

Lacey Maxwell

From: Michelle Dobie [REDACTED]
Sent: October 23, 2017 5:44 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street

Good evening,

I am resident at 1025 Linden Avenue and my balcony is 10 feet from the property line at 1201 Fort Street (back/South of 1201 Fort Street property).

I understand the Cotw meeting is scheduled for Thursday, October 26th. I have been dreading this day in fear of decisions that will be made.

I have sent numerous letters since February 2017 to City Hall after I witnessed the destruction of the Prayer Garden at the back of the property by a bulldozer with no regards for the former church members' remains scattered and buried amongst this greenspace.

I can only hope you will take this decision seriously when considering what the future of Victoria will be ... I fear it is going in the wrong direction. The beautiful, historic, green, unique little city by the sea is being destroyed by greedy developers. This development is based on greed and not helping the housing crisis in Victoria at all.

This development has caused so much stress in my life and my home ... I am not alone. There are hundreds of residents in this neighbourhood feeling the same impact – many are seniors and I fear how this development will impact their health.

Hope you make the right decision.

Michelle Dobie



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.

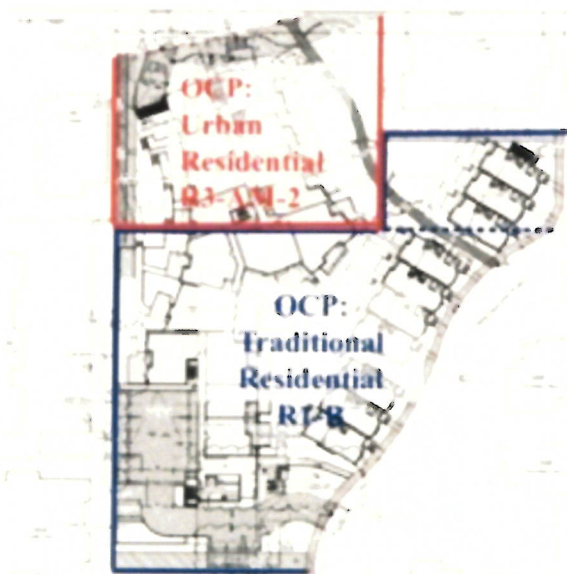
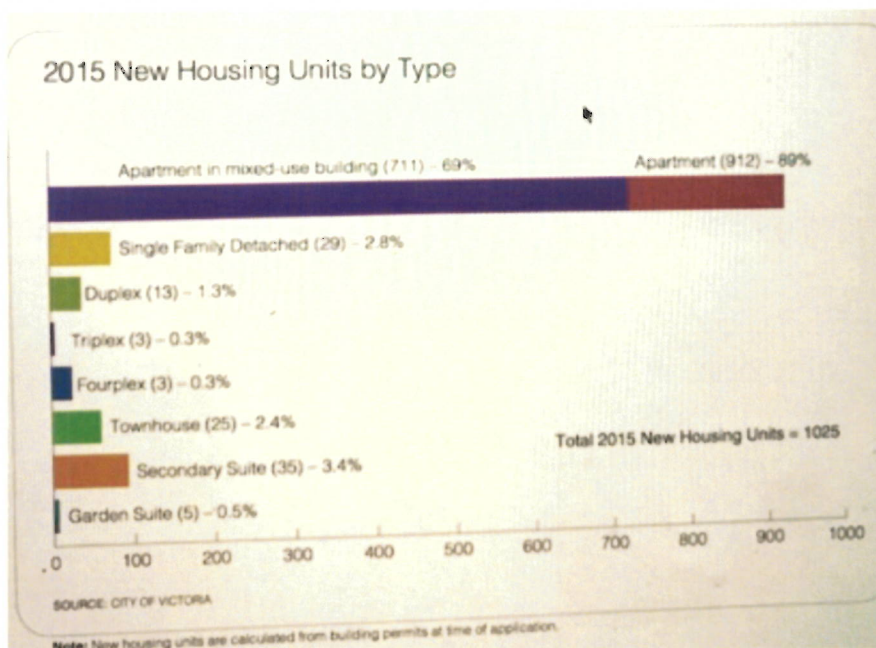


Image from Proposal Submitted - zoning added

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.



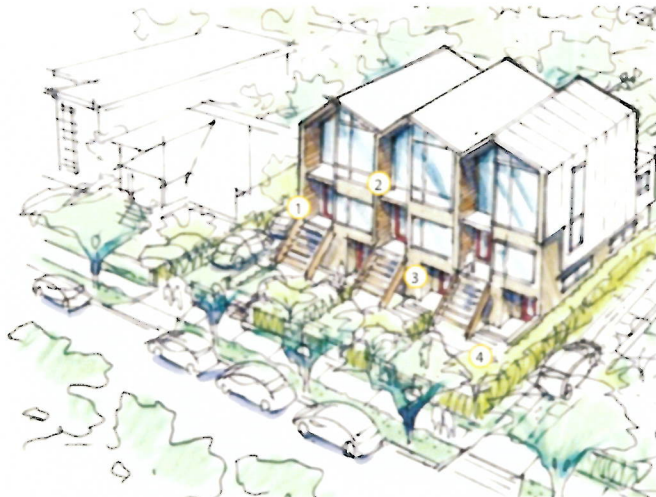
TOWNHOUSE + SECONDARY SUITE

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.

403-1033 Cook Street

\$799,900



Property for sale



100%

2
Bed

2
Bath

1130
sqft

Apt/Condo
Type



Contact agent

Call Agent

Email Agent

\$1,500,000
MLS® Number 376139

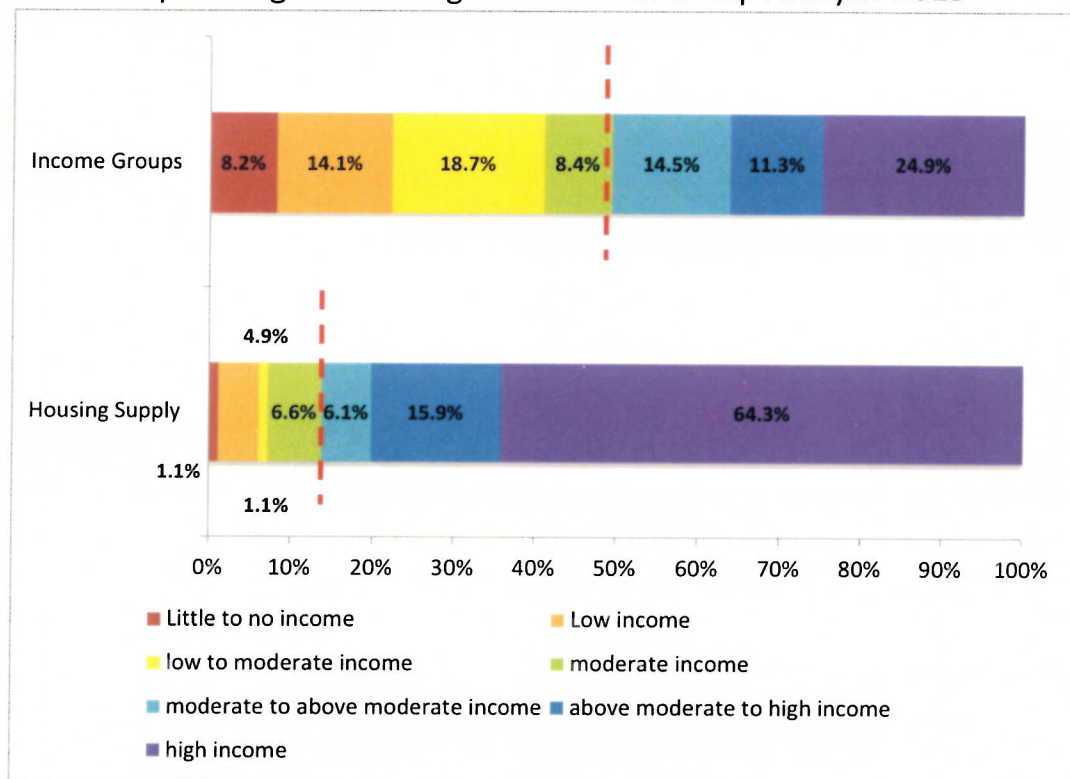
2 3

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

Lacey Maxwell

From: Andrea Wood [REDACTED]
Sent: October 23, 2017 9:05 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Development Proposal

Mayor and Council
City of Victoria

October 23, 2017

Re: 1201 Fort Street Development Proposal

Dear Mayor and Council,

We write regarding the above noted development and would like to express our concerns. For more than one year Rockland and neighboring residents have demonstrated concern and frustration regarding the Abstract Development proposal to rezone and develop the Truth Centre property at 1201 Fort Street.

We live and own the residence at 1122 Ormond Street, no more than 200 meters of 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.

While we are encouraged to hear that the City Council and City Staff heard the concerns; nothing of any importance has changed in the revised proposal and now City Staff is strongly recommending the plans.

Many residents who attended 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. You will discover that the changes do not address our concerns; nor do they deal with your original recommendations.

We are strongly opposed to this latest proposal as it does not reflect the needs of our neighborhood. It is too dense, too high and designed for wealthy investors, not new neighbors.

Thank you for your consideration in this matter.

Sincerely,

Andrea and Michael Wood
1122 Ormond Street
Victoria, BC
[REDACTED]

Lacey Maxwell

From: Deborah Hartwick <[REDACTED]>
Sent: October 23, 2017 7:20 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street

Dear Mayor and Council,

I worry about the vision for Victoria. There are so many negative things going on right now with the tearing down of existing buildings that could be repurposed, the plethora of high-rises in the downtown core that are not for first time or low income buyers down to the loss of trees throughout the city. Victoria is a tourist town and I doubt if people will really want to come here to look at ill designed, overbuilt and in my opinion ugly buildings. The City had the perfect opportunity to build behind the Parliament Buildings sympathetic designs for the offices, retail and residential. Instead it is a mismatch of buildings that have no context to the heritage buildings. That site should have had an iconic, signature building.

My fear is that the condominium buildings at 1201 Fort Street will look too crowded, too high and do nothing for the neighbourhood. In fact they will effect the neighbourhood negatively. The lack of a traffic study is astounding. Where are the extra cars going to park (not including designated spots)? and there will be more cars involved with the Art Gallery expansion! We have noticed a steady increase in the traffic on Fort Street already. Have you tried to enter onto Fort Street from Linden, Pentrelew, Ormand, Moss, Fernwood and Joan Crescent lately? And there is a school just as the road narrows to one lane!

The items mentioned about the footpath through the property, the trees remaining (which are not the grand Sequoias) and the replacement trees are strictly window dressing. There is no room for the planter trees to grow sufficiently to replace the existing trees that are being removed.

"The local redwood forests are crucial in providing a healthy, stable climate. Studies show that coast redwoods capture more carbon dioxide (CO2) from our cars, trucks and power plants than any other tree on Earth. Through the process of photosynthesis, redwood trees transform carbon dioxide – the leading cause of accelerating climate change — into the oxygen we breathe. When redwoods are cut down, burned or degraded by human actions, they release much of their stored carbon back into the atmosphere. And, they can no longer transform CO2 into the oxygen we breathe. This is a double-whammy for the growing imbalance in the world's carbon cycle and the climate's stability. Deforestation and other destructive land use account for nearly 25% of carbon dioxide emissions around the world." - <https://sempervirens.org>.

Please consider the important, logical feedback you have received from the neighbours.

Thank you for your time.

Deborah Hartwick

Lacey Maxwell

From: Susanne Wilson [REDACTED]
Sent: October 25, 2017 10:15 AM
To: Victoria Mayor and Council
Subject: Proposed Development of 1201 Fort St.

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

October 25, 2017

Re: Proposed Development of 1201 Fort Street

Dear Mayor and Council,

I am strongly opposed to the development of the Victoria Truth Centre property. I am extremely disappointed that City Staff has recommended this proposal by Abstract Development for the following reasons:

1. It contravenes the Official Community Plan.
2. It will require re-zoning which will alter the character of the Rockland area and, as well, contravenes the 3 - 4 storey Fort Street Heritage corridor.
3. The design, mass and scale of this proposal are unacceptable for this historical property.

Thank you for your attention to this matter,

Susanne Wilson
1377 Craigdarroch Road,
Victoria, B.C. V8S 2A8
[REDACTED]

Ronald Bell / Alison Heldman
1005 Pentrelew Place
Victoria, B.C.
V8V-4J5

October 24, 2017

Via Email

City of Victoria

Attention: Mayor Helps and Council

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

The Executive Summary

We believe that you have a duty to say "no" to the Proposal. The Proposal is unsupported by any rational that can withstand even cursory analysis. This means the Official Community Plan remains the guide for the development of the properties. Your duty to the community is to prevent massive over-development which results in the destruction of neighborhoods. Your duty requires that say "no" to the Proposal.

The Background/Analysis

We have written to you about the above Proposal on January 6, 2017 and on May 30, 2017. We reiterate our opposition to the Proposal in the strongest possible terms. The Proposal is entirely incompatible with the site, the neighbourhood, the Official Community Plan, and the zoning.

In our previous correspondence we indicated that the Official Community Plan for the development of the properties should not be varied unless a "need, hardship, or new overriding consideration" could be demonstrated, and this has not been done. Moreover, the City should adhere to the Official Community Plan and avoid the over densification in the false hope that it will solve the "affordable housing" problem. It won't.

Since then the Proposal has had no significant modifications despite the specific directions on April 6, 2017 from the Committee of the Whole.

We are also aware of a number of very thoughtful communications sent to you that detail the ongoing concerns, problems, and deficits of the Proposal.

Our assessment is that, based on the material provided to you, it would be patently unreasonable for the Council to approve the Proposal. We believe that no reasonable basis for approving the massive over-development has been

demonstrated, and that acting properly, it is not possible for you to approve the Proposal.

By acting properly we mean this: the Mayor and Council have a duty to "faithfully perform the duties of [your] office" in accordance with your oath of office. We say that your "duty" is to the community at large, not to developers, and that you must be faithful to the community as it has, and is developing. Specifically, that means adhering to the Official Community Plan, unless some change (usually of a minor nature) is demonstrably necessary. We see this as a high burden. Spot zoning that allows massive over-development, without any rationale that can withstand even cursory analysis, and which results in the destruction of neighborhoods is *ipso facto* bad faith. You are bound by your oath of office, the material presented to you about the Proposal is such that your duty is to say "no" to the Proposal.

Respectfully,

A handwritten signature in cursive script, appearing to read "A. Heldman".

Alison Heldman

A handwritten signature in cursive script, appearing to read "Ronald L. Bell".

Ronald L. Bell

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: October 24, 2017 12:34 AM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: 1201 Fort Street Re-Development Proposal

Mayor and Council

Victoria, BC

October 23, 2017

1201 Fort Street Development Proposal

Dear Mayor and Council:

One of the most egregious aspects of this proposal is the developer's massive attempt to externalize the costs of the development onto the community, so that more profits are internalized by the corporation.

This is quite simply done by refusing to pay for the amenities that zoning entails. When viewed by the corporation these amenities are costs. Every other property owner pays them, but this corporation will not.

What is the space around a building that is required by zoning but a public good that other people and neighbours can enjoy? Why do we have zoning at all, but to protect one property owner from the encroachment of buildings on another property? Why do residential buildings have space in front, space on each side, and space at the back? Why are residential buildings limited in height? Why are residential buildings limited in area to a strict relationship to the size of the property?

These rules also apply to the multi-storey condo and apartment buildings in residential zones, along corridors. Take a walk on Linden from Fort Street to Rockland Ave, or Rockland Ave from Linden to Cook Street. Another street with multi-storey buildings is on View Street from Cook to Ormond. Most importantly, on the Heritage Corridor of Fort Street, all the multi-level residential buildings have that all-important space around them.

Good zoning makes good neighbours. We have these rules to ensure peace, order and good government. This space is a public good. The restrictions on the space that a building can occupy on its property are a public amenity of the highest order. There is no greater amenity. At its most fundamental, it is a one-time tax on each property owner. A one-time tax all property owners pay, that will last the community a lifetime. "Taxes are what we pay for a civilized society," to quote Oliver Wendell Holmes, Jr.

But, Abstract Development does not want to pay these taxes, these costs. Here is a partial list of the costs that the corporation is asking the taxpayers of Victoria to pay. It is a list of variances to avoid the requirements of the current zoning of 1201 Fort Street.

- a. increase the maximum height for Building A from 12.00m to 21.42m.

- b. increase the maximum height for Building B from 12.00m to 15.11m.
- c. increase the maximum site coverage from 40% to 57.20%.
- d. reduce the Fort Street setback for Building A from 10.50m to 6.00m (to the building).
- e. reduce the south setback for Building B from 9.00m to 4.67m.
- f. reduce the west setback for Building A from 10.7m to 4.00m (to the parkade structure)
- g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen).
- h. reduce the Pentrelew Place setback for Buildings C,D and E from 5.37m to 2.00m (to buildings) and 1.91m (to stairs).
- i. reduce the required parking from 132 parking stalls to 121 parking stalls.
- j. reduce the required visitor parking from 12 stalls to 9 stalls.

(Add, 100% rentability to this list)

The corporation wants to externalize these costs (onto the community) in order to internalize a larger profit for itself. Wouldn't we all? But, we don't. Society cannot long tolerate individuals or corporations that flout rules, conventions or accepted practises. Where would we be if everyone did this? How much civilization would we buy if no one paid taxes?

There will be some who say that this proposal is an exception. The corporation is willing to pay for these gains with add-ons. Rather than diminish the gains that accrue to it, by externalizing these costs, the corporation is adding on public amenities, the most valuable of which is the so-called Affordability Credit (which is actually a credit of 0.50% in cash). The corporation is not willing to diminish the size of the development at all because the profit is locked in. And, the profit will grow substantially with every cost that is externalized onto the taxpayer and the community.

Of course, I would like to see a cost / benefit analysis done on these variances (and other requests), to ensure that the public is actually ahead when the negotiations are concluded. But, given the fate of the Land-Lift Analysis of the last proposal, it would far wiser for the City to avoid the entire negotiation altogether. Given that the City Staff recommends that all these variances (and other requirements) be happily accepted, I'd say that this road not be taken. (Sometimes, when I look at the thumping enthusiasm with which the City Staff recommends this proposal, despite the sheer volume of its flaws, I must admit that it is hard for me to figure out who is in charge: City Staff or the development corporation.)

It is unwise to allow this Corporation to not pay the costs that all others pay, to, in effect, externalize its costs in order to internalize a larger profit for itself. The zoning requirements for this property should not be carelessly given away in return for the paltry amenities that the corporation is offering. What we are giving away in Public Amenities is far more valuable than what we are being offered in return.

I ask you, our representatives, to protect the public good and follow the only sound advise proffered by City Staff, the alternate motion.

That Council decline Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for the property located at 1201 Fort Street and 1050 Pentrelew Place.

Thank you.

Don Cal

1059 Pentrelew Place

What is 'Regulatory Capture '

Regulatory capture is a theory associated with George Stigler, a Nobel laureate [economist](#). It is the process by which regulatory agencies eventually come to be dominated by the very industries they were charged with regulating. Regulatory capture happens when a regulatory agency, formed to act in the public's interest, eventually acts in ways that benefit the industry it is supposed to be regulating, rather than the public.

BREAKING DOWN 'Regulatory Capture '

Public interest agencies that come to be controlled by the industry they were charged with regulating are known as captured agencies. Regulatory capture is an example of gamekeeper turns poacher; in other words, the interests the agency set out to protect are ignored in favor of the regulated industry's interests

(source: Investopedia)

Lacey Maxwell

From: Daniel Tschudin [REDACTED]
Sent: October 24, 2017 9:06 PM
To: Victoria Mayor and Council
Subject: 1201 Fort St

Mayor and Councillors

I am not directly affected by the proposed development on 1201 Fort St. However, I quite often cycle or walk up this way to Central Middle School and I am a long term resident of Fairfield.

In my opinion the proposed development is completely out of character for our part of the city. In every aspect it contravenes what's legally and esthetically possible on that site – be it height, density or beauty. The plans show no will to take up a dialogue with the existing site or the neighbouring properties. If the development is approved residents must feel that the proposed wall between USA and Mexico has somehow found its way to Pentrelew PI.

I always thought the reason to have multiple hearings is so people can listen to each other's reasoning and that hopefully a compromise can, if not be found, at least be outlined. It beggars description that the amended plans show no will to even listen to the concerns of the neighbourhood. A second hearing with basically unaltered plans, at least regarding the concerns uttered at the first hearing, is just a waste of everybody's time, energy and money and I hope that this will be made clear in no uncertain terms at the next meeting.

Sincerely

D.Tschudin

Lacey Maxwell

From: [REDACTED]
Sent: October 24, 2017 12:25 PM
To: Victoria Mayor and Council
Subject: Fw: Drugs and current youth issues./1201 Fort Street
Importance: High

*Attention To:
Mayor Lisa Helps and The Victoria City Council.*

*I am sending this along to you as you are mentioned
in the letter to Judy Darcy, and I have referred to the
outcome of your studies on the fate of 1201 Fort Street.
Thank you ,
Gail Brighton*

*Judy Darcy,
Honourable Minister of B.C.,
Mental Health and Addictions.*

Re: B.C. Children and Youth.

*Dear Mrs. Darcy,
It was a pleasure to hear you on CKNW radio a
few days ago. You confided in the audience that you
had experienced a difficult childhood which was
refreshing to hear, and for me, confirmation that
having a not very stable parent is common.*

*Briefly, I began my working career as a Grade 1
teacher in Vic West and Lampson schools in the
days when these areas of Esquimalt were thought
to be "tough districts". I found the children and
families to be wonderful and loved my job.
Subsequently, I married a Family Doctor and we
moved to a small village of almost 700 residents.
Why I didn't continue my career is simply a funny
story. For 15yrs. I worked with the local Boy Scouts,
volunteered as a tutor, and we re-housed several
children in our home while families resolved conflicts.*

*Today, years have passed and I am a retired widow
living in Nanoose Bay continuing to work with many
youngsters, and hearing often from previous students.
Enough of me, and hopefully enough to let you know*

I am involved and have legitimate concerns about today's youngsters.

Yesterday was a typical day of issues that come up:

1. An old friend and colleague phoned about her grandson who was diagnosed by the school with ADHD two years ago and parents were advised to immediately get him to a doctor and put on Ritalin. This was done by the parents with no research about the connection of this drug to Cocaine and the brain altering, long term effects which continue to be studied. Now this lad is in Gr. 4, is coping well in the morning school sessions, but is restless in the afternoon. A new recommendation is that he be enrolled in a \$7000. Bio-feedback Programme.

Granny and I both taught in the B.C. School system before drugging restless, immature (mostly boys) was the method of helping these children. We sent them out in the yard to 'find us 10 acorns' or off to the Librarian to hear a story. A quick change of scenery usually solved the behaviour. An aside, Granny lives on a rural property and the youngster is no problem there as he is encouraged to watch the deer or get involved in a project (often art) to express himself.

The point I would love you to consider is that today, we are not seeing children as individuals, but have become used to slotting them into a box as learning impaired, and reliant on drugs. Labeling children at such a young age stays with them for years as I currently am working with a 45 yr.old 'ADHD' male who is amazed that he has the ability to read ! This man went the drug route as a late teen as he realized he would not be able to fulfill his childhood dreams.

2. A neighbour (mid twenties female) came to my door with suicidal thoughts, and panic attacks. She could see no answer as her doctor had retired and she had no Ativan. Another young, very bright person given a label (OCD) in childhood and given pills. She subsequently went to the local hospital Mental Health, and told her issue to an intake Nurse who upon hearing she felt suicidal, asked if she was a 'cutter'. The girl told her 'no', but she was having thoughts of jumping off a bridge. In her wisdom the Nurse told her to 'stop playing head games', and told her she could not take her for weeks, nor was she allowed to give her a list of any private counselors who may help. Is the system so jammed up that an ounce of compassion and common sense is out of the question? (Sadly, I worked with my husband for many years, and this response is common from overworked staff in the public system). The young lady returned a few hours later quite discouraged, saying she should find a drug dealer on the street! My doctor has agreed to

put her on 'his list' and she is seeing a private counselor today so she can get back to her job.

These are just stories of two young people who crossed my path yesterday over an eight hour span. Daily, I speak with someone trying to puzzle a situation. There are thousands of these youngsters out 'there' who have been set adrift by working parents or well meaning schools. Passing a gift of creative expression through the Arts, Sports or other uplifting hobbies/activities to the next generation has lost out to technology. I could write a book about the youngsters I meet and try to be of some help to.

Groups are begging for mentors for new immigrants to help them cope with life in Canada, and how to survive. They appear to be of more concern than our own floundering children.

One last thought I will give you as I apologize for the length of my note, only because I am passionate about helping young people. I would ask you to please have someone do a research study with B.C. Pharmacists. They are dispensing loads of Ritalin to small children, but worse, these same, and teens are getting the same scripts to help them study in High School and University. (Information from a Pharmacist relative) It is no wonder they see other drugs (legal or not) as the answer to coping with issues. I think this is part of the base of a path to addiction. This possible link needs serious consideration and is being looked at in the U.S.A, and Britain. I am just scratching the surface of what I think is a serious problem.

Currently I am writing to the Victoria City Council in hopes of encouraging them to halt the rezoning of a property, formerly promoting spiritual and creative development, now slated for a high rise development. It could easily house a wonderful Mentorship Programme involving youth and seniors.

Thank you for reading. I sincerely appreciate your time.

Yours respectfully,

*Gail Brighton,
NanOOSE Bay.*

Lacey Maxwell

From: Kathryn Whitney [REDACTED]
Sent: October 24, 2017 3:56 PM
To: Victoria Mayor and Council
Subject: Abstract Property development of the Truth Centre Property, Fort Street

From:
Dr Kathryn Whitney
1336 Gladstone Avenue
Victoria, V8R1S1
[REDACTED]

24 October 2017

To: The Mayor and the City Council of Victoria

Dear Mayor Helps and members of the Victoria City Council,

I understand that you will soon be making your final decision regarding the development of the Truth Centre property by Abstract Developments in an area that fronts both Fort Street and Pentrelew Place. I was raised in Victoria and have lived here for many decades, including Harris Green, Fernwood, Rockland, and Oak Bay. I have also lived in many other cities in Canada and abroad. My first-hand experience of the difference good town planning - and especially bad town planning - can make to the life, health, and prosperity of residents makes me very concerned about the proposed development.

I urge you to reject Abstract Development's current plans for the Truth Centre site.

I am not opposed to development, which I believe helps more people to be housed. I understand that it is reasonable for the Truth Centre property to be developed in a reasonable manner. Nevertheless, I am very disturbed by the proposal currently before council to develop the property. I believe this proposal, if approved, would permanently damage the character of the Rockland neighbourhood. It would take away precious sun and green space, and it would force an unsustainable number of people onto a small property in an already full urban/sub-urban borderline area.

My two principal objections are these:

1. Density and building height. The proposed condominiums should not exceed the height of adjacent buildings. The condos must take into account the impact of increased traffic, parking, light-block, and noise. I urge you to limit the number of properties to amounts similar to adjacent developments.
2. Set-backs. To my mind, the worst part of the project is the lack of legal set-backs. To suggest putting townhouses right up to the curb on Pentrelew Place, rather than at a reasonable setback that would be expected of all houses in the area, is simply greedy. The townhouses are in their current position only so that the developers can make as much money as possible on the site. If the project includes legal set backs and preserves green space and light, the developers will still make many millions of dollars. Please be strong and resist their pressure to squeeze as much money as possible out of this precious and important land.

I strongly urge you to reject this proposal and to put land and life before profits.

Thank you in advance for your consideration and for your continued work on behalf of the residents of the city of Victoria.
Your sincerely,

Kathryn Whitney

Lacey Maxwell

From: Loretta Blasco [REDACTED]
Sent: October 24, 2017 12:25 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street

Good morning,

I am opposed to the revised proposal to develop the former Truth Centre property at 1201 Fort Street because I don't believe the developer has listened to you or to the community's concerns.

The size, and height of the buildings on this property haven't been properly addressed.

The building facing Fort Street remains the same as the original plans. If the developer would have been listening, I think we would have seen the developer reduce this building by 1 floor, from 5 to 4 floors.

The townhouses on Pentrelew are still too tall, and too close to the street. Again if the developer would have been listening, we would have seen these town homes reduce by 2, and the height adjusted.

The setbacks of this proposal are too small on both Pentrelew side and the Fort Street side. They don't reflect the characteristic of the Rockland neighbourhood, which is space. The set backs should be at least equal to the set backs along the Linden Avenue corridor (7-8 meters) from the sidewalk.

It appears as if this developer cares more about his bottom line than about coming to the table to build a property which could be developed with a sensitivity to the surrounding neighbourhood of Rockland. Abstract Development could reduce the number of units, have family oriented units, which would be a better fit for this neighbourhood.

There is so little change to the height, massing, and density. This is a neighbourhood not a corner downtown. There is already a huge development going in on the corner of Fort and Cook Street, not even 2 blocks from this proposed development.

Please send this proposal back for a complete revision with the comments it deserves. It does not address the concerns that you expressed at the last COTW meeting, nor does it address the concerns of the local community.

Thank you,

Loretta Blasco

301-1025 Linden Avenue

Sent from my iPad

Lacey Maxwell

From: nancy lane macgregor [REDACTED]
Sent: October 24, 2017 9:41 AM
To: Victoria Mayor and Council
Subject: The urban forest

Dear Mayor and Council,

Please find enclosed photos of trees to be “removed” at 1201 Fort St. Nancy
Macgregor











Lacey Maxwell

From: nancy lane macgregor [REDACTED]
Sent: October 24, 2017 9:53 AM
To: Victoria Mayor and Council
Subject: Urban Forest (last selection are Garry Oaks at risk on Fort St edge of property)

Dear Mayor and Council,

Continued sending of photos of trees to be “removed” at 1201 Fort St. Nancy Macgregor











Lacey Maxwell

From: nancy lane macgregor [REDACTED]
Sent: October 24, 2017 11:26 AM
To: Victoria Mayor and Council
Subject: Urban Forest

-Dear Mayor and Council,

There are 51 trees on the 1201 Fort St. property. 28 will be "removed" in order to build a 6 story and 4 story condominium and 10 townhouses with underground parking for 117 cars. Most trees are on the Fort St. end of the property, which has never been built on before.

Trees remaining will be unlikely to survive the construction process of blasting glacial rock, and building to the critical root zones of those that remain on the edge. This land is on a Heritage Corridor. Without a second glance, the usual jargon of city planning can be applied to this property. I invite

you to think differently. Imagine walking through this forest as many hundreds have done since the 1940's. What is to be gained by destroying this forest, our heritage, and the health of our community and city? Condominiums will not house the 55 % who desperately hold on to their rental housing costing well over 30% of incomes, or others searching for a place to live. Abstract development is reproducing it's usual plan, to build as high and as wide on each property, selling before it begins construction to wealthy customers, and thus acquiring the next property. This is not a downtown lot with a one story run down building waiting for renewal. This is a property with a history back to pre- confederation in a residential area. With some vision you might imagine a centre at the Pentrelew end of the property. A place for acknowledging the past and a way to the future. Reconciliation is a gift that comes with knowing the history of a place. Knowing that 150 years ago in May 1868 the City of Victoria was chosen as the capital of British Columbia. Knowing that the residents of this place, Attorney Generals A.E. Alston and Justice H. P.P. Crease wrote the laws for how we would proceed. Knowing that during their time The Indian Act unfolded, the Potlatch was banned, the Reserve system began and Residential Schools separated children from families. Isn't it time to stop the move up Fort St of bigger and more expensive housing and think about what could be accomplished here? We could learn from the Songhees and Esquimalt Nations that business can be done differently, with respect, sharing and caring for the environment. I urge you to slow this process, and consider a better solution for this land's use then the proposal before you.

Sincerely, Nancy Macgregor

Lacey Maxwell

From: Art Hamilton [REDACTED]
Sent: October 25, 2017 10:57 AM
To: Victoria Mayor and Council
Subject: Please ensure something better for 1201 Fort St

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

2017-10-25

Re: 1201 Fort Street Development Proposal

Dear Mayor and Council:

The proposed development at 1201 Fort street should not be allowed to go ahead. Please consider the following:

- The overwhelming size and look of the development is wrong - it will be a blight on the city – it is too high, too dense and ugly.
- The setbacks are insufficient. For years our city leaders protected setbacks to preserve greenery and maintain Victoria's characteristic attractiveness.
- To succeed in the present and future economy, a modern city must be attractive to ecologically minded businesses. The proposed development removes untouched greenspace and decimates beautiful old trees that grew up with Victoria. (If allowed, the 160-year-old Sequoia - one of only 12 in the area - could grow for hundreds of years more.)
- This particular proposal pays scant heed to the concerns expressed by community and council, to the point that neighbours are left distraught and cynics fear that developers control our city.
- While doing many things that are wrong for Victoria, the proposed development also fails to help the city with the affordable housing it needs.

Please don't let the pressure for pell-mell development in Victoria gain the upper hand - our city needs the most thoughtful guidance at this time. The development of 1201 Fort Street should be much, much better than what is proposed.

Regards,

Art Hamilton

1035 Moss Street
Victoria, BC

Lacey Maxwell

From: Bill Birney [REDACTED]
Sent: October 25, 2017 9:51 AM
To: Victoria Mayor and Council
Subject: Re: 1201 Fort Street Development Proposal

Dear Mayor and Council:

May I remind you that this massive proposed development is *between* town centres, not *at* a town centre.

The set-backs on this proposal are far too small, both on the Pentrelew side and the Fort Street side. They seriously take away from a fundamental characteristic of the Rockland neighbourhood: openness.

While they do make some provision for the Pemberton Trail, which is laudable, they do not provide adequate visual space between the buildings, nor for greenery sufficient to label this development as residential.

This is not downtown. The set-backs should be much greater – at least equal to that for the buildings that are adjacent to adjacent properties, or, at least, equal to the set-backs along the Linden Avenue corridor (off Fort Street) which is probably closer to 7 to 8 meters from the sidewalk.

As for the buildings, there are too many, and they are too high for this area of town. The Fort street side should be limited to the height of the condominium on the corner of Fort and Pentrelew. That Great Wall of Pentrelew should be broken up and dropped in height.

I do not criticize the developers for making proposals which will be profitable for them ... that is their business after all. What I do object to is council's reluctance to stand up to developers who seek to increase density, reduce open space, remove mature oak trees, decrease setbacks, create more shadow, worsen the parking shortage, and make only token efforts to create local affordable housing.

William L. Birney

1215 Rockland Avenue
[REDACTED]

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: October 25, 2017 12:15 AM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Development Proposal - FSR
Attachments: Table 1.pdf; Table 2.pdf

Dear Mayor and Council, Victoria BC

October 23, 2017

From the April 6, 2017 COTW Recommendation by the Planning Staff.

The following points were considered in assessing this application:

the proposal is consistent with the *Official Community Plan* (OCP) Urban Residential, which envisions density up to 1.2:1 floor space ratio (FSR) with potential bonus density up to a total of approximately 2:1 FSR in strategic locations.

In the October 25, 2017 COTW Recommendation by the Planning Staff.

The proposed number of storeys for the multi-unit residential buildings and the overall floor space ratio of 1.39:1 exceeds the height and density envisioned for sites designated as Traditional Residential; however, the proposed density of 1.39:1 is generally consistent with the maximum envisioned in the OCP.

Well, I'm sorry, but what does 'generally consistent' allow you to accept? That it isn't 2:00.1?

According to the table on page 8-9 of the current proposal documentation, the blended OCP maximum is actually 1.29:1 Yet, the proposal is recommended by City Staff at 1.39:1.

The FSR is the most important part of the proposal, and yet is it not discussed at all. To begin with, it is glossed over quickly without any discussion of how it is determined. What are the criteria that make this sacrosanct number THE NUMBER to blindly accept?

According to the tables on pages 8 and 9 of the current Staff Report, the maximum for Area A is and FSR is 2.0:1, but, quietly forgotten, as if a fact, only if it is a strategic location. I see no compelling argument in their documentation that this is a strategic location.

If fact, the only real strategic value to this property is its Urban Forest Canopy and its 2 acres of space. Also, it is the only small patch of Fort Street Heritage Corridor left intact. Both of these qualities should compel City Staff against choosing this maximum FSR. But, it doesn't. I would hope that, if their interest was for the Public Good, their argument would be to chose a number much less that this theoretical maximum.

From the OCP "As Victoria grows, it will be challenged to maintain remnant ecosystems and environmental quality" (page 22). Of course, we will be challenged to maintain our remnant ecosystems! But, this is not the part of the OCP that City Staff uses to convince you, our elected Representatives, to boldly accept without hesitation, or question.

Where are their numbers to prove these calculations?

Let's start at the beginning. Please remember that the numbers I have for the actual size of each zoned section have been (and remain) well hidden from public knowledge. My numbers are from the percentages given by the development team at one of their public "engagements."

There are two different zones in this property. The smaller portion, along Fort Street (zoned R3-AM2), has a realistic FSR of 1.20:1. This is a portion of the whole equal to approximately 1/3. The larger part of the property, south of this area, is zoned residential (R1-B). It has an FSR of 1:1 for a portion of the whole equal to approximately 2/3.

Blended FSR = $(1.20 \times .33) + (1 \times .66) = .396 + .66 = 1.06$ FSR

This lower blended FSR would make the proposed development a lot smaller. It might not even need the large group of variances that are a large part of what makes this proposal so unpalatable to me. Of course, one would have to accept that merging these two zones into one site-specific zone is the best course. I have yet to hear that argument either. The only stated reason by the developer has been that this property is problematic. However, it is only problematic because of the volume of units proposed. The FSR is too high. Lower the FSR and the problems disappear. This is not magic. Nor, should this be viewed by the developer as a zero-sum game.

The developer and City Staff have worked closely over many months to bring these plans forward to City Council on two separate occasions. The FSR has not changed. Nor, has it been justified. I am dismayed by the blended FSR of 1.39:1 recommended by City Staff. And, once one starts to question the recommendations put forward by City Staff, one starts to question the fundamental basis of our local governance.

I look forward to the Mayor and Council digging deeper into the numbers in this table by questioning City Staff thoroughly to determine the justifications for them. Further, I think it is very important to understand all the numbers in the table, and the underlying assumptions that define them. Just look at all those asterisks (and the ones that are missing) that represent 'where the **proposal is less stringent** than the standard R3-AM2 zone'. What does 'less stringent' mean? Would 'looser' be a good guess? Would 'over the maximum allowed' be clearer? The verbal obfuscation is easy for most of us to spot. But, in the numbers, it takes some digging because it is much worse.

I look forward to hear this detailed public discussion, and to learn the actual correct area of each parcel, for the public record, (and so that I can correct my calculations.) There may be other citizens who would like to know why the chosen recommended FSR is 1.39:1, when at its maximum interpretation by City Staff, the blended FSR is 1.29:1, while the basic number is only 1.06:1

Nonetheless, the table presents hours of questions, definitions and justifications. I look forward to a thorough discussion of all of these numbers at the COTW.

Thank you,

Don Cal
1059 Pentrelew

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)

BREAKING DOWN 'Regulatory Capture '

Public interest agencies that come to be controlled by the industry they were charged with regulating are known as captured agencies. Regulatory capture is an example of gamekeeper turns poacher; in other words, the interests the agency set out to protect are ignored in favor of the regulated industry's interests

(source: Investopedia)

Data Table

The following data table compares the proposal with the existing R3-AM2 Zone and R1-B Zone, as well as, the OCP policy for the Urban Residential and Traditional Residential urban place designations. An asterisk is used to identify where the proposal is less stringent than the R3-AM2 Zone.

Zoning Criteria	Proposal	Zone Standard R3-AM2 Area A	Zone Standard R1-B Area B	OCP Urban Res.	OCP Traditio- nal Res.
Site area (m ²) - minimum	7850.00	920.00	460.00 (standard lot) 600.00 (panhandle lot)	N/A	N/A
Number of units - maximum	93	N/A	16 (8 single-family dwelling and 8 secondary suites)	N/A	N/A
Density (Floor Space Ratio) - maximum	1.38:1	1.6:1	N/A	2.0:1 (Area A) 1.00:1 (Area B) 1.29:1 (Combined)	
Total floor area (m ²) - maximum	10833.00*	3573.30 (Area A) 2580.00 (Area B) 6153.30 (Combined)		4466.60 (Area A) 5639.80 (Area B) 10106.40 (Combined)	
Storeys - maximum	6* (Building A) 5* (Building B) 3 (Buildings C, D and E)	4	2 (standard lot) 1 (panhandle lot)	6	3
Height (m) - maximum	21.40* (Building A) 18.00* (Building B) 10.23 (Building C) 10.74 (Building D) 10.73 (Building E)	12.00	7.60 (standard lot) 5.00 (panhandle lot)	N/A	N/A
Roof decks	Yes (Townhouses: Buildings C, D and E)	N/A	No	N/A	N/A
Lot width (m) - minimum	95.00	N/A	15.00 (standard lot) 18.00 (panhandle lot)	N/A	N/A

Zoning Criteria	Proposal	Zone Standard R3-AM2 Area A	Zone Standard R1-B Area B	OCP Urban Res.	OCP Traditio- nal Res.
Site coverage % - maximum	47.8*	40%	40.00 (standard lot) 25.00 (panhandle lot)	N/A	N/A
Landscap-ed Area % - minimum	52.2	50%	N/A	N/A	N/A
Setbacks (m) – minimum:				N/A	N/A
Front (Fort St.)	3.78* (Building A)	10.50	7.50 (standard lot) 4.00 (panhandle lot)		
Rear (south)	4.67* (Building B)	9.00 (Building B)	7.50 (standard lot) 4.00 (panhandle lot)	N/A	N/A
Side (west)	2.3* (Building A) 0.00* (Building B)	10.70 (Building A) 9.00 (Building B)	1.50 (standard lot) 4.00 (panhandle lot)	N/A	N/A
Side (Pentrelew Pl)	1.86* (Buildings C & E to stairs) 2.20* (Building E to building)	5.12 (Building C) 5.37 (Building D) 5.37 (Building E)	3.50 (standard lot) 4.00 (panhandle lot)	N/A	N/A
Parking (minimum)	123*	113 (multi-unit residential) 18 (townhouses) 131 (combined)		N/A	N/A
Visitor parking (minimum)	9*	12 (10% of total parking)		N/A	N/A
Bicycle parking stalls (minimum) Class 1	81 (multi-unit residential) 12 (townhouses)	81 (multi- unit residential) 12 (townhouses)		N/A	N/A
Class 2	2 – 6 space racks	2 - 6 space racks			

Lacey Maxwell

From: Mari Giron [REDACTED]
Sent: October 25, 2017 11:24 AM
To: Victoria Mayor and Council
Subject: Abstract & Fort St. development

Good morning,

What does the Trudeau Foundation has to say about the breakdown of a city's layout and the complete disregard for its historical planning?

Does it fit in with its agendas to offer grants to deserving scholars who bring about beneficial, humanistic changes, or at least point out solutions? What would the Trudeau Foundation think of its 2006 recipient, Lisa Helps, if it were to examine Victoria's decimation as a historical, attractive city?

I don't think much of the Trudeau Foundation, for many reasons that have already been voiced by its detractors, but even this association would have to agree that full marks to Lisa Helps, would not be in order.

Abstract is over-constructing, thanks to those in municipal governments, which is decimating the character of Victoria. What is more, this is causing increasing congestion. Council needs to acquire some balls and start saying no to construction projects and to arrive at more intelligent solutions. We, the citizens of Victoria, are requesting that a more intelligent, assertive, consulting group be hired to deal with this situation.

Thank you for your attention

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