call 4 storey, 15 meter high building is a slight shifting from 7.6 meter zoning)?

No canopee tree will grow on this property, because underground parking takes away the necessary depth of soil.

What about park like conditions in other parts of property, Beautiful trees on Pentrelew and Memory Garden? I guess they are not worth keeping as they will not function as a hiding device for an oversized development

At the April 6 COTW meeting Ms. Meyer corrected an assumption that Abstract's reasons for the OCP amendment is to retain the trees. She ensured that everyone was aware that Abstract's reasons for the OCP amendment is **to shift density and increase it beyond what R1B zoning allows.** Why does Mr. Tinney forget this correction?

Final questions:

Where is a version of a proposal that complies with zoning, so we can compare and understand the benefits of rezoning?

Where is a version of a proposal that “anticipates “ OCP density without “redistribution of it", so we, people who will live with the results of rezoning, can see and learn?

Where is 3d model of current proposal that includes ALL the buildings, pertinent to the future architectural ensemble?

Where is an important data that Lynnette requested, and how do City planners plan our city without this data?

Why Mr. Tinney forgets Ms. Meyer's correction?

My conclusion:

General population, immediate neighbours and the Council are kept in the dark. For what reason, it has yet to be determined.

Anna

Begin forwarded message:

From: Lynnette Kissoon [REDACTED] >
Subject: Fwd: Development statistics for Victoria BC
Date: October 5, 2017 at 3:21:06 PM PDT
To: Janet Simpson [REDACTED] Chris Douglas [REDACTED]
Geanine and Neil [REDACTED], Don Cal [REDACTED], Donald
Hamilton [REDACTED], Kam Lidder [REDACTED], Anna Cal
[REDACTED] >, Art Hamilton [REDACTED] >, Anthony Danda
[REDACTED], Fern Hammond [REDACTED], louise watt
[REDACTED], Sally Hamilton [REDACTED], nancy lane
macgregor [REDACTED]

FYI

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

From: Jonathan Tinney <JTinney@victoria.ca>
Date: 5 October 2017 at 13:29
Subject: RE: Development statistics for Victoria BC
To: Lynnette Kissoon [REDACTED] Alison Meyer <ameyer@victoria.ca>, Alec Johnston <ajohnston@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>, Jocelyn Jenkyns <JJenkyns@victoria.ca>, Colleen Mycroft <cmycroft@victoria.ca>

Lynette – while we have some of the data you are requesting we don't have it compiled currently and do not currently count some of the items you are requesting and so we are unable to provide it at this time.

That said, your question is specific to staff's feedback on the [1201 Fort](#) application and so it is important to note that these comments were not based on the sort of broad analysis that the data you are requesting below would inform. Instead, staff's review is based on current policy contained within the City's Official Community Plan (OCP).

You are correct that a portion of the Truth Centre site is zoned for single-family homes (R-1B zone), however the rest of the site is currently zoned for a four-storey apartment building (R3-AM-2 zone). This is the current zoning, however land owners are legally permitted to request changes to the current zone. When they do, staff look to the OCP to determine what kind of changes would meet the City's future goals.

For [1201 Fort](#), the OCP anticipates that the northern portion of the site would be appropriate for multi-family housing up to six-storeys along Fort Street up to a maximum density of 2:1 FSR (a building with floor space equal to twice the site area). The OCP indicates the southern portion of the site would be appropriate for smaller-scale apartment buildings and/or townhomes to maximum density of 1:1 FSR. While the OCP anticipates this density and form, it is still up to Council to determine if the application meets these aspects as well as other goals of the OCP in determining if they approve the rezoning.

In regards to the OCP amendment being requested, given the mature trees along the northern portion of the site and the current park condition along the street edge, the applicant has chosen to redistribute the density anticipated in the OCP in their application, shifting it slightly to the south but keeping to the average density for the whole site to that suggested in the OCP. The shifting of the location of density within the site itself is the driver of the changes requested to the OCP that Council is considering at the same time as the rezoning.

As you know, staff recommended that Council refer this back to staff to continue to work on design aspects of the proposal. This work is still ongoing.

Please let me know if you have any questions.

Jonathan Tinney

Director

Sustainable Planning & Community Development

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

T [250.361.0511](tel:250.361.0511) F [250.361.0248](tel:250.361.0248)



From: Lynnette Kissoon [mailto:████████████████████]
Sent: October 1, 2017 12:19 PM
To: Alison Meyer <ameyer@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Alec Johnston <ajohnston@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Development statistics for Victoria BC

Hi Alison,

I am writing to you, the Assistant Director, Development Services for the City of Victoria, because you attended the COTW meeting on April 6 to discuss the development proposal for [1201 Fort Street](#). I am also including Jonathan Tinney, Planning Director, City of Victoria and Alec Johnson, Senior Planner for Rockland because of their involvement with the planning of this development.

Please note that I have included Mayor and Council in this correspondence because their decisions on proposals need to be based on sound evidence and data.

At the April 6 COTW meeting, you corrected an assumption that Abstract's reasons for the OCP amendment is to retain the trees. You ensured that everyone was aware that Abstract's reasons for the OCP amendment is **to shift density and increase it beyond what R1B zoning allows.**

In the spirit of transparency, consistency, accountability and shared information, can you please provide me with the following statistics **and the sources** upon which you base those numbers?

I just want to make sure we are all on the same page. Thank you very much in advance,

Lynnette M. Kissoon

Engaged resident of Victoria

| Data | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|---|-------------|-------------|-------------|-------------|-------------|-------------|
| # of developments approved | | | | | | |
| # of units combined for those developments | | | | | | |
| # of residents per unit for those developments | | | | | | |
| # of people who moved to Victoria | | | | | | |
| # of people who working who cannot afford to rent or purchase a home | | | | | | |
| Other statistics you feel are relevant to the decision making process | | | | | | |
| | | | | | | |

Lacey Maxwell

From: Anna Cal <[REDACTED]>
Sent: October 12, 2017 10:48 PM
To: 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 proposal

Dear Councillors,

City of Victoria Strategic Plan says:

"Victoria is ... city that embraces the future and builds on the past, ... where the community feels valued, heard and understood and where City Hall is trusted."

"Engage and Empower the Community"

Empower neighbourhood residents... to lead and implement projects.

Rebuild trust with the public in terms of meaningful public engagement.

City Hall is engaged in a meaningful, two-way conversation with the public.

Strategic plan was put together with taxpayer's money and hundreds of volunteer hours. It has some excellent language. But, what is the ongoing reality?

OCP and neighbourhood plans are put together with taxpayer's money. They contain some excellent language. But, what is the reality?

In reality developers will seek rezoning, variances, et cetera. Will the voices of local residents go unheard; will the Strategic Plan be quietly forgotten, the zoning changed, the OCP amended?

We do get more and more luxury housing with a concomitant rise in prices of all properties continuing to grow. More and more people are being left behind.

"Affordable housing" for families with combined income of \$150,000? Only top 5 % in Victoria are making over \$100,000.

Are Neighbourhood, Official Community, Strategic Plans' fine aspirational words and phrases just "the food on which our cynicism grows."?

How does City Council expect to engage citizens, empower them, and lead us into the future, when our voices are not heard?

The proposed development of 1201 Fort, if approved, will only succeed in making rich people richer and poor people poorer. It will destroy a rich urban forest, the quiet neighbourhood, it will destroy the remaining trust we have in City Hall and our hope that the ordinary neighbours are valued and respected.



Lacey Maxwell

From: Jim Fields [REDACTED]
Sent: October 10, 2017 3:00 PM
To: Pam Madoff (Councillor); Lisa Helps (Mayor); Chris Coleman (Councillor); Marianne Alto (Councillor); Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Margaret Lucas (Councillor); Jeremy Loveday (Councillor); Geoff Young (Councillor)
Subject: Truth Center rezoning

Dear Mayor and Councillors

With respect to the proposed rezoning of the Fort Street Truth Center property by Abstract I would like to go on record as being extremely opposed to the plans proffered by Abstract. There is no need for that kind of density and height in an area that would benefit greatly from more green space as opposed to large condo buildings and disproportionately tall townhomes. You're no doubt aware that there is virtually no support from the neighbourhood and it is my hope that you all keep this in mind. When the AGGV rezoning was brought up, you (with the exception of Councillor Young) chose to ignore not only the overwhelming opposition of neighbours, the horrific lack of parking but also the incongruous design and gave it the green light. Thankfully nothing has happened as of yet and hopefully it doesn't proceed. You may think you've encountered a pocket of vigilantes however I hope you'll see that we just want sensible planning from our representatives who listen to the people most affected, not the interests with money.

In closing, I again state that I am fully against the proposed rezoning.

Yours sincerely,
Jim Fields
1035 Pentrelew Place

Lacey Maxwell

From: gail davidson [REDACTED]
Sent: October 23, 2017 2:41 PM
To: Victoria Mayor and Council
Subject: re: 1201 Fort Street October 23, 2017

Dear Mayor and Council,

I am strongly opposed to this development proposal at 1201 Fort Street, as it does reflect the Official Community Plan for the Rockland neighbourhood. It is far too dense, removes too many large and historically significant trees, and is designed based on profit for wealthy investors.

I urge you to look very carefully at the new proposal, which has grown in unit size, reduced parking in an already overcrowded neighbourhood, and does not reflect the city made bylaws in any way!

Also, don't be persuaded to buy into this proposed development due to promised affordable units for housing somewhere, sometime, down the road. Do not give away this valuable land for \$250,000! if the units are not built in the next two to three years, which is pocket change for the investors of this development.

Please, I urge you, do not pass this development proposal as it does not reflect your original recommendations, or the concerns of the Rockland neighbourhood. It will be very disappointing to see this last refuge of green space, in a sea of new developments surrounding the area, to be turned into a mass of luxury condominiums affordable only to the wealthy.

Regards,

Gail Davidson
[REDACTED]

Lacey Maxwell

From: Joan Fraser [REDACTED]
Sent: October 23, 2017 2:28 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Developement Proposal

October 23, 2017 Dear mayor and council,

I have worked above the tree line in the Arctic for many years and am always happy returning to Victoria 's amazing trees and greenery.

Arriving back to Victoria in the spring of this year, while driving into the city, I was overwhelmed with sadness viewing the massive changes taking place in Victoria.

A skyline of cranes , more condos., less trees, less greenery. " Crane City " is on the lips of locals and tourists alike. How has this become the norm?

I want to be hopeful.

Please have your voices heard in favour of a development with more sensitivity to the surrounding neighbourhood of Rockland. 94 luxury housing units is not within reason.

Thank-you.

Sincerely,

Joan Fraser
1010 Pentrelew Place,
Victoria, B.C.
V8V, 4J4
[REDACTED]

Sent from my iPhone

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: October 23, 2017 2:16 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Development Proposal

Mayor and Council

Victoria, BC

Oct. 23, 2017

Re: 1201 Fort Street Development Proposal

Dear Mayor and Council:

Sometimes I feel like the Fool in Shakespeare's "King Lear", trying earnestly to warn the King against his own actions, his own madness. A Fool who believes the kingdom is slipping into disarray. The King has awarded his lands and power to his two false daughters and husbands only because they openly profess their love for him. They are not good stewards of the land, or the Kingdom. The play ends in tragedy.

It occurred to me the other day, that the real problem with the Crease Property is that it has too many trees. It does not conform to the "one-style-fits-all" mantra of the developers. It does not look like downtown. It is not filled with buildings.

"Build, build, build", is what they chant in a chorus. Our City Staff seems to suffer from the same cancerous thinking. At best, it could be described as "Group Think." Imagine what they would do to Beacon Hill Park, given the chance?

Thankfully, Beacon Hill Park is legally protected, a sanctuary, protected in our little part of the bigger world which seems to be spinning out of control. In these plans and City's Staff recommendation, trees are nothing more than decoration, to be pushed about in pots and planted in thin soil.

According to the OCP, Victoria is "recognized for its high quality of life, heritage, physical beauty, character and charm." (page 13). In any book, the first few pages are the principles on which the book expounds. Everything flows from these opening statements. Does the OCP say that all trees must be cut down? That the design mould for downtown fits all neighbourhoods? It does not.

It goes on to emphasize "stable neighbourhoods...preservation of environmental quality...a greener city...ecological integrity...beautiful natural setting...walk-able neighbourhoods of unique character...human-scaled neighbourhoods". On page 22, it states, "...as Victoria grows, it will be challenged to maintain remnant ecosystems and environmental quality."

The opening words in the OCP are fine words indeed. They do profess City Staff's love for nature.

But, they are only words. They become false words, unless they are backed by concrete action. Our ecological integrity needs to be protected, and can only be well protected in residential neighbourhoods of unique character. Trees are not just decoration. This proposal is too big, too massive, too high, and the setbacks are negligible.

The community of people opposed to the overwhelming size of this development proposal are not a band of surly jesters moping about, in our floppy boots and eccentric caps jingling our bells, in an unlit backstage of some tawdry theatre. We are citizens who have elected you as are our representatives to ensure

we protect what is unique in our city as we progress into the future.. We do not need more “downtown” in our unique residential areas. This proposal does not fit the site. Do not confuse any and all building development as progress.

Thank you.

Don Cal

1059 Pentrelew Place

Regulatory Capture

Regulatory capture is a form of government failure that occurs when a regulatory agency, created to act in the public interest, instead advances the commercial or political concerns of special interest groups that dominate the industry or sector it is charged with regulating.

(source: Wikipedia)

Geanine Robey 1119 Ormond Street, Victoria, BC V8V 4J9 [REDACTED]

October 22, 2017

Dear Mayor & Council,

Re: Abstract Developments' 3rd proposal for 1201 Fort/1050 Pentrelew

I am writing regarding Abstract's proposal for 1201 Fort/1050 Pentrelew. Quite simply, it's my assertion that the City of Victoria cannot demonstrate the need for any further development at this time, let alone dramatically increase densification where it's not allowed according to the OCP. I, on the other hand, can show that residential construction has not only kept pace, but exceeded population growth from 2011 – 2016 and that the city is now heavily over-developing.

I will also address with this letter the issue of housing stock diversity as well as affordability given that these two issues are at the forefront of so many employers and home seekers' concerns.

Housing under-supply or over-supply? – I have been documenting all information from Planning Services (Tinney's Aug 20th TC OpEd, and his emails to me and various neighbours, vs. public data and my own research on multi-family housing builds (primarily condos) in the City of Victoria. I have had to do my own research because Mr. Tinney asserts that the city does not track housing completions! (The open data site on the city's website shows records of every type of permit imaginable, except occupancy permits.) I can't imagine why this vital information is supposedly not tracked and how the city can properly advise Mayor and Council regarding housing needs if building completions aren't being tracked. (My data, in an email attachment to this letter, has been largely sourced from the Times Colonist, Citified and Douglas Magazine.)

Yet Jonathan Tinney has no compunction about stating that the housing supply is insufficient for the increase in population from 2011 – 2016 (Census data cites 5775 new residents) to present.

His August 20th OpEd headline in the Times Colonist read: ‘Supply key to housing affordability challenge.’ But his numbers don’t make sense. The city has not only kept pace with population growth but exceeded it and is on the verge of over-building. Allow me to make my case:



(Note: Mr. Tinney reported here <http://www.timescolonist.com/opinion/op-ed/comment-supply-key-to-housing-affordability-challenge-1.22012156> that 640 units were completed in 2015, not 965 as above. He also said that 940 units were built in 2016.) Adding those numbers, I get 3,747 units x 1.8 occupants/unit (City of Victoria’s multiplier) for a total of 6,744.6 occupant spaces. Given that the population increase in the Census data (2011 – 2016) was 5,775 new residents (not Tinney’s OpEd figure of 1300/year), construction in the City of Victoria has exceeded population growth from 2011 – 2016. To summarize:

5,775 new residents (Census data: 2011-2016)

2,807 units completed 2011-2015) + 940 in 2016 = 3,747 units x 1.8 =

6,745 occupant spaces constructed, 2011 – 2016

Next, I turned my attention to 2017 and beyond with respect to the City of Victoria's development plans.

Mr. Tinney's stats (from OpEd): **2006 units under construction; 2,237 units in the planning/approvals stage**. My research shows this is inaccurate. On the attached Excel spreadsheet you will find developments listed by name with completion dates as reported from the previously aforementioned sources. I imagine there are more condo developments I've missed and my data excludes multiplexes, suites, carriage houses, infill housing and single family homes, therefore, one can assume my numbers are on the low side.

2017 817 units x 1.8 occupants/unit = 1,470 occupant spaces

2018 1,358 units x 1.8 occupants/unit = 2,444 occupant spaces

2019 1,130 units x 1.8 occupants/unit = 2,034 occupant spaces

2020 446 units x 1.8 occupants/unit = 803 occupant spaces

Approved with unknown completion date:

227 units x 1.8 occupants/unit = 409 occupant spaces

Total multi-residential units: 3,978 x 1.8 = 7,160 occupant spaces

Proposed 2,189 units x 1.8 occupants/unit = 3,940 occupant spaces

6,745 occupant spaces (2011 – 2016)

+ 7,160 occupant spaces (2017 – 2020 +)

13,905 occupant spaces (2011 – 2020 +)

Add to that the proposed 2,189 units (itemized on my spreadsheet) x 1.8 occupants/unit for a total of 3,940 occupant spaces and the current and the impending volume of new construction is even more staggering.

In participating in the development of the 2012 OCP, which has the “*highest legal status of all plans*” (pg 13), Victorians agreed to accommodate a population increase of 20,000 by 2041. Looking at the entire city:

13,905 occupant spaces by 2020/20,000 projected population growth by 2041 = 70% of occupancy spaces for 20,000 residents will have been constructed in approximately 10 years!

At that rate of growth, Victoria would see a further 27,810 units constructed between 2021 and 2041 for a total of:

$13,905 + 27,810 = 41,715$ new occupant spaces (2011 - 2041) largely in condominiums. Add to that number other varieties of construction as previously mentioned, and the city would be building to accommodate at least 50,000 more people. This is not what was planned for in the OCP.

There is absolutely no social license for construction taking place at this scale therefore, a dramatic increase in density at 1201 Fort/1050 Pentrelew that's zoned 'Traditional Residential' for roughly two-thirds of the site, is entirely unwarranted.

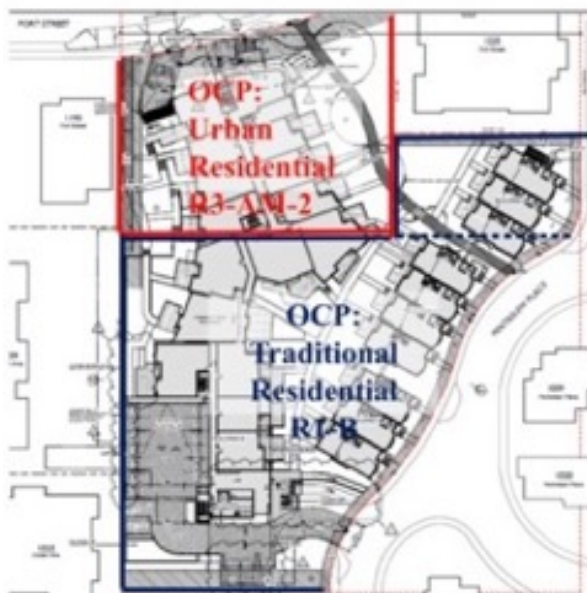
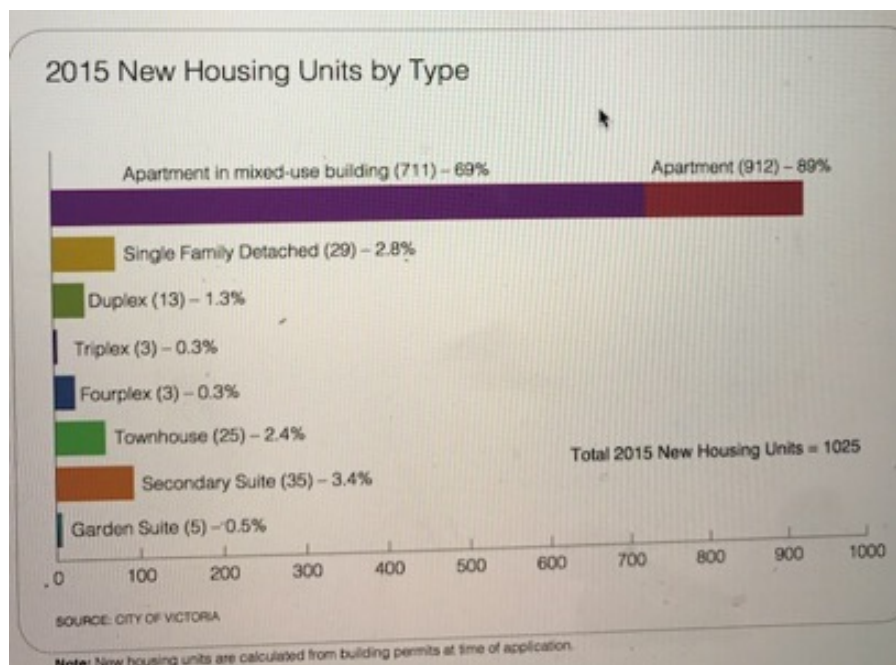


Image from Proposal Submitted – zoning added

Abstract has attempted to justify their request for an OCP amendment by citing their tree retention efforts. Fortunately, at the April 6 COTW, Alison Meyer addressed that ruse when she clarified that the amendment was intended to ***“shift density and increase it beyond what R1-B zoning allows.”*** Abstract has even planned for a portion of their proposed 6 storey building in the R3-AM2 zone to also fall within the R1-B zone.

Housing diversity vs. condos, condos and more condos

Another variable to consider regarding the housing supply is diversity. As per the 2016 OCP Annual Review, *the “OCP encourages a wide range of housing types to support a diverse, inclusive and multi-generational community.”* Abstract’s proposal for 1201 Fort Street does not meet these requirements. More luxury condos and townhomes for the wealthy are not needed. Families and other working-age adults will be excluded.



Rockland and Fernwood neighbours are not opposed to development of 1201 Fort, but are overwhelmingly against Abstract’s plans. A community letter was sent to Mike Miller and copied to Mayor and Council on May 7th in which the immediate neighbours laid out our vision for the property. This

was done to counter Miller's assertion that neighbours were divided in their vision for the property's development.

For the south portion of the site, family friendly houseplexes are envisioned by the neighbours. Personally, I think that there can be no justification for underground parking and only minimal above ground parking allowed instead given that 1201 Fort is in a walkable neighbourhood on a transit corridor. (Abstract's argument for densification.) Excluding parking for 127 cars would also vastly reduce the price of these homes, spare the sequoias and other by-law protected trees, save mature trees from eventually dying as a result of extensive blasting, impingement on, and disturbance to, their root zones (from underground parking), and changes in the water table to which established trees do not respond favourably.

As per City of Victoria's 'Future Housing Types: Introduction'

HOUSEPLEX

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

OVERVIEW

A houseplex is a new home split into multiple suites. They can be owned by a single owner with the suites being rented, or they can be owned under strata like a townhouse. Houseplexes allow for multiple housing units to be included in a structure that looks like a single-detached house, or fits with a single-detached character. While Victoria already has many older homes converted into multiple suites, the houseplex option refers to new homes that are built with this purpose in mind. There are many possible design approaches.



COURTYARD HOUSING

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

OVERVIEW

Courtyard housing is comprised of small single-detached homes developed in a cluster to share open space and parking access. From the street these would look like small homes on narrow lots.

Small private patios can also be incorporated for each unit. This type of housing could include co-housing.



TOWNHOUSE + SECONDARY SUITE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new residents in neighbourhoods. *Tell us what you think.*

OVERVIEW

Townhouses come in many shapes and sizes. Each townhouse unit includes a secondary suite. Much like in side-by-side townhouses, units will share walls with neighbours and share a ceiling or floor with the rental tenant. Each unit would have a private front entrance with access to the street. This housing type could include co-housing.

The sketch illustrates a single lot with two townhouses, and parking off of the lane. The secondary suite is typically the lower suite, as illustrated.

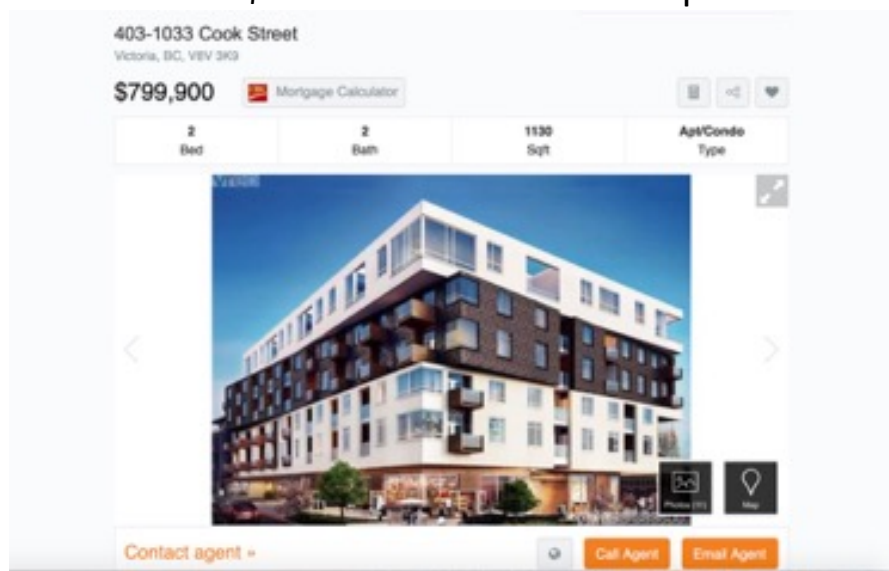








A village of 2 storey houseplexes on the southern portion of the site consisting of any of the above varieties would also be unattractive to investors. Family houseplexes are not good 'lock and leave' candidates.

Yet city staff are promoting instead, housing that's attractive to investors (i.e., 100% rentability) for 1201 Fort. This is a huge mistake. The CHOA (Condominium Homeowners of BC) have data that demonstrates that buildings with rental restrictions have the lowest vacancy rates and provide stable, affordable housing to both owners and tenants as well as having the lowest sales turnovers and the lowest use for short-term accommodations.

Affordable housing vs. more luxury units

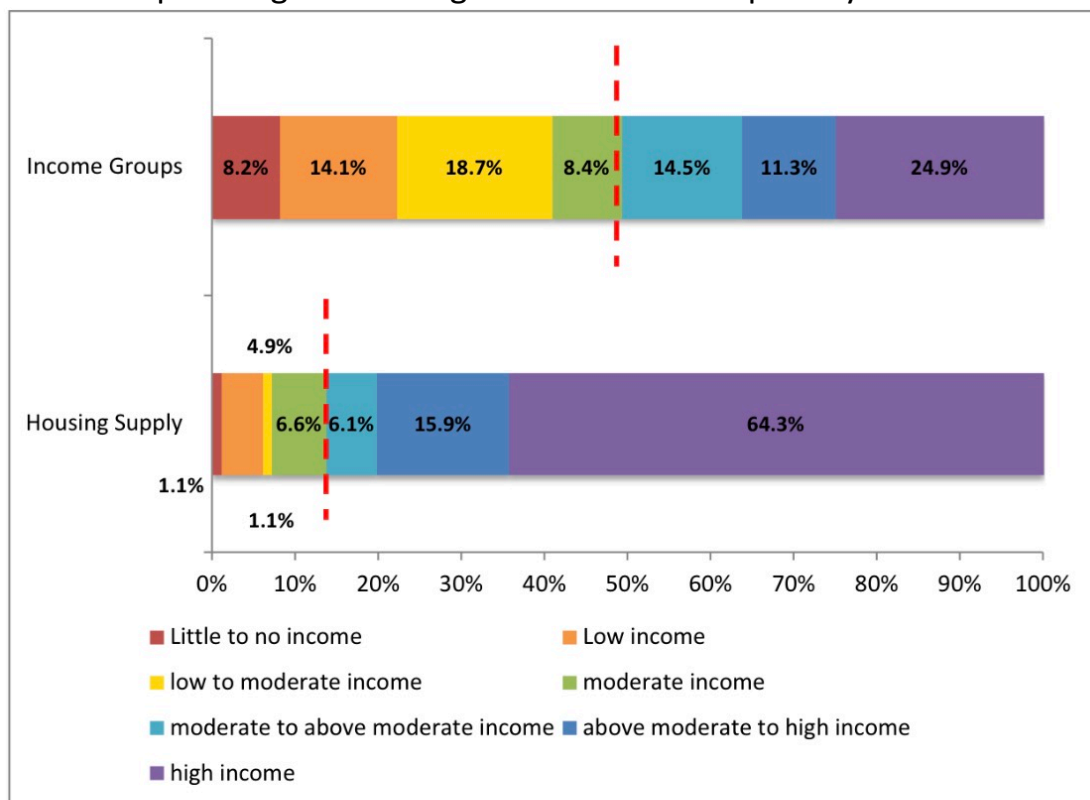
Given that a 2 bedroom regular unit in Abstract's Black and White (at Fort and Cook -- which will have zero landscaping) was listed much earlier in the year at \$799K and a 2 bedroom penthouse (#3) was priced at \$1.5 million in the same building, prices for 1201 Fort Street which will have green space, will undoubtedly be substantially higher. Especially the 3- storey ultra-luxury townhomes proposed for Pentrelew with media rooms, roof top decks and underground parking garages for 2 vehicles. Given Abstract's top prices for 1033 Cook condos, these townhomes homes will definitely cost well in excess of the \$1.5 million condo ticket price.



| | | | | | |
|---|---|---|---|-----------------------------|--|
| \$1,500,000 | | | 2  3  | | |
| MLS® Number: 376139 | | | | | |
|  |  |  |  | | |
| Favourite | Compare | Print | Financial | | |
| Property Type | | Building Type | | Title | |
| Single Family | | Apartment | | Strata | |
| Land Size | | Built in | | Total Parking Spaces | |
| 1599 sqft | | 2018 | | 2 | |

The 2016 OCP Annual Review reported that Victoria has ***“exceeded targets for regional share of new housing”*** yet we know from the survey released in August re: employee recruitment that the type of housing being built is not meeting local needs.

Source: Capital Region Housing Data Book and Gap Analysis 2015



Sources: 2014 Facility Count (GVCEH), BC Housing (2015), Canada Mortgage and Housing Corporation (2014), and 2011 National Household Survey, Statistics Canada

Even so-called “below market” units , e.g., the ‘Vivid’ approved for 849 Johnson with prices ranging from \$275K - \$550K, is inaccessible to most Victorians. To qualify to purchase, prospective buyers must earn less than \$150K yet the most recent Vital Signs report shows that only 5% of the population earns in excess of \$100K. Who then are the luxury builds at 1201 Fort St. for if below market housing is now for the city’s top income earners? More luxury housing stock will only serve to exacerbate our housing crisis.

Furthermore, planning services’ recommendation for a CAC of 10 affordable units outside of Victoria (where lower income earners belong?) and a meaningless penalty of \$25k per unit if the developer fails to deliver in time amounts to little more than a drop in the bucket for Abstract. A penalty of \$250k will likely be less than half the purchase price for a single 1 bedroom unit.

In closing, I ask you to quash Abstract’s proposal for 1201 Fort/1050 Pentrelew as it would contribute to unwarranted over-development and fail to provide needed varieties of housing at income-appropriate prices for local residents.

Sincerely,

Geanine Robey

2011 Completions
2014 City of Victoria Housing
Report, pg 4: 173 units in 2011
173 units
 $\times 1.8 \text{ occupants/unit} = 311$
occupant spaces

2012 Completions
2014 City of Victoria Housing
Report, pg 4: 940 units in 2011
940 units
 $\times 1.8 \text{ occupants/unit} = 1,692$
occupant spaces

2013 Completion
2014 City of Victoria Housing
Report, pg 4: 423 units in 2013
423 units
 $\times 1.8 \text{ occupants/unit} = 761$
occupant spaces

2016 OCP Review: 173 units

2016 OCP Review: 940 units

2016 OCP Review: 423 units

2014 Completions

2014 City of Victoria Housing
Report, pg 4: 306 units in 2014
306 units
x 1.8 occupants/unit = 551
occupant spaces

2015 Completions

1011 Burdett - 32 condos; 4 T.homes
Era - 157 units
Waddington Alley Flats - 7 units
The Chambers - 34 rentals
The Junction - 9 units
N. Park Passive House - 6 units

2016 Completions

317 Burnside - 20 units
The Emerson - 14 units
Hudson Walk One - 178 rentals
London Arbor - 12 townhomes
Oaklands Walk - 5 condos
8 on the Park - 6 condos/2 Thomes
Wilson Walk - 108 rentals
Bond's Landing III - 49 units
300 Michigan - 14 units
N. Park Passive House - 6 units
1016 Southgate 6 T.homes

| | | |
|-------|------------|-----|
| | 249 | 420 |
| x 1.8 | 448 x 1.8. | 756 |

| | |
|-----------------------------------|-----------------------------------|
| Tinney: *640 units completed | Tinney: 940 units completed |
| 640 x 1.8 = 1,152 occupant spaces | 940 x 1.8 = 1,692 occupant spaces |
| * wrong as per report below (965) | |

2016 OCP Review: 306 units

2016OCP review: new net housing units
965
x 1.8 1737

2017 Completions

595 Pandora - 53 units
 Capital Park - 53 rentals phase 1
 Escher - 84 units
 Hudson Walk Two - 106 units
 The Maddison - 22 units
 The Horizon @ Railyards - 36 incl THs
 The Janion - 122 units
 The Landis - 48 units
 Legato 960 Yates - 88 units
 Lee Cheong & Lum Sam - 25 units
 1531 on the Park - 32 units
 Madrona 1 - 19
 Azzurro - 65 rentals
 Linq - 5 townhomes
 The George 840 Fort - 59 units

2018 Completions

986 Heywood - 21 units
 Black & White - 75 units
 220 Cook St - 36 + 17 rentals
 Encore Bayview - 134 units
 Ironworks - 164 units
 Yello - 209 rentals
 1075 Pandora - 134 units
 Jukebox Lofts - 215 units
 Cityzen Residences - 32 units
 The Row 1154 Johnson - 48 units
 1008 Pandora - 195 rentals
 The Horizon Phase II - 42 units
 1120 - 1128 Burdett - 36 units

2019 Completions

701 Belleville - 42 + 131 rentals
 Hudson Place One - 176
 Yates on Yates -- 111 units
 Customs House - 57 units
 989 Johnson - 206 units
 1088 Johnson - 37 units
 989 Victoria - 206 units
 The Wade - 102 units
 930 Fort - 62 units

| | | | | |
|-------|------|-------|-------|-------|
| | 817 | | 1,358 | 1130 |
| x 1.8 | 1470 | x 1.8 | 2444 | X 1.8 |
| | | | | 2034 |

| | |
|-------------------------------------|--|
| Tinney: 2,006 under construction | Tinney: 2,237 in planning/approval stage |
| 2,006 x 1.8 = 3,611 occupant spaces | 2,237 x 1.8 = 4,026 occupant spaces |

| 2020 Completions | Unknown Future Completion | Proposed |
|------------------------------------|------------------------------------|--|
| Hudson Place Two - 170 units | 257 Belleville - 35 units | Abstract Pentrelew - 10 T. Homes |
| Johnson Street Gateway - 121 units | Unity Commons - 16 units | Abstract 1201 Fort 4 storey |
| Bayview Pl Seniors - 155 units | Mayfair - 83 + 83 units/10-T.Homes | Abstract 1201 Fort 6 storey (94 units in total) |
| | | Fort and Parc - 276 rentals |
| | | 930 Fort - 62 units |
| | | 937 View - 75 units |
| | | Roundhouse Tower One - 207 units |
| | | Aragon - Cook/Pendergast 4 - 5 storeys |
| | | 953 Balmoral - 11 units |
| | | 1400 - 1412 Quadra - 118 units |
| | | 829 - 891 Fort - 276 units |
| | | 727 - 729 Johnson - 30 units |
| | | 71 - 75 Montreal - 17 units |
| | | Dockside Green - approx 1023 units |
| | 446 | 227 |
| x 1.8 | 803 x 1.8 | 409 x 1.8 |
| | | 2,189 |
| | | 3,940 |