

Lacey Maxwell

From: Douglas Curran [REDACTED]
Sent: November 11, 2017 3:38 PM
To: Ben Isitt (Councillor)
Cc: Victoria Mayor and Council
Subject: It's less information and process, not less concern / RE: 1120 - 1128 Burdett / Empresa

Hello Ben,

I feel the need to strongly counter your comments in the Times Colonist, "*there seems to be less concern from residents than when the previous proposal came before council.*" Nothing could be less accurate or further from the truth. I am surprised that your normally clear perceptions are so clouded on this present issue.

If there appears to have been little interaction recently, regarding this proposal and its impacts on the community, it has only been as a result of the lack of public process and engagement regarding the Empresa development by City staff and the developer. In my email to Council last week I had noted the deficiency of credible public process I have witnessed in this city on a number of issues and areas. Your comments in the Times Colonist stand as a stark example of exactly the lack of due process and the faulted judgements arising as a result.

For some time this neighbourhood has looked for evidence of process following the May 25, 2017 COTW. There has been no communication from Empresa, nor from Charlotte Wain, the City's project planner since that date, nor any information relayed to FGCA/CALUC since the February 2, 2016 presentation of Empresa's initial plan.

Even the Development Tracker and Victoria City Hall did not timely publish the agenda for this latest COTW where the Burdett proposal was discussed. The Nov. 9 report was signed off by the City Manager on Nov. 1, but did not appear on the City's website on Nov. 3, the Friday before it should have been posted for the coming week. Several residents checking on Nov. 3rd were unable to locate any agenda item for this report. It is difficult to accept your remarks of "*less concern*" being expressed when the community is neither directly or indirectly offered the means to engage and voice their concerns. I refer you again to my email of October 30.

From a number of perspectives, **it is difficult for residents to accept that the current proposal does not represent a completely new application**, given that the submission varies in terms of type, function, density and other critical impacts on the makeup of this neighbourhood. Among other issues, it is not shown by any of Council's published comments, how the proposal's greatly reduced parking provisions (1.2 reduced to 0.8/unit) will be addressed with the increase of units from 33 resident units to 44, with no corresponding change in total parking spaces. What controls will be put in place: will tenants be required to forego vehicle ownership to qualify for residence in the project? What parking and traffic studies have been completed to justify this decision?

Behind all of the discussion in Council, the core issues of addressing affordability remain lacking. Nor am I satisfied - nor should Council be - that the public is being well served by either the proposal's viability, or the manner by which critical aspects of Community Amenity Contributions and Density Bonusing are determined. My lack of confidence on these matters are framed by my own experience in other communities, as well as local, but are most strongly framed by the remarks of the project planner, who, when questioned on the values offered, explained, "We don't do any metrics on these projects." In other words, staff allows the developer to set the parameters for a project's viability and public benefits. This is shocking and irresponsible.

Over the coming week this community will be bringing forward sufficient well-framed and informed concerns and will amply illustrate the irrepressible fact that local concerns are not diminished.

sincerely, Doug

Douglas Curran
1161 Burdett Avenue, Victoria
British Columbia V8V 3H3



Lacey Maxwell

From: Paula McGahon [REDACTED]
Sent: November 11, 2017 7:17 PM
To: Victoria Mayor and Council
Subject: Buffett development

I was shocked by the report in the TC about this development. How can council justify this? Yes I agree there is a rental housing need in Victoria but there needs to be some scrutiny of the projects.

Where was the public consultation on this? This feels like an ambush where council forces through significant changes in secret. All done behind closed doors...with no consultation to the community.

Where did the TC get the idea that there was "less opposition" to this proposal? We were just in the dark...had no idea this was in the works.

The project has been changed from a condo unit to a rental development with an increased density of 25%.

Please ensure that I get advance notice of the public hearing on this proposal.

It should be a complete new planning process not piggy backed on the condo proposal.

Yours truly
Paula McGahon.

Right Fit for Burdett

Better community-supported development

c/o 1153 Burdett Avenue, Victoria, BC V8V 3H3

rightfitforburdett.com/ rightfit4burdett@gmail.com

Nov 11, 2017

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

**RE: Empresa Properties Rezoning Application #00516 & Development Permit
Application 000462
1120 – 1128 Burdett Avenue**

Dear Mayor & Council:

We are writing to you today to object to the recommendation report prepared by the City Planning and Development department dated Nov 1, 2017, regarding Rezoning Application No 00516 and development permit application 000462 for 1120-1128 Burdett Avenue. Similar to the previous report dated Feb 2, 2017, the current report contains significant inaccuracies, and false or misleading statements related to the proposed development.

The residents (signatures attached) of the Fairfield and Rockland neighborhoods strongly object and opposed both the previous and currently proposed format of this development. While there have been some very minor reductions in some of the requested variances, these changes are insignificant and there has been no reduction in the overall height and mass of the building. While the proposed FSR density has been decreased from 1.83 to 1.66, it is still 37% over the allowed density for the proposed zoning and 177% over the current zoning for 2.5 of the 3 lots. In addition, while the FSR density may have decreased slightly the number of individual units has increased from 36 to 44 or 22% proposed increase of population density.

While FSR is a common density measurement used by planners, the number of people occupying these units, and the number of vehicles that will impact traffic on this street is more accurately represented by the number of individual housing units or “doors” on the street (population density). This block of Burdett currently only has 21 individual units or doors that are accessed off Burdett including the 5 units on the subject 1120-1128 Burdett site. Increasing the number of units over what was previously proposed is the exact opposite of what the community requested. Replacing the existing 5 units on the subject site with 44 units will increase the number of units on the street from 21 to 60 which is a 286% increase in the number of units on this street which is unacceptable.

Other requested variances which we believe are excessive and do not conform to the OCP or the character and strategic direction of the neighbourhood include:

- Site coverage which is 29% over the maximum allowed by the proposed zoning;
- Open space which is 7% under the minimum required by the proposed zoning;
- Height that is 13% over the maximum allowed by the proposed zoning;
- Front set back that is 51% less than required by the proposed zoning;
- Rear set back that is 29% less than required by the proposed zoning;
- East side set back that is 58% less than required by the proposed zoning;
- West side set back that is 67% less than required by the proposed zoning (the Parkade is 100% less);
- Open site space set back from a street that is 85% less than required by the proposed zoning;
- Number of total parking stalls that are 32% less than required by the proposed zoning; and
- Number of visitor parking stalls that are 33% less than required by the proposed zoning.

These variances are on top of the significant changes included in the requested rezoning. The size and number of variances requested are excessive and will negatively impact the character place of the street and do not meet the spirit or intent as set out in the OCP. In addition, most if not all of the other concerns outlined in our Feb 12, 2017 letter as well as the May 17, 2016 letter signed by over 100 members of the community have not changed. As such this rezoning & development permit application should not be approved in its current format.

We believe that the 3 lots represent an opportunity to provide an improved gateway to the Fairfield and Rockland Neighborhoods and a transition from the denser urban residential designation east of Cook and north of Burdett to the traditional residential designation present on the rest of Burdett Ave and to the south and east as required by the OCP. To do this there needs to be a stepping down or decrease in mass, height, density, and site coverage as well as an increase in open space, and increased set backs on all 4 sides. There also needs to be a change of form in keeping with the heritage-designated and character single-family homes on the street.

In our previous letter, we provided numerous examples of relatively recent developments in the Fairfield/Rockland neighborhoods that provided moderate, intelligent, densification while respecting the character and place of the existing community, as required by the OCP which the current proposal fails to do. We have attached a PDF print out of a proposed development site in Sidney as an example of what could be done on the 1120-1128 Burdett Ave site. This example would meet the majority of the requests from the community, provide a 5-fold increase in the number of units on the subject site thereby insuring 24 much-needed new housing units, and afford the developer a significant profit as either a market rental project or strata condominium.

The Sidney property development plans have been approved by the municipality and the site is currently on the market for almost twice what Empresa paid for the three lots on Burdett. The lower purchase price of the Burdett Ave site coupled with the proforma rental rates and selling prices in

Sidney - being significantly less than what these units would rent or sell for on the Burdett Ave site, demonstrates the financial viability and ability of the developer to make a significant profit even with far less than the 44 units he is proposing. The example development consists of 3 separate traditional/Victorian style structures with a total of 17,865ft² which would result in an FSR ratio of 0.99 on the Burdett Ave site, well within the proposed zoning requirement of 1.2. Breaking the development up into 3 separate buildings like the example would:

- reduce the overall massing of the structure,
- provide a more appropriate articulation consistent with the surrounding traditional residential area
- create a needed transition between land designations.
- respect the place and character of the neighbourhood
- open better sight and light lines both from the street and the existing adjacent multi storey buildings

This is just one example of a community-supported development that meets Council's ambitions for increased housing in the greater Victoria community, respects the wishes of the surrounding neighbors and builds on the neighbourhood qualities and character, while incentivizing the developer. It is a win, win, win solution.

We urge Mayor and Council to reject the current rezoning and development applications and instruct City staff to work with the developer and community to find a more appropriate plan for this key transitional area between urban residential and traditional heritage residential designation zones that satisfies all the requirements of the OCP.

Respectfully submitted,
for **Right fit for Burdett**

Tim Stemp

Douglas Curran

This letter was prepared with the support and agreement of over ____ members of the community that have signed and endorsed its content. Many of those that signed it are not comfortable writing to council or public speaking and feel strongly about the lack of opportunity for public consultation in a format that they are comfortable with. They want to express that this letter should be viewed not just as one letter with ____ signatures, but as separate letters from individual citizens, all expressing their concerns and requests for Council to respect and address their wishes.

Lacey Maxwell

From: Anna Cal [REDACTED]
Sent: November 12, 2017 3:43 PM
To: Charlotte Wain
Cc: Victoria Mayor and Council
Subject: 1120 Burdett

Hi Charlotte,

The article in Times Colonist tells about increase in number of units, 44 units instead of 36.

<http://www.timescolonist.com/business/fairfield-apartment-project-will-be-rental-not-condo-1.23091106>

"When last before council in May, the applicants had proposed 36 strata condominiums. That proposal has been redesigned as a 44-unit market-rental apartment building, with a housing agreement guaranteeing it will remain rental for years, said Charlotte Wain, senior city planner."

Here is a letter from Empress to Mayor and Council from Oct 12,

2017 <https://tender.victoria.ca/tempestprod/ourcity/Prospero/FileDownload.aspx?fileId=A981836D-05BD-41A4-80AB-F8FF1A66463D&folderId=52693C160415160954890000>

Here is a paragraph from this letter, which contains a very tricky, in my opinion, contradiction

" Revision Notes 1, 2,10, 11 & 12 – Reduced the size of suites to be compatible with rental apartment sizes, **thereby reducing the overall building area and density. Converted 2 large two-bedroom units into 1 smaller two-bedroom, 1 one-bedroom and 2 studio units, which increased the unit count to 44 for the whole building.**"

Urban **density** is a term **used** in urban planning and urban design to refer to the number of people inhabiting a given urbanized area. As such it is to be distinguished from other measures of population **density**. Urban **density** is considered an important factor in understanding how cities function.

For example, if a 10-acre subdivision contains 30 single-family houses, the housing **density** is 3 dwelling units per acre. If the population **density** is 4 people per house, the population **density** per acre is 12

So , according to the development tracker, there is 33% increase in density, even though FSR might be smaller.

Smaller FSR, 33% increase of density, very short term of rentability....

I would be very interested to know what were the reasons not to require an Official Community Meeting for the new proposal.

Thank you
Anna Cal

Lacey Maxwell

From: james west [REDACTED]
Sent: November 12, 2017 2:38 PM
To: Victoria Mayor and Council
Subject: Please vote down Empressa proposal 1120 - 1128 Burdett

We live at 204-1115 Rockland Ave, this development will destroy the liveability and privacy of our home where we have resided for the past seventeen years, not only that it will destroy the character of our neighborhood which is much more important than the greed of this developer.

Please no on this proposal.

James West

Denise Shields

[nt from Yahoo Mail on Android](#)

Lacey Maxwell

From: MARIE-CECILE BEAUVAIS [REDACTED]
Sent: November 12, 2017 2:47 PM
To: Victoria Mayor and Council
Subject: 1120-1124-1128 Burdett street

It is with grave concern that I learn that the proposed building of 44 units won't meet the minimum requirements for parking spaces.

In this day and age, each household owns at least one vehicle, sometimes two or three.

I, for one, as well as my fellow neighbours will be directly impacted by this oversight.

Please reconsider and recommend a minimum of 44 parking spaces plus visitors parking spaces, NONE being on the street.

Marie-Cécile Beauvais

M. Paula McGahon
309 – 1149 Rockland Avenue
Victoria, BC.
V8V 4T5

November 12th, 2017

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

**Re: Empresa Properties Rezoning Application 00516 and Rezoning Application 000463
1120 – 1128 Burdett Avenue**

Dear Mayor and Council,

Most of the residents on 1149 Rockland were completely blindsided by the newspaper article published in the Times Colonist recently. It appears that the city did not do their due diligence in publishing the council agenda.

Certain concerns have arisen with respect to the damage this application will cause to 1149 Rockland Avenue. The proposed excavation comes to within a few feet of the property line. The most obvious impact is the danger to the trees near the northern property line which may have to be removed if all of their roots on the Burdett property are severed within a few feet of the property line. See the Arborists report.

A less obvious danger is that of any blasting on the Burdett property on the nearby concrete underground garage which may crack. In addition the City Engineering department is aware there is a spring under 1149 Rockland Avenue that is channelled into the waste water system. Has the City Engineering department provided the Council with a report on the impact of blasting on this concrete channel? Free water underneath a building has a devastating impact on the stability of the structure. Can the Council assure residents of 1149 Rockland Avenue that their building will not be impacted in any way?

My other question is about the city's Director and Officer Liability insurance. Directors and Officers must make decisions within the rules and the stated policies of the organization in order to qualify for insurance coverage. In the event of damage to nearby buildings, and given that the proposed development egregiously violates the zoning guidelines, any lawsuits for damages against the city and council may, or may not, be covered by the Directors and Officers Liability insurance.

We are not opposed to development in the area; we would love to see a family oriented building nearby, but it should be one that fits into the neighbourhood. This proposed development does not do that. Please see a development in Sidney on a similar property. Here the developer has made an effort to integrate the building into the neighbourhood.

https://f.tlcollect.com/fr2/417/56313/2211JamesWhite_Brochure_N.pdf

In closing, I request that council rejects this application. I hope that you will ask the Engineering department to report on the impact of any blasting on the concrete conduit that channels the spring water into the waste water system.

Yours truly

M. Paula McGahon

Lacey Maxwell

From: Doug Robinson [REDACTED]
Sent: November 12, 2017 10:53 AM
To: Victoria Mayor and Council
Subject: 1120 - 1128 Burdett proposed development.

Mayor Helps and Council:

We were completely surprised to see the proposed "rental" building in the Times Colonist. We were not advised of any of your meetings where this development would have been discussed. The last time I checked, that is not the way council is supposed to act....all of the stakeholders must be apprised and allowed to voice opinions. This project was slated for a public meeting months ago, and then it suddenly was cancelled with no further communication since. We and many others in our community have wondered why we have heard nothing. And now, with no prior warning or discussion with us, a picture and write-up appear in the Times Colonist of a completely foreign project with over 20% increase in units that are designated as "rental" instead of higher-end condos that we had been expecting as per the developer's earlier plan.

We do not want a 44 unit rental building next to us thank you very much, and Mayor and Council might try improving their communications with our neighbourhood.

Yours very truly,

Ruth MacDonald and Doug Robinson
Unit 314 - 1149 Rockland Avenue.

Lacey Maxwell

From: Annie Fisher [REDACTED]
Sent: November 13, 2017 4:38 PM
To: Victoria Mayor and Council
Subject: Rezoning Application No.00516 and Development Permit with Variances Application No. 000462

1120, 1124 and 1128 Burdett Avenue, Victoria, BC

Dear Sirs:

It would be nice if the neighbourhood of this application were notified by mail about this application, as happens in other jurisdictions. This may be why you believe the neighbourhood may be onside for this application. Nothing could be further from the truth.

The mirror property, of these three lots, behind them, is a delightful 4 storey development, truly boutique, of 18 units at 1115 Rockland with 1000 plus square footage per unit and 2 bedrooms and 1 1/2 baths for each unit. I think the neighbourhood could live with such a development. Just because we have a rental shortage is no reason to jump willy-nilly into this development. People need space to live. I don't have the plans but it is likely that the units are under 500 square feet. Two bedrooms would allow families to live here. There was a time when it was considered inhumane to expect a homeless person to live in anything less than 400 square feet. Now people are expected to live in half that area in some new buildings. If we are all crammed into small places we will find down the road more mental illness than we have now.

To improve on the 40 plus year old Rockland building, I say do away with parking altogether. A half dozen above ground parking spots for visitors and car sharing is the modern way to go. The building would be walkable to downtown and elsewhere, with transit half a block away. We ABSOLUTELY don't need more cars in the neighbourhood. This would eliminate the need for blasting that definitely will affect every building in the neighbourhood and is definitely not necessary.

The setbacks are an **essential** to blend into the lovely neighbourhood. If the footprint of the Rockland building were used, then the area used for parking at Rockland could be set aside for gardens, a playground, a petanque court (a mixed age playground) and a cannabis garden and outdoor cannabis consumption area.

Require the building to be plumbed and wired individually to each unit as it will be a strata unit one day. Have the building built to the highest standards so that it will be a decent building in 100 years. The houses that it is replacing would still be lovely if they weren't let go in anticipation of redevelopment.

Finally, the environmental impact of taking down three houses and carting them to the dump, is far too common. These are homes too. Are you saying that everyone who has a single family dwelling should give it up to 15 times the number of rental units anytime, anywhere in Victoria because we have a rental shortage?

I have a quarrel with how council deals with applications. Developers may be rejected but they always come back and are approved for something the neighbourhood is not happy with. If the developer built in accordance with what I am asking he would still make more than enough money. Enough to contribute to amenities and without asking for variances. The community plan is the community plan, period. No variances. If truth were known, Victoria could get on well without the big developer. Council appears to think they cannot get on without them. Developers would not be here if they were not making a bucket load of money and they think they can call the shots. Council sees tax revenue in redevelopment. Don't you think this a poor trade-off for the happiness in the neighbourhood?

If you say the private sector will fix the parking problem in downtown, then they will fix the housing problem as well. I don't know anyone who would pay \$900,000 for a condo downtown, so I don't think building all those condos downtown will help the housing or rental problems in Victoria. Many, many people are truly dissatisfied with the development that is going on in our city. We are losing our identity.

By allowing developers to come into Fairfield with their big ideas, 'Who cares how it affects the neighbourhood?', shows great disrespect for the taxpayer and fellow citizens of Victoria. Council has not thought of the intrusion and disruption in the neighbourhood that this project will bring. Fairfield is developed already and renovation is the only development that is necessary. These houses can be updated and sold for a profit but the developer just wants a whole lot more profit.

I would like to think that council would accept a citizens' advisory group that could advise whether neighbourhoods will be happy with applications. We are not happy with having our say and the project goes ahead like the consultation never happened. Your planners, perhaps, come from other places and don't have intimate knowledge of our area and the people that live here. And the directive for growth is unfounded as necessary. There is no reason why we have to do so much construction in such a short time. Let the city evolve naturally and sustainably.

Thank you for the opportunity.

Sincerely,

Annie Fisher,
1115 Rockland

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

November 13, 2017

**Re: Proposed Condo Development on Burdett Avenue – Sites of
1120/1124/1128 Burdett Avenue**

Dear Mayor and Council,

Residents of Rockland Avenue and Burdett Avenue have been transparent, vocal and respectful in raising concerns about the proposed developments on these sites. It is deeply saddening that there seems to be little attention given our concerns, or memory on the part of Council about the concerns that we have consistently raised. Affordable housing units are a priority for our city, but careful planning and intelligent decisions about their placement are imperative. A recent article in the Times Colonist about the proposed 44-unit rental apartment planned for Burdett Avenue in the 1120/1124/1128 block suggested that this new proposal appears to be more acceptable to residents. Nothing could be further from the truth, and in truth, there has been little to no consultation about this new proposal.

Indeed, this new proposal for a 44-unit rental development caught most of us off guard entirely. After the Public Meeting for the 36-unit condo development on June 8th 2017 was abruptly cancelled, residents lost their voice to come together and comment on the condo proposal in a unified manner. This last minute cancellation of our opportunity to speak, and the recent commentary on this new rental plan by Empresa in the Times Colonist (Fred Cleverley), is a 'turn-about' of epic proportions that has landed on us residents in a manner that is appalling for its lack of transparency and community consideration, in addition to the fact that previous concerns of residents have been largely ignored. This new proposal represents several steps backwards to many of us living in this vibrant residential community.

So, this is the third letter that I write now to express, once again, my deep concern about the proposed rental unit development by Empresa on the above-named sites. I wish to add my voice to the many letters you are currently receiving about this development.

The Empresa development suggested for Burdett Avenue is in an urban residential transitional zone. This area is not Cook St. or Fort St. Neither is it similar to Cook and Sutelej Streets. It is not Rockland and Cook either ---all places where other high

density developments are either planned or under-development. It is Burdett, a quiet residential street on the East side of Cook St. Village.

Over the past year or more, signs have been growing in number in our neighborhood. They say, "STOP overdevelopment, respect our neighborhood." Those of us who live on Rockland or on Burdett who will be **deeply** affected by this development have not said STOP the development. But, we have repeatedly asked for due and appropriate consideration from the developer, and from City Hall for a development that would reflect a better fit in our community. We have attended meetings at City Hall that discussed this development. We have maintained a presence in these meetings, and at every meeting set by the Empresa properties team and City Hall. We do this in the hopes that our voices will be heard. We are grateful for the Councillors who feel that we have made important counterarguments against this development as proposed.

In every opportunity for dialogue, the developer has only given lip service to our concerns through the community consultation process, and many variances from the Official Community Plan are being sought. Now, we are told that the developer has moved from his original plan of a 36-condo unit, to a 44-unit rental property where the rentals will be guaranteed over the next 20 years.

We are petitioning once more for an appropriate, 'right fit' development in our neighborhood. For a development that respects our lawns and grasses, our trees and green spaces, our right to light and not shadow, our right to greater peace and privacy, and to be given due consideration in aiming to maintain and preserve our vibrant community whether we live in residential homes or condos. Neither this developer, nor the Councillors will live in our neighborhood. You live elsewhere.

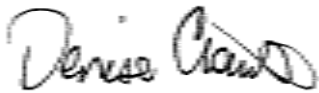
This development will have a negative impact on the quality of life and well-being of residents in this community for years to come. It will impact our right to light, the health and well-being of children, families, seniors and others, the spatial density of the area, civic pride and engagement, our sense of safety, belonging and community connectedness. Light and sky will be replaced with brick or wood walls that will be experienced as imprisoning and disabling, more than as welcoming and health promoting. In short, this development will have a devastating impact on the residential community around Burdett Avenue and Rockland Aves, not to mention potentially changing the character of the historical village of Cook St. as well. Simply put, it is too much density for this area.

Our community does not need this type of high density development. This development will destroy rather than embellish something that is not taken for granted, and that is regarded as extremely precious within our community – our neighborhood, the place that promotes our health and wellness, our social capital, and sense of belonging, our past memories, and our hopes for the future. Please hear our voices.

I hope that you will consider our many and varied voices once more and listen to our heartfelt pleas for something to be done with the plans that would prove economically viable in terms of units and appearance, but which would also respectfully address more of the concerns of adding to the neighborhood in a meaningful and sustainable way. Considerations should include: neighborhood fit within this vibrant and historical Victoria community. Distance between residences should be preserved. A better fit for Rockland/Burdett can surely still be found with the appropriate effort and vision.

As a human geographer at the University of Victoria who studies issues of health and place, sense of place, and sense of belonging, and services for seniors and other vulnerable populations, I remain very concerned about this development. Place and home, and sense of belonging are central values to me both professionally and personally as a resident of this community. I will be pleased to provide further input about this development and its many impacts when the opportunity arises.

Sincerely,

A handwritten signature in cursive script, reading "Denise Cloutier". The signature is written in dark ink and is positioned below the word "Sincerely,".

Denise S. Cloutier
Professor and Resident of 1149 Rockland Ave.

Lacey Maxwell

From: [REDACTED]
Sent: November 13, 2017 10:08 AM
To: Victoria Mayor and Council
Subject: rental structure proposal on Burdet

Dear Mayor and Council Members,

I read in an article in the Times Columnist that neighbors to the proposed rental property development on Burdet Street didn't seem to have any objections to this. This couldn't be further from the truth. The last we heard the Public hearing had been cancelled regarding developing this property. We had no idea Empress Developments, Victoria City Planning Department and the Mayor were in negotiations. Let me state that I do object! I think that town houses would be more in keeping with the neighborhood feel of the area.

I see by the map sent out by the City that I have been rezoned to rental. This was not the case when I purchased my condo in 2007. It was a non smoking, no pets and no rental building. Can the City really rezone without consultation and input from the people involved? I await your reply.

Diana Kozinuk
#302-1115 Rockland Ave.

Lacey Maxwell

From: Dwayne Leskewitch [REDACTED]
Sent: November 13, 2017 10:10 AM
To: Victoria Mayor and Council
Subject: Empressa Proposal for 1120-1128 Burdett

I was surprised and dismayed at the apparent failure to follow procedures as prescribed by the city of Victoria in respect to consideration of this project. It appears that, based on the Times Colonist reporting, the Mayor and some council members have concluded that the project should be approved regardless of the process. The comments by one council person stating there has been little concern expressed about this new proposal is remarkable as the information has not yet been shared with the community.

The proponent withdrew the initial proposal in June and has put forward an **entirely new one** that has not been considered at a **MANDATORY** Community Meeting. City staff know the procedures intimately but yet appear to have failed to follow the prescribed rules.

Quote from the City website:

"Prior to the City accepting an application for rezoning or Official Community Plan Amendment, the proponent must present the proposal at a Community Meeting"

This new application cannot proceed until the rights of the community have been respected.

Lacey Maxwell

From: Isobel Kimpton [REDACTED]
Sent: November 13, 2017 4:15 AM
To: Victoria Mayor and Council
Subject: Objection to Rezoning Application No 00516

To Mayor Helps and councillors

We strongly object to the proposed 44 rental unit building for Burdett. It will be a large rental building on a residential street that is mainly single family homes.

We live in a condo building on Rockland Ave. We do not object to an appropriate new building on that site. We will be impacted by loss of light (guaranteed by the Canadian constitution) by the height, footprint and position of the building currently proposed.

The residents on Burdett and surrounding streets are right to be concerned about the density and size of the building. We do not agree with the variances. They are excessive and adversely affect the neighbourhood environment on Burdett, parking for residents and visitors on all surrounding streets and light for current residents in adjacent properties.

It is important council realize that the reason there has been no comment from residents in the area is a lack of information about the new proposal. Why haven't the local residents been given an opportunity to know and comment on this new proposal after the city received the August application, which is totally different from the previous application. A Times Colonist article reporters Councillor Ben Isitt saying "there seems to be less concern from residents". The residents couldn't have written with concerns as they were unaware of the current building proposal.

We appreciate the reported comments from Councillor Geoff Young preferring a building more respectful to the traditional residential area.

Regards
Isobel and Robert Kimpton
215-1149 Rockland Ave
Victoria, BC
V8V 4T5

Lacey Maxwell

From: Kenneth Warren [REDACTED]
Sent: November 13, 2017 5:39 PM
To: letters@timescolonist.com
Cc: Victoria Mayor and Council; rightfit4burdett@gmail.com
Subject: Burdett rental proposal still concerns neighbourhood

With respect, Mayor Helps is mistaken (Fairfield apartment project will be rental, 10 Nov), the Empresa proposal for 1120-1128 Burdett Ave is not a "model proposal" and a better fit for the community just because it has been redesigned as market rental instead of condos. There is nothing "model" about needing seven variances to the Official Community Plan? The original 36 condo proposal did not confirm to the OCP and the 44 rental redesign is still non-conforming. Councillor Isitt is also mistaken about community concerns - we remain concerned because the proposal is still too big and too dense. We are not opposed to increased density, whether rental or condo. Councillor Young is correct to note that the proposal does not conform to the transitional nature of the site as required by the OCP. We urge Council to join Councillor Young to show respect for the community and the OCP and reject the variances sought by Empresa.

Ken Warren
1145 Burdett Avenue
Victoria

Lacey Maxwell

From: Peter Baldry [REDACTED]
Sent: November 13, 2017 4:11 AM
To: Victoria Mayor and Council
Cc: Tim Stemp; Douglas Curran; Doug Robinson; Donna MacFarlane; Denise Cloutier; Paula McGahon; Carolyn Whysall; rick johnston
Subject: Proposed development Burdett Avenue - sites of 1120,1124 & 1128 Burdett Avenue

Dear Mayor & Council

We wrote to Council 26 September 2016 airing our concerns which your Mary Chudley acknowledged 30 September 2016. there were several other phone calls trying to establish if there would be a Public Hearing and indeed one was scheduled for 8 June this year. However with less than 48 hours notice this meeting was deferred and we were all in the dark until last week's newspaper article/bombshell of an about face announcing this development will now be a rental development.

The Times Colonist (Feb 19 2017) reported critics saying the proposed condo building is too big and clashes with street character - this position must now be even more strengthened as we now hear it could become a rental development!

Our main objection to any development of this height will spell disaster for us living on the ground floor where by the developer's own shade schematics show we will likely only get a glimpse of day/sunlight a couple of week's PER YEAR !! We urge your Planning Committee to visit our home to view the likely darkness to which we will be committed. Our understanding is that Canada accepts the advice enshrined in the Ancient Lights Act and this should be a concern to your planners too. Even Karl Robertson agreed with us when he visited our apartment on 8 January 2016.

I visited City Hall - Planning 29 September when I learned there was no indication when the Public Hearing would be rescheduled NOR was there any indication of a material change in the application.- which I enquired about !

We look forward to hearing when the Public Hearing will be rescheduled at which we would like to speak.

Peter & Gwen Baldry
Apt 114, 1149 Rockland Avenue, Victoria,V8V4T5

Lacey Maxwell

From: Sandra and Walter [REDACTED]
Sent: November 13, 2017 3:58 PM
To: mayorandcitycouncil@victoria.ca
Subject: Proposed development on Burdett Avenue(east of Cook Street)

As a resident on a residential street (Burdett Avenue), I ask the City of Victoria to put this project on hold for the future. Is this one of the projects that a developer eyed with the idea of making a great personal profit? If it is, stop the building of this project now.

The question must be asked of Mayor and Council, do you wish to be remembered for turning every nook and cranny of future green space here into pillars of glass and concrete during your term of office? Do you wish to turn James Bay and Fairfield into the high rise horror of Vancouver? Victoria is not Vancouver!

Why are you letting the downtown business streets die (Fort, Douglas, Blanchard, Government)? Soon there won't be jobs for people downtown. Where will the businesses go.....Other municipalities. Ask those municipalities to build rental housing in their regions.

Have your traffic planners looked at Cook Street and the (4 or 5) new glass concrete pillars and the effect on traffic? Cook Street is currently filled with traffic and there is virtually no parking. People in the concrete pillars will have to travel to outlying areas to shop and to work. Surely, this is not planning; this is developers making high profits not the City making more taxes for infrastructure.

The City Council will never be remembered for genuine long term planning but insincere charity and compassion.

--

Sandra Burgess
209-1149 Rockland Avenue
VICTORIA, BC V8V 4T5
[REDACTED]
[REDACTED]

Lacey Maxwell

From: Christopher Schmidt [REDACTED]
Sent: November 14, 2017 3:24 PM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Jeremy Loveday (Councillor); Pam Madoff (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor)
Subject: Rezoning Application No 00516 and Development Permit Application 000462 for 1120-1128 Burdett Avenue
Attachments: RFFB Nov 2017 objections to Empressa 1120-1128 Burdett Rev1.pdf

Dear Mayor and Councillors,

RE: Rezoning Application No 00516 and Development Permit Application 000462 for 1120-1128 Burdett Avenue.

Burdett Avenue is the start of residential Fairfield and any present and future proposal for it should blend into its traditional character.

Council is disregarding the very quality that attracts people to Victoria when it approves proposals that do not fit into the area. Some recent examples are the brown-brick 1011 Burdett Avenue and the ill-suited building behind the BC Legislature.

Council is also forgetting that many Victorians like to live in buildings that have direct access to the street. And right now, all over, large-scale towers with interior corridors and small units are being approved when perfectly acceptable alternatives for densification exist.

There are good examples of densification in Fairfield such as 710 and 720 Linden Avenue. Both are designed as houses to fit into the residential area. Yet they greatly increase the number of units on those lots and they give new home buyers an option other than a small box in the sky.

Another example that would blend into the residential character of Burdett Avenue is a concept proposal in Sidney for 24 units in three buildings. Here is a link to the brochure that could be adapted to the Burdett lots: https://f.tlcollect.com/fr2/417/56313/2211JamesWhite_Brochure_N.pdf

Sincerely,
Christopher Schmidt

Lacey Maxwell

From: Douglas Curran [REDACTED]
Sent: November 14, 2017 1:24 PM
To: Ben Isitt (Councillor)
Cc: Victoria Mayor and Council
Subject: A clearer view of community engagement / RE: 1120 - 1128 Burdett / Empresa

Hello Ben,

In my October 30th email to you and Council, I had stated that Victoria had a systemic problem of poor public process, ranging across almost every point that the public is expected or promised meaningful engagement. Those comments are readily substantiated and vividly illustrated by reviewing the process and handling of the Empresa Development proposal for 1120-1128 Burdett Avenue.

Returning to your remarks below, it is true that your published comments are factually true, but are deeply flawed in the conclusion that there is little concern expressed within the community regarding this project. It would be more accurate to describe the manner in which the public's ability to engage as designed to obscure conceal and defeat meaningful involvement.

You will recall that Empresa withdrew their earlier application only hours before the Public Hearing, to the point that a number of the public attended on the evening, only to learn of the cancellation by a notice taped to the door of City Hall. Senior planner Charlotte Wain offered that the hearing had been not been publicly posted. But that position is contradicted by the mailed Public Hearing notice received by a number of people in the neighbourhood. The contradiction is not reconcilable.

No reason was offered by either Empresa or Planning for the last minute withdrawal of the application. It needs to be noted that the withdrawal was undertaken solely by the applicant and not at the direction of any decision made by Council at the May 25th COTW meeting where it was decided to put the application to Public Hearing.

Following the decision by the applicant to withdraw their project and subsequently, as it turns out, radically change the form, density, function and other variances of the original application, it should have been incumbent - at a minimum - to bring the project to a new Community Meeting, especially given the degree of community discussion and concern expressed, as noted in your remarks to the Times Colonist. This is a failure to follow and respect public process.

Another aspect of the administration's deeply flawed process is the inadequate public notice of the Nov. 9 COTW where Empresa's radically changed application was set before Council. The agenda for that meeting was not published at the close of business on Friday the 3rd as is required. This is another episode where the public and due process is ignored and the public abused. It is also a not infrequent occurrence.

Further, given the amount of public concern readily acknowledged, coupled with the botched and suddenly-cancelled Public Hearing, it would have been reasonable, not to mention civil and polite, for a member of Planning to have informed (a simple phone call?) any one of the more than 100 members of the public who had signed the unacknowledged May 17 petition letter, submitted other correspondence, or spoken on the subject before Council. For many in the community there is a sense that rather than operating within the context of public rights and interests, that the city staff view the public with contempt, an annoyance best kept in the dark.

Lastly, with regard to your statement regarding "*when the applicant has failed to adequately address concerns raised by neighbours.*", there has been not a single contact by the developer from the time of submitting the original 100+ signature letter on May 17, 2016. No part of the changed application following the developer-cancelled June Public Hearing has been brought to the community by either the applicant or Planning staff. Had the developer been directed to respond to any of the community concerns raised by the neighbourhood, it would have been appropriate to the notion of due public process, to have held a Community Meeting based on the new and higher population-densified application. Again, this lack of oversight falls initially and primarily on Planning staff - but ultimately Council - through their authority and recognition of the public's rights and interest, is responsible.

Regarding comments from Mayor Helps and Cnclr. Thornton-Joe in the Times Colonist article, from every conversation on the matter in this neighbourhood, I can assure you that none view this as "a model proposal". In actuality, the degree to which none of the published comments (with the exception of Cnclr. Young's) recognized the need for OCP-enshrined transitional forms, character and stability, represents an authoritarian slap in the face to the community.

Had there been a sincere intent and exhibited good faith on the part of the developer, Planning, - and through their oversight, Council - the aspiration to engage in authentic public process, there is the potential for community-supported development that serves the widest interests. Once again, Victoria fails its public and falls to a limited and poorly informed imperialist vision.

regards, Doug

Douglas Curran
1161 Burdett Avenue, Victoria
British Columbia V8V 3H3



On 2017-11-11, at 4:04 PM, Ben Isitt (Councillor) <BIsitt@victoria.ca> wrote:

Thanks for writing, Doug.

Please forward this response to residents you bcc'd in your original message to me.

My comments as reported in the Times Colonist are a factual statement, based on the correspondence file that I maintain for each land-use application in the city. I received 60 items of correspondence from residents in relation to 1120-1128 Burdett between February 2016 and June 5, 2017, and not a single piece of correspondence in relation to this application since that date.

My comments at the committee of the whole meeting explicitly acknowledge the possibility that concern may continue to exist:

[Ben Isitt] said there seems to be less concern from residents than when the previous proposal came before council.

"I don't see the same concern just based on correspondence received to date, but that certainly could still exist," said Isitt.

<http://www.timescolonist.com/business/fairfield-apartment-project-will-be-rental-not-condo-1.23091106>

Members of the public are welcome to share their views on this application with City Council at the public hearing, prior to any decision being made on the application.

Any one who follows decisions of Victoria City Council knows that I am not afraid to say no to an application when there is insufficient public support or when the applicant has failed to adequately address concerns raised by neighbours.

All the best,

Ben

Ben Isitt
Victoria City Councillor and CRD Director
Email. bisitt@victoria.ca

[REDACTED]
[REDACTED]
From: Douglas Curran [REDACTED]
Sent: November 11, 2017 3:37 PM
To: Ben Isitt (Councillor)
Cc: Victoria Mayor and Council
Subject: It's less information and process, not less concern / RE: 1120 - 1128 Burdett / Empresa

Hello Ben,

I feel the need to strongly counter your comments in the Times Colonist, "there seems to be less concern from residents than when the previous proposal came before council." Nothing could be less accurate or further from the truth. I am surprised that your normally clear perceptions are so clouded on this present issue.

If there appears to have been little interaction recently, regarding this proposal and its impacts on the community, it has only been as a result of the lack of public process and engagement regarding the Empresa development by City staff and the developer. In my email to Council last week I had noted the deficiency of credible public process I have witnessed in this city on a number of issues and areas. Your comments in the Times Colonist stand as a stark example of exactly the lack of due process and the faulted judgements arising as a result.

For some time this neighbourhood has looked for evidence of process following the May 25, 2017 COTW. There has been no communication from Empresa, nor from Charlotte Wain, the City's project planner since that date, nor any information relayed to FGCA/CALUC since the February 2, 2016 presentation of Empresa's initial plan.

Even the Development Tracker and Victoria City Hall did not timely publish the agenda for this latest COTW where the Burdett proposal was discussed. The Nov. 9 report was signed off by the City Manager on Nov. 1, but did not appear on the City's website on Nov. 3, the Friday before it should have been posted for the coming week. Several residents checking on Nov. 3rd were unable to locate any agenda item for this report. It is difficult to accept your remarks of "less concern" being expressed when the community is neither directly or indirectly offered the means to engage and voice their concerns. I refer you again to my email of October 30.


From a number of perspectives, it is difficult for residents to accept that the current proposal does not represent a completely new application, given that the submission varies in terms of type, function, density and other critical impacts on the makeup of this neighbourhood. Among other issues, it is not shown by any of Council's published comments, how the proposal's greatly reduced parking provisions (1.2 reduced to 0.8/unit) will be addressed with the increase of units from 33 resident units to 44, with no corresponding change in total parking spaces. What controls will be put in place: will tenants be required to forego vehicle ownership to qualify for residence in the project? What parking and traffic studies have been completed to justify this decision?

Behind all of the discussion in Council, the core issues of addressing affordability remain lacking. Nor am I satisfied - nor should Council be - that the public is being well served by either the proposal's viability, or the manner by which critical aspects of Community Amenity Contributions and Density Bonusing are determined. My lack of confidence on these matters are framed by my own experience in other communities, as well as local, but are most strongly framed by the remarks of the project planner, who, when questioned on the values offered, explained, "We don't do any metrics on these projects." In other words, staff allows the developer to set the parameters for a project's viability and public benefits. This is shocking and irresponsible.

Over the coming week this community will be bringing forward sufficient well-framed and informed concerns and will amply illustrate the irrepressible fact that local concerns are not diminished.

sincerely, Doug

Douglas Curran
1161 Burdett Avenue, Victoria
British Columbia V8V 3H3



Douglas Curran
1161 Burdett Avenue, Victoria
British Columbia V8V 3H3

Lacey Maxwell

From: Myer Horowitz [REDACTED]
Sent: November 14, 2017 9:58 AM
To: Victoria Mayor and Council
Subject: Rezoning Application #00516 for 1120, 1124 and 1128 Burdett Ave.

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

My comments in this letter are based on the article which appeared in a recent issue of the Times Colonist following the Committee of the Whole meeting last Thursday.

A councillor is reported to have suggested that based on a limited number of expressions of concern in relation to the recent proposal, residents are probably pleased. I am a resident and I am not pleased; I am very concerned. Why did you not hear from me prior to your meeting? Simple: because I did not know the details of the revised proposal.

I, too, am pleased that the present proposal is for a rental property. I am very concerned, however, with some of the features and surprised with the endorsement of them by the city planners and the enthusiastic reception the proposal received at your meeting last Thursday.

I limit my concerns to two features: the height of the building and the number of parking spaces in relation to the number of units.

Height: The proposed height continues to exceed the zone standard by almost two meters. Instead of the 12 meter target, it is 13.53m., that is .02m (2cm.) lower than it was in the earlier proposal. Is it this reduction of under one inch that motivated the comment "a model proposal"?

Parking/units: Although the number of units has been increased to 44 rental from 36 condo, the number of parking units remains substantially the same at 36. There is no certainty, of course, that some of the renters won't have cars. Should more than 36 of the 44 have cars, where will the excess of 36 be parked? I suspect that there isn't room for parking cars. That suggests to me that 44 units (whether rental or condo) are too many. There should be a minimum of 1.0 parking spaces per unit.

The present rental situation justifies deviation from some of the original zone requirements but, in my view, the proposed height and number of parking spaces (in relation to the increased number of units) are not acceptable. I urge you to review your decision and to reject the present proposal.

Myer Horowitz
#302 – 1149 Rockland Avenue

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

November 13, 2017

Re: Empresa Properties Rezoning Application #00516 & Development Permit Application
000462 - 1120/1124/1128 Burdett Avenue

I am a resident at 1149 Rockland Avenue, which is located on the east side of the proposed development. When the development was first proposed, I attended the community meetings and signed the petition opposing it. I was recently surprised to learn, via a Times Colonist newspaper article, that the proposal has changed from a 36-unit condo development to a 44-unit rental building. I have reviewed the revised plans and continue to be opposed to the proposed development for the following reasons:

Too much density – Burdett Avenue is a quiet street and mostly contains family homes. I feel that the proposed development is too much density for the three lots and does not meet the OCP's intent for Burdett Avenue. The building's proposed size and height would also overwhelm the adjacent buildings located on Cook Street and at 1115 and 1149 Rockland Avenue.

Impact on parking and local traffic – I noticed that the plans do not allocate enough parking spots for the building's residents and visitors. This would inevitably create traffic congestion and frustration for the neighbours as the building's residents and their visitors would be seeking additional parking spots on Burdett Avenue or other streets in the neighbourhood.

Loss of light – My side of the building, located at 1149 Rockland, faces west and the sun comes around in the afternoon. I enjoy the afternoon sunlight throughout the year and in the evenings during the spring, summer and early fall. As the shadow study indicates, if the proposed development is built, my side of the building would already be in shadow just at the time of day (e.g., 3:00 pm in the summer) when the sunlight currently starts to come into my suite. It would be a complete loss of sunlight, not just an hour or two, for most of the year.

I recognize there is a high demand for more housing in Victoria, but the size of this proposed development is too much density and has too much of an impact on the neighbouring residents and, therefore, I remain opposed to it. A better alternative would be for duplexes, triplexes or a small townhouse complex which could fit in with the character of the neighbourhood, comply with the intent of the OCP, lessen the impact on neighbouring residents and provide more homes for families in the Fairfield neighbourhood.

Sincerely,

Tara Todd-Macdonald
214-1149 Rockland Ave

Lacey Maxwell

From: Donna Mac [REDACTED]
Sent: November 15, 2017 3:59 PM
To: Victoria Mayor and Council
Subject: Fwd: Empresa Proposed Development Rezoning Application #00516 & Development Permit Application #000462-1120/1124/1128 Burdett Avenue

Mayor and Council

This may be a duplicate email as I am on vacation and had to use an internet shop to type the following comments and the original email did not go through.

Donna MacFarlane
112-1149 Rockland Ave
Victoria BC V8V 4T5

Sent from my iPhone

Begin forwarded message:

From: Donna Mac [REDACTED]
Date: November 15, 2017 at 11:50:13 AM HST
To: Donna MacF [REDACTED]
Subject: Fwd: Empresa Proposed Development Rezoning Application #00516 & Development Permit Application #000462-1120/1124/1128 Burdett Avenue

From: "donna macfarlane"

@Sent: Wednesday, November 15, 2017 11:44:10 AM

Subject: Empresa Proposed Development Rezoning Application #00516 & Development Permit Application #000462-1120/1124/1128 Burdett Avenue

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

November 15, 2017

Subject: EMPRESA PROPERTIES REZONING APPLICATION #00516 & DEVELOPMENT PERMIT APPLICATION 000462-1120/1124/1128 BURDETT AVENUE

We are residents at 1149 Rockland Avenue, our Unit 112 is facing Burdett Street, whereby we have access from Burdett Street. When the development was first proposed, I attended the community meetings and signed the petition opposing it. We were shocked to see in the Times Colonist newspaper an article that proposed development from a 36-unit condo development to a 44 unit rental building. I have reviewed the revised plans and continue to be opposed to the proposed development for the following reasons:

Impact on parking and local traffic. We notice the revised plans do not allocate sufficient parking spots for the buildings residents and visitors. This would inevitably create traffic congestion and frustration for the neighbours and the building's residents and their visitors would be seeking additional parking spots on Burdett Avenue, which is already full of parked cars.

Too much density. Burdett Ave is a quiet street and contains mostly family homes. We feel the proposed development is too much density for the three lots and does not meet the OCP's intent for

Burdett Ave. The building's proposed size and height would also overwhelm the adjacent buildings located on Cook Street and at 115 and 1149 Rockland Avenues.

I recognize there is a high demand for more housing in Victoria, but the size of this proposed development is too much density and has too much of an impact on the neighbouring residents and I continue to oppose it. A better alternative would be for duplexes or triplexes or a small townhouse complex which could fit in with the character of the neighbourhood, comply with the intent of the OCP, lessen the impact on neighbouring residents and provide more homes for families in the Fairfield neighbourhood.

Last, but certainly not least, is the lack of credible public process surrounding the Empresa proposal. The last we heard of this proposed development was at the end of June when we were to present ourselves at City Hall for a public hearing. The hearing was postponed by Empresa 24 hours prior to the public hearing. We were advised it would not be rescheduled until at least September. It was shocking to see the article in the Times Colonist with the statement that there is little concern expressed within the community regarding this project. This is the first piece of information we have received since June.

Sincerely,

Donna MacFarlane and Robert Petersen

112-1149 Rockland Ave, Victoria , BC

Lacey Maxwell

From: rick johnston [REDACTED]
Sent: November 15, 2017 2:09 PM
To: Victoria Mayor and Council
Subject: 1120-1120 Burdett development

A few months ago we were preparing to voice our concerns at a meeting over a proposed 36 unit condominium development at 1120-1128 Burdett. This meeting was abruptly cancelled and we are now learning not from you but from the media that the scope of this development has changed substantially and you are now endorsing a 44 unit apartment complex which be even higher, wider and deeper than the original proposal. The variances required to accommodate this proposal are off the charts.

Your support of this proposal makes a mockery of the zoning system and development process. You have blatantly disregarded and disrespected the neighbours most affected by this development to satisfy YOUR vision of OUR neighbourhood, shame on you.

We urge you to hit the reset button on the development of this property and work with the neighbourhood shareholders to find a plan that works for the city and for us. To not do so would represent a shift from democracy to authoritarianism.

Respectfully submitted,
Rick and Lynne Johnston
203-1115 Rockland Ave.

Lacey Maxwell

From: Melanie and Morgan Finley [REDACTED]
Sent: November 16, 2017 10:03 AM
To: Victoria Mayor and Council
Subject: 1120-1128 Burdett

Hi,

As local residents, we are **very opposed to the proposed development at 1120-1128 Burdett** as introduced on November 9.

It was with great disappointment that I have found out about the changes to the proposed development at 1120-1128 Burdett. No amendments were made to satisfy the concerns of local residents. In fact, the number of units have been increased with no increase in parking provided. We already can't find parking outside our own homes in the neighbourhood. Furthermore, there is no reduction in the proposed height along Burdett which is a street that already has established family residential houses.

There has been no consultation with local neighbours regarding these changes despite the fact that these are the people who are most heavily invested in the neighbourhood. And yet, mayor and council loudly support this proposal. Who are they representing? How can councilors assume there is less concern from local residents if there has been no consultation and this is the first we are hearing about it?

Lacey Maxwell

From: Raphael Beck [REDACTED]
Sent: November 18, 2017 5:17 PM
To: Ben Isitt (Councillor)
Cc: Victoria Mayor and Council
Subject: 1120 - 1128 Burdett / Empresa development project

Dear Mr. Isitt,

Following the recent correspondence between you and Mr. Curran, I would like to bring to your attention (again) that we (as well as other residents in the area that I have spoken with) continue to **strongly object** to the above project in its current version, that we believe will have a very negative effect on our quality of life.

We also want to strongly protest the lack of communication with the Community on part of the developer (understandable...) and the City Planning department regarding developments or changes in the proposal.

May I remind you that you were elected to work for and protect **our interests**, and approving this project in its current version is exactly the opposite!

Sincerely,

Dahlia and Raphael Beck

3-727 Linden Avenue, Victoria.

Lacey Maxwell

From: Lindsay Justin Lennox [REDACTED]
Sent: November 20, 2017 5:07 PM
To: Victoria Mayor and Council
Subject: 1120-1128 Burdett Avenue: Please reconsider.

Dear Mayor and Council

In regard to the new Empresa Development proposal for [1120-1128 Burdett Avenue](#), I am so disheartened by the whole process. I feel as if we as residents have been 'thrown under the bus'. When I heard about the new proposal and read the article from the Times Colonist I was shocked that it has even been considered part of the original proposal and not triggered a new need for an entirely new application.

I know that it would be a terrible mistake to over build on this one block that is supposed to be a transitional block to traditional family housing of Fairfield. I have never been opposed to development on this street. There are many examples of 12, 18, even 24 units projects that could be done that would add to the neighbourhood and be more appropriate. The bigger buildings like the one proposed should be kept to the major arteries. It used to be called the M&M principal (the hard shell protecting the softer inside) where the higher buildings bordered the noisy streets and sheltered the family neighbourhoods within. Aversion to this project is not just a case of NIMBY, I realize Victoria needs housing but it would be better to find locations on the major routes to make up another 20 units and keep the Burdett proposal down to a maximum of 24, rather than destroy this neighbourhood.

Mayor Helps comment that it is a "model proposal" seems completely inappropriate before the community has even been heard. How can she say "We have a better design that fits into the neighbourhood" when there is not enough residential parking spaces as it is on the street, no traffic or parking analysis done? A quick check with City Parking would indicate how parking already is a huge issue: look how many tickets have been given out on this block over the last few years. How does adding 44 units with only 36 parking spots not make an already bad situation far worse? I felt sick when I read that Mayor Helps said "I feel really proud of the developer and staff for working really hard to bring us back this proposal." Does she feel proud of the way the public and community has been heard or consulted when we sent a 109 signatures on a letter sent last May and we heard no acknowledgement from either council, planning or the developer?

The way this whole process has unfolded seems shady and very bias towards an agenda to build new housing units whatever the cost and keep the public quiet and without a vote. Is there any point in even coming out to be heard at a COTW when it seems that council has already made up their minds? I ask this in all seriousness. Mayor Helps recuses herself from voting on AirBnB issues to avoid the optics of a conflict of interest, yet after hearing her opinions on the radio, in sound bites, quoted in articles and live at council meetings over the last two years it seems that she has a closed mind with a strong bias towards new density and rentals whatever the counter argument, so we already know how she will vote. Her repeatedly stated opinion should be considered a conflict of interest when voting on this proposal as it seems obvious that her mind is already made up.

Cnclr Madoff pointed out in the COTW meeting last February that it is "schizophrenic" to change the zoning and allow all the variances that the developer wants only on the north side of Burdett but not on the south side. Are we in the traditional family dwellings on the south side supposed to be bound by the city to keep some sort of quaint-neighbourhood family-feel to the street while the north side develops a four storey building with underground parking that is at least a dozen stalls too small? The developer and the planning department seem to like the spin that there already exist 4-storey buildings to the west and the east. However these buildings are on arterial busy streets: Cook St and Rockland Ave whereas the one block of Burdett goes nowhere except to end at a T-junction with Linden.

I could go on and on about the details of why the proposal is not a good fit but please just have a look at how much it is against the spirit of the OCP and the idea of this block being a transitional zone. The current proposal requires so many variances and rezoning that it will certainly destroy what this block presently represents in its transitional role.

Lastly, if this proposal is going to be forced on to us then I would like to ask that it at least be fair and that the south side of Burdett, in particular 1131 Burdett is rezoned to match 1120-1128 Burdett so that we can sell to a developer and have our 1909 house demolished for more rental units. I think this would be fair as we will certainly not want to continue living here. As Counsellor Young stated at the COTW last February: "We will be sending a signal to the neighbourhood that in fact further change is likely," he said. "I do fear that if we go to infilling this urban residential area with this very dense four-storey format it will project instability to that surrounding neighbourhood. I'm afraid we will destroy that very traditional residential neighbourhood."

Thank you for reading my letter.

Lindsay Lennox
1131 Burdett Ave
[REDACTED]

Lacey Maxwell

From: SARAH LENNOX [REDACTED]
Sent: November 22, 2017 9:14 PM
To: Lisa Helps (Mayor)
Cc: Victoria Mayor and Council
Subject: 1131 Burdett ave. please consider our voice.

Dear Mayor Lisa Helps and Councillors,

I feel like we the residents don't have a vote; you heard 44 rental units and in your mind it's a go. Should I have to feel like my only option is to move? Well that's how I feel, I feel like you don't care about the long term residents of Burdett Ave. Why do we now have to fight your unjust process, unfair in its lack of process, unfair in your bias. Oh wait, I cannot move as I cannot afford to buy a single family home in my neighbourhood, so my only recourse is to try and beat on deaf ears and hope that our protests get through. We know development is coming, we know people want to move here but why must it come with the cost of destroying our neighbourhood? The 1100 block of Burdett Ave is not a major thoroughway, it's a quiet street. Yes it has the Chateau Neuf, the four story condo building but it is the back side; we rarely see the residents or their vehicle traffic as the main entrance is on Rockland Ave. It is also landscaped in a fashion that it seems to disappear into the trees. The proposed 44 unit 4 story rental building from Empresa Properties will be front and centre; the developer is trying to push all margins asking for variances on parking, footprint, and height. It will not blend in well with the neighbourhood at all, there will be a constant battle for parking; there already is without the increased density. Why the need to let a greedy (in my view) developer push his oversized building onto our street. It is almost as if the developer knew that the community was rallying in the spring so they withdrew their proposal as they knew it would be a hard sell. It is almost as if they researched what was important to the current Mayor and presented the 44 unit rental building with ample bike parking. Really? That's all it takes to shroud all the oversize variances for a building that obviously does not fit the street?

Yes development is going to happen across the street from us but really, why does it have to be a monstrosity of a building of 44 units. It is a non-arterial residential street not a busy arterial. There are so many other options that would fit the street, but not this proposal. I know you must feel you are looking at this proposal as a good thing as people are coming and they need a place to live. That there is a housing crisis here in Victoria but what will a 44 unit do for families? We need more rentals for families here for diversity growth not little box housing that will most likely be high in rent. What is wrong with asking the developers to come back with a concept that is reasonable for our neighbourhood, something that we the residents can be proud of, something that would enhance our landscape. I don't think this an unreasonable request.

Thank you for accepting the right fit for Burdett.

Sincerely,

Sarah Lennox

Homeowners and residents of 1131 Burdett ave.

DWAYNE & DOROTHY SMITH

RECEIVED

NOV 27 2017

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

Dear Mayor & Council

Re: EMPRESS PROPERTIES REZONING APP. #00516 and
DEVELOPMENT PERMIT APP. #000462
1120-1128 BURDETT AVENUE

In the past we have attended meetings with the developer, concerned neighbors and city council. We have come to accept a four story, 36 condo unit building at the above location.

We feel absolutely blind-side upon seeing the recent article in the Times Colonist wherein it was stated we are getting a 44 unit rental building.

What was the purpose of all the meetings and why are you not listening to the concerns of people who elected you and who you are supposed to represent?

We are against this proposed rental unit and are concerned about the parking problem you are creating.

Regards,

Handwritten signatures of Dwayne and Dorothy Smith in black ink.

Dwayne and Dorothy Smith

RECEIVED
DEC 04 2017

November 30, 2017

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

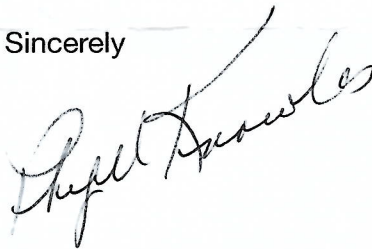
Proposed development Burdett Avenue - sites of 1120, 1124, 1128

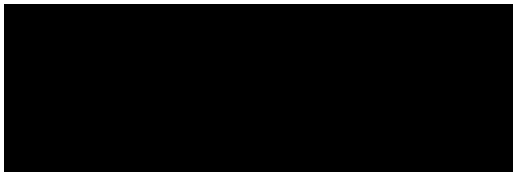
Dear Mayor and Council

I am writing you to reinforce my concerns stated in the attached letter to you, dated October 11, 2017.

The latest changed plans are an even more intrusive to our neighbourhood on all previously stated levels.

Sincerely

A handwritten signature in black ink, appearing to read "David Knowles", written in a cursive style.



October 11, 2016

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

Proposed development Burdett Avenue- sites of 1120, 1124 & 1128 Burdett Avenue

Dear Mayor and Council,

I am writing you to voice my concerns about the above proposal.

I live next door to 1128 Burdett Avenue and this proposed development of 4-5 storeys will significantly impact me.

The height of this this development means that my property will be overlooked, with an invasion of my privacy, which will effect approximately 80% of the interior space of my condo and the entire space of my west facing balcony. The loss of privacy and sunlight will seriously and negatively impact the resale value of my home,

Sunlight reduction is also a great concern. The proposed plan of 4-5 stories, and the much deeper construction to the back of the property will considerably reduce any and nearly all direct sunlight. Direct sunlight is a valuable commodity.

The "Right to Light (Ancient Lights Law) has been brought to my attention. I believe this applies to this situation.

I understand that development in some forms must continue, but I urge you to consider something more suitable for our community such as townhouses, which would have far less impact on the current residents and would better suit the neighbourhood.

I would encourage you to consider the points noted above, as well as collective concerns of the neighbourhood and residents.

Sincerely,



Lacey Maxwell

From: Dwayne Leskewitch [REDACTED]
Sent: December 21, 2017 1:25 PM
To: Jonathan Tinney
Cc: David Biltek; Victoria Mayor and Council; Douglas Curran; Tim Stemp Residents
Subject: Re: Empressa Development Burdett

Thanks for the clarification Jonathon however there are two points where the facts and feedback from David differ.

- 1) The initial proposal was not withdrawn at a Public Hearing.
- 2) David responded to my query about a second Community Meeting by stating "Second community meetings are ordered by council and it is triggered by an increase in height or density or so it seems."

I appreciate that folks have an opportunity to speak for 5 minutes at the Public Hearing however this is generally a one way conversation. What is heard by Council is not necessarily what is said. What is heard will be influenced by the context that each member of council brings to the meeting including bias's whether they are aware of them or not. This process, if viewed in place of an open two way conversation, does not serve the developer or community well as it does not usually motivate an outcome that will be seen as an acceptable compromise for either.

Respectfully
Dwayne Leskewitch

On Wed, Dec 20, 2017 at 4:03 PM, Jonathan Tinney <JTinney@victoria.ca> wrote:

Dwayne,

Just to clarify, the applicant did not cancel the application, the previous design was instead withdrawn from consideration at a public hearing for further revisions. Those revisions reduced the requested density from 1.83:1 to 1.66:1 FSR decreased the required variances; therefore, as mentioned a required second CALUC meeting was not triggered.

An update on the revised proposal was sent to the CALUC, where the process allows the CALUC membership to request an additional meeting of the developer directly or (if they refuse) through Council if one is wanted. It is then up to Council to require the additional meeting or not.

I think its important to note that the intent of the CALUC process (as laid out in the TOR) is to inform and encourage the developer to make changes to their application (ideally in the early stages of design) in response to community concerns and needs. While opportunity for the community to weigh in on whether the application does or does not meet those concerns could be addressed at a second CALUC meeting, it can also be similarly addressed at the Public Hearing where Council will be able to hear this feedback directly and in advance of there making a decision (approve, deny, redesign).

Regards,

Jonathan

From: Dwayne Leskewitch [mailto: [REDACTED]]
Sent: December 12, 2017 11:24 AM
To: David Biltek [REDACTED] Jonathan Tinney <JTinney@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Douglas Curran [REDACTED] Tim Stemp Residents [REDACTED]
Subject: Re: Empressa Development | Burdett

Thank you David and Jonathan for your prompt responses.

Jonathan, the "Community Association Land Use Committee (CALUC) Procedures..." is very well written and helpful.

As you both know, this development as initially proposed and resubmitted is not supported by the community. The reasons have been well documented and communicated. (see "rightfitforburdett.com").

You responded to my query by essentially saying that the latest submission by the developer does not fall into the criteria for a second Community Meeting. I believe that the proponent withdrew the initial application just prior to the scheduled Public Hearing in June and subsequently submitted a new one. A Community Meeting is therefore mandatory based on City policy. The issue is not whether the "changes" submitted fall into the criteria set out in the Procedures.

Regardless, one of the points raised in the CALUC Procedures states "In the event that changes to a proposal do not fall into the categories specified above, but the CALUC feels that the changes are significant, of particular interest to the neighbourhood or impact the proposal's fit with the surrounding neighbourhood, they may request that a second community meeting take place."

Based on that criteria, there is no question that the new proposal should motivate CALUC to request another Community Meeting.

I have copied the following from the Procedures:

Purpose

The primary purposes/objectives associated with the formal community meeting are to:

- promote an understanding of the proposal and its potential impact

- provide an opportunity for those who own or occupy property in close proximity to the proposal to learn about the development proposal, ask questions and provide feedback
- provide an opportunity for developers to receive feedback on the proposal so they can respond with design revisions, if feasible, from their perspective
- reduce conflict in later stages of the rezoning process.

Principles

The following principles will guide the process:

- it should be respectful of everyone involved in the process
- there should be a sense of openness to share and receive feedback while understanding there will be a variety of opinions and that applicants may or may not be able or willing to incorporate ideas and comments received.

CALUC Role

During the community meeting, the CALUC's primarily role is to:

- set the stage for an open, respectful meeting at the meeting outset and read aloud the introduction (Appendix 1) to ensure the basic details of the process and expectations are explained
- facilitate dialogue to ensure all voices are heard
- record feedback and submit to City and applicant
- educate attendees regarding process and empower / encourage participation.

The following paragraphs from a letter submitted to the Mayor and Council early this year describe an outcome to this development that would receive the support of the community. There is no evidence to this point that CALUC has fulfilled its role but an opportunity to do so still exists. It just takes some leadership to show that the "Principles" stated above are real.

"Based on the above we hope that you will reconsider your approach to the redevelopment of

1120, 1124 and 1128 Burdett to reflect the needs and desires of the community. There are

numerous examples of redevelopment in the Fairfield neighborhood mentioned above that

provide transition from higher density to traditional residential densities and that have been

financially successful for the developer.

Many of these developments such as, 710 and 720 Linden, 1120 and 1145 McClure, 523 Trutch, 451 Chester and 1020 Richardson were supported by the community at rezoning and development meetings. We believe that a similar development proposal for 1120 -28 Burdett would also be supported by the community and would be a win – win for all parties."

Respectfully

Dwayne Leskewitch

On Mon, Dec 11, 2017 at 7:17 PM, David Biltek [REDACTED] wrote:

Second community meetings are ordered by council and it is triggered by an increase in height or density or so it seems. I have only had the deal with one and that decision was made last month to hold the second meeting in february

I was not on the CALUC when this meeting took place

David

Sent from my BlackBerry — the most secure mobile device — via the TELUS Network

From: [REDACTED]
Sent: December 11, 2017 6:59 PM
To: [REDACTED]
Subject: RE: Empressa Development Burdett

Thanks David

Why has there not been another Community mtg as the proponent withdrew the initial proposal and submitted a new significantly different one?

On Dec 11, 2017 6:50 PM, "David Biltek" [REDACTED] wrote:

<http://fairfieldcommunity.ca/wp-content/uploads/2014/07/11201124.1128-Burdett-CMN-Fairfield-Gonzales-CALUC-Meeting-152-2016.pdf>

this should link you to the minutes of that meeting

welcome to the neighbourhood

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

A Volunteer committee helping our neighbours engage in community planning by providing opportunities and processes to collect and forward residents' comments to City Council

From: Dwayne Leskewitch [REDACTED]
Sent: December-11-17 3:53 PM
To: planandzone@fairfieldcommunity.ca
Subject: Empressa Development Burdett

Hi David

Can you please point me to the minutes of the meeting where this development was discussed. I think it was early this year. I could not find anything on the website.

We are new to the neighborhood and want to catch up.

Thks

Dwayne

Lucas De Amaral

From: Douglas Curran <[REDACTED]>
Sent: Monday, January 01, 2018 12:17 PM
To: Luke Harrison
Cc: Victoria Mayor and Council; David Biltek; Tim Stemp
Subject: Empresa's variances requested /1120 - 1128 Burdett variances requested / Oct. 27 Staff Report
Attachments: Empresa Staff Report.pdf

Hello Luke,

Thank you for meeting with Tim Stemp and myself yesterday to discuss your Burdett Avenue project. It would have been of greater benefit to all if such meetings had been conducted soon after, and following upon your May 24th withdrawal of your application prior to the scheduled Public Hearing.

Your previous and last communication of Nov. 29, 2016 had indicated that "*... we will be coming back to the neighbourhood soon to share where we are in the process as well as the current design.*" but despite attempts to contact Empresa in the year-long interval no response has been forthcoming. Obviously such a step would logically have been intrinsic to your resubmitted application.

In contrast to your repeated statements of yesterday, that there were no variances being sought by Empresa in its current iteration, this is not not factually correct. Attached please find the Oct. 27 staff report that details both the variances sought as well as tables comparatively outlining the zoning changes sought.

As we had explained yesterday, the fundamental problem - from the outset, with Empresa's proposal has been that the consolidated lots are inadequate to the density sought.

This inadequacy results in the numerous variance requests that negatively impacts on the privacy, livability, light, green canopy cover, of long-time residents in the adjacent buildings, as well as on character of the adjacent traditional neighbourhood and historic buildings of the street. The flaw of trying to shoehorn too much density on an inappropriate site is one I have often encountered in other development aspirations conceived by new developers.

Again, as we presented yesterday, this community did not take a stand rejecting redevelopment, but has sought viable plans that follow within the OCP guidelines and recognize the legitimate and balanced concerns of existing residents.

Despite your recent involvement with Empresa and your partnership's proclamation of approaching projects "*collaboratively*", there has actually been no evidence of such action. Your project fails to meet the definition for "Right Fit for Burdett".

regards, for RFFB, Doug



Committee of the Whole Report For the Meeting of November 9, 2017

To: Committee of the Whole **Date:** October 27, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Update Report – Rezoning Application No. 00516 and Development Permit with Variances Application No. 000462 for 1120, 1124 and 1128 Burdett Avenue

RECOMMENDATION

That Council authorise the following in relation to the proposed bylaws and set a Public Hearing date for Rezoning Application No. 00516 for 1120, 1124 and 1128 Burdett Avenue:

1. Amend Schedule 1 of the Zoning Regulation Bylaw Amendment No. 17-047.
2. Give third reading to Zoning Regulation Bylaw Amendment No. 17-047 as amended.
3. Rescind third reading of the Housing Agreement Bylaw No. 17-048.
4. Amend Schedule A of the Housing Agreement Bylaw No. 17-048.
5. Give third reading to Housing Agreement Bylaw No. 17-048 as amended.

Following consideration of Rezoning Application No. 00516, if it is approved, that Council consider this updated motion with respect to Development Permit with Variances No. 000462:

"That Council authorize the issuance of Development Permit with Variances Application No. 000462 for 1120, 1124 and 1128 Burdett Avenue, in accordance with:

1. Plans date stamped August 11, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12m to 13.53m (previously 13.55m)
 - ii. increase the site coverage from 40% to 51.42% (previously 57.06%)
 - iii. reduce the open site space from 50% to 46.58% (previously 42.16%)
 - iv. reduce the minimum required front yard setback from 10.5m to 5.11m for the building (previously 4.51m)
 - v. reduce the east side yard setback from 6.77m to 3.75m for the building, and 2.82m for the parkade stairs
 - vi. reduce the west side yard setback from 6.77m to 4.22m for the building face, 2.22m for the balconies, and nil for the parkade
 - vii. reduce the required residential parking from 1.2 spaces per dwelling unit to 0.8 spaces per dwelling unit (previously 1.02 spaces per dwelling unit).

3. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
4. That Council authorize the City Solicitor to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m² of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way.
5. The Development Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an update on the changes to the proposal initiated by the applicant since the last meeting of Council of May 25, 2017.

The necessary Zoning Regulation Bylaw Amendment that would authorize Rezoning Application No. 00516 (and concurrent Development Permit with Variance Application No. 000462) for the property located at 1120, 1124 and 1128 Burdett Avenue received first and second readings at the Council meeting of May 25, 2017 (minutes attached). Based on the applicant's recent revisions, an amendment to the Zoning Regulation Bylaw is required to accommodate the reduced density and amenity contributions. To this effect, a new Zoning Regulation Bylaw No. 17-047 has been prepared and replaces Schedule 1, attached for Council's consideration.

A Housing Agreement had previously been completed to ensure that future strata bylaws cannot prohibit owners from renting residential strata units or restrict the age of occupants. First, second and third reading of the Housing Agreement Bylaw No. 17-048 were given at the Council meeting of May 25, 2017. Since this meeting, the applicant has applied to the CMHC Rental Construction Financing Program and is now volunteering to provide rental housing for a minimum period of 20 years. Therefore, a new Housing Agreement has been prepared and replaces the attached Schedule A of Housing Agreement Bylaw No. 17-048. The Housing Agreement maintains the no restriction on occupant age; and in addition, the no restriction on long-term rental clause will take effect after the expiration of the 20 year rental period.

With regard to the preconditions that Council set in relation to these applications, staff can report that a section 219 covenant for achieving a minimum BUILT GREEN® “Bronze” certification has been executed and registered on title.

Design Revisions

In the shift from strata condominiums to rental units, a number of design revisions have been incorporated into the proposal, which include:

- an increase in residential units from 36 to 44
- reduction in the total floor space to 2764m², resulting in an overall reduced density from 1.83:1 FSR in the previous proposal to 1.66:1 FSR
- a recess of approximately 2m for the central portion of the north elevation (rear) and an increase in the rear setback by approximately 30cm
- reconfiguration of the parkade stairs and exhaust shaft on the east elevation and east stair exit
- consolidation of bedroom windows on the rear portion of the east elevation
- overall reduction in glazing for the north (rear) elevation
- increased setbacks by approximately 0.6m on the south (front) elevation

- reconfiguration of units on the west elevation and removal of a balcony for unit C1 on the ground level
- greater articulation of the west elevation and south-west corner through materials and massing
- reconfiguration of storage lockers, bicycle storage and the elevator shaft in the parkade to accommodate the increased number of units
- updates to the window and material placement, and panel reveal lines as a result of the unit reconfiguration
- elimination of one tree (resulting in a total of 11 trees) for the rear landscaped patios
- revisions to landscaping to reflect the footprint and unit reconfiguration.

A comparison of the previous and current proposal has been included in the following data table, which compares the proposal with the R3-AM-1 Zone, which applies to a portion of the lot at 1128 Burdett Avenue and is the predominant zoning surrounding the subject property. For the purpose of parking regulations, the current zoning requirement has been calculated according to the current proposal. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Previous Proposal Plans dated April 10, 2017	Current Proposal Plans dated August 11, 2017	Zone Standard R3-AM-1
No. units	36	44	N/A
Site area (m ²) - minimum	1673.70	1673.70	920.00
Site area per unit (m ²) - minimum	49.49	35.43	33.00
Density (Floor Space Ratio) - maximum	1.83:1*	1.66:1*	1.2:1
Total floor area (m ²) - maximum	3054.96	2764.40	N/A
Height (m) - maximum	13.54*	13.53*	12.00
Storeys - maximum	4	4	4
Site coverage % - maximum	57.06*	51.42*	40.00
Open site space % - minimum	42.16*	46.58*	50.00

Zoning Criteria	Previous Proposal Plans dated April 10, 2017	Current Proposal Plans dated August 11, 2017	Zone Standard R3-AM-1
Setbacks (m) - minimum Front (Burdett Avenue)	4.51* 3.00* (steps/canopy)	5.11* 5.11 (steps/canopy)	10.50 4.50
Rear	4.77* (balcony) 6.77 (building)	4.80* (balcony) 6.77 (building)	6.77
Side (east)	3.75*	3.75* 2.82* (stair)	6.77
Side (west)	0.00* (parkade) 2.22* (balcony) 4.22* (building)	0.00* (parkade) 2.22* (balcony) 4.22* (building)	6.77
Open site space setback from a street (m) - minimum	1.00*	1.00*	6.77
Parking - minimum	37*	36*	53
Visitor parking (minimum) included in the overall units	3*	3*	4
Bicycle parking Class 1 (minimum)	37*	47	44
Bicycle parking Class 2 (minimum)	6	6	6

A number of the requested variances have changed as a result of the new design which are summarized as follows:

- increase the height from 12m to 13.53m (previously 13.55m)
- increase the site coverage from 40% to 51.42 (previously 57.06%)
- reduce the open site space from 50% to 46.58 (previously 42.16%)
- reduce the minimum required front yard setback from 10.5m to 5.11m for the building (previously 4.51m)
- reduce the required residential parking from 1.2 spaces per dwelling unit to 0.8 spaces per dwelling unit (previously 1.02 spaces per dwelling unit)
- reduce the east side yard setback to 2.82m for the stair access to the parkade (not identified in the previous staff report).

Additionally, a variance for the canopy is no longer required as it has been revised to conform with the minimum setback requirements. Overall the design changes are an improvement to the proposal with the magnitude of the majority of the requested variances being reduced. Although the parking variance has been increased with a request to reduce the required parking from 1.02 stalls per dwelling unit in the previous proposal, to 0.8 stalls per unit (for a total shortfall of 5 stalls under the draft Schedule C – Off-Street Parking Regulations for rental units), staff believe there would be a marginal impact on the surrounding streets. The proposal includes a surplus provision of secure bicycle stalls (for a total of three stalls) and the subject property is located close to the downtown core, with good access to transit facilities. For this reason, staff recommend for Council's consideration that the proposed design is supported.


Third Party Economic Analysis


The applicant proposes a FSR of 1.66:1, which is a reduction from 1.83:1 FSR in the previous proposal. The contribution of a public amenity may justify extra density above the base density of 1.2:1 FSR, and the proposal is eligible for the fixed-rate amenity contribution under the Council approved density bonus policy. This would result in a bonus density of 769.90m² which equates to a fixed rate community amenity contribution of \$41,436.02 (compared to the previous proposal which allowed for a bonus of \$56,656.85). The applicant also has the option of conducting an independent third-party economic analysis but has opted for the fixed rate amount. The community amenity contribution would be payable at the time of building permit issuance and would be allocated for future community amenities in the Fairfield neighbourhood.

Conclusions

The preconditions that Council set in relation to these applications have been met and the proposed design changes are supportable. Staff recommend for Council's consideration that the application proceed for consideration at a Public Hearing.

Respectfully submitted,


Charlotte Wain
Senior Planner – Urban Design
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov. 1, 2017

List of Attachments:

- Attachment A: Aerial map
- Attachment B: Zoning map
- Attachment C: Council minutes dated May 25, 2017
- Attachment D: Updated letter to Mayor and Council date stamped October 12, 2017
- Attachment E: Letter summarizing design revisions date stamped October 12, 2017
- Attachment F: Revised plans dated August 11, 2017
- Attachment G: Zoning Regulation Bylaw No. 17-047 with revised Schedule 1
- Attachment H: Housing Agreement Bylaw No. 17-048 with revised Schedule A

Apartment 114
1149 Rockland Avenue
Victoria
BC
V8V 4T5

31 December 2017

Mayor & Council
City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

Proposed development Burdett Avenue – sites of 1120, 1124 & 1128 Burdett Avenue

Dear Mayor & Council,

We are writing to you again to impress on you our concerns about the above proposal.

The impact this proposal will have on our lives will be devastating. In order to have you appreciate these concerns, we invite you and your Council members to visit our home to visualise the loss/absence of natural light we will suffer for most of the year, and to do this ahead of your 11 & 25 January meetings. This is based on the developer's own shade projections (Low Hammond Rowe architects) for the summer, fall and winter solstices.

We put it to you that we have a right to natural light (Order of Ancient Lights) which this development will deny us. We both intend to be present at your 11 and 25 January meetings at City Hall but hope to have met you before this at the above address – our phone number is [REDACTED]

Yours faithfully,

.

Peter & Gwen Baldry

Cc Douglas Curran, 1161 Burdett Avenue V8V 3H3
Cc Owners of Apartments 112, 212, 214, 312, 314, 412, 414 Chateaufort *
Cc Strata Council 248 *

- same address and postcode as ourselves

cc Rick Johnson Apt 203, 1115 Rockland Avenue, Victoria BC V8V 3H8

Lucas De Amaral

From: Tim Stemp <[REDACTED]>
Sent: Monday, January 01, 2018 2:03 PM
To: Victoria Mayor and Council
Subject: Objection to proposed rezoning/development application for 1120-1128 Burdett Ave
Attachments: BC stats.xlsx; yellow sheet Q3.pdf

Dear Mayor and Council.

I am writing to object to the proposed Rezoning and Development application for 1120-1128 Burdett Ave that is presently scheduled for a Public Hearing on Thursday January 25, 2018.

Victoria is a very desirable place to live and according to a Canadian gov't. survey recently cited by Mayor Helps, 15% (~5.4 million) of Canadians want to move to Victoria for retirement. Mayor Helps suggested in her remarks that Victoria had an obligation to provide sufficient housing to accommodate those survey results.

However, Victoria does not owe it to the rest of Canada to accommodate this desire anymore than Oak Bay, owes it to me to provide cheap, available housing in the Uplands, simply because I desire to live there. It is simply impossible to accommodate the survey desires of all 5.4 million people. Our focus should be more on what we need to accommodate the growth that is actually forecast while **maintaining livability** for the existing residents and tax payers.

To that end, the Official Community Plan (OCP) sets out the frame work and guidelines for how the citizens of Victoria expect Mayor and Council to manage the growth and change of our city. Page 25 of the OCP states that between 2012 and 2042 the city is forecasted to need housing for 20,000 new residents in the form of:

- 13,500 new apartment units,
- 2,700 new ground-oriented housing units
- Or 450 new apartment and 90 new ground-oriented units/year.

It is worth noting the definition of Ground-Oriented Dwelling as provided in the OCP is:

“Ground-Oriented Dwelling: A residential unit that has individual and direct access to the ground, whether detached or attached, including single-detached dwellings, duplexes, rowhouses and townhouses, as well as the principal unit and secondary suite in single-detached dwellings.”

As defined, this does not include units in a condo or multi story apartment building that may have direct access to the ground such as 4 of the 44 units currently proposed for 1120-28 Burdett Ave.

The OCP calls for 50% of the forecasted growth (10,000 people in 8,100 housing units) to be in the urban core, and 40% (8,000 people in 6,480 housing units) to be at two Town Centers around Hillside & Mayfair Malls as well as transit oriented Large Urban Villages. According to the OCP only 10% (2,000 people in 1,620 housing units) of the remaining population growth is to occur outside of the urban Core, two Town Centres and Large Urban Villages.

Further more this growth, as dictated by the OCP, is to occur over a 30 year period. As such this would mean the approved plan for growth calls for a total of 660 new residents and 540 new dwelling units per year in all of Victoria. In all of the areas of the city outside of the Urban Core, the 2 Town Centres and the Large Urban Villages (i.e. most of Fairfield, Rockland, Fernwood, James Bay, Gonzales, Jubilee, Oaklands, Vic West, Hillside/Quadra, Burnside and North Park combined) the approved plan calls for only 66 new residents or 54 new dwelling units per year.

According to Statistics BC, (see attached) the total number of new unit building permits in the city of Victoria from 2012 to 2016 was 3606 units or 721 units per year which is 9.2% above the growth approved in the OCP. However, Statistics BC also breaks these numbers down into the type of units constructed over the same time period to:

- 3340 apartment units or 668 per year,
- 66 row house units or 13 per year,
- and 95 single dwelling units or 19 per year.

That puts the number of apartment units constructed at **48% over the 450 units/year growth target defined in the OCP**. Combining the Row house and single dwelling units stats gives a total of 161 ground oriented units or only 32 units per year which is **64% under the 90 units/year** growth target specified in the OCP.

The 2017 Jan-Oct year to date (YTD) data is even more alarming when compared to the OCP guidelines. It shows a total of 806 units were issued permits in the first 10 months of 2017. 789 of these were for apartment units and only 3 row dwelling units and 12 single dwelling units. That's **75% over the OCP's annual growth target of 450 apartment units** in only 10 months, and **83% under the OCP's annual growth objectives of 90 ground oriented units**.

Yellow Sheet Analytics prepares a Multi-Family Development Overview for the Urban Development Institute (UDI) on a quarterly basis. The 2017 Q3 report as of Sept 30, 2017 (attached) reports that there are currently:

- 2083 multi family development units in the development application process in the city of Victoria,
- 905 units that have planning approval but have not yet started construction,
- 1790 units under construction
- Total of 4778 units in the development pipeline in Victoria.

Of these less than 50 or **only 2.4%** of the total new units in the development application process are ground-oriented row or townhouses, less than 25 or **1.4%** of the units under construction are row or townhouse units, and there are **zero** row or townhouses with planning approval that have not yet started construction.

The statistical data above clearly indicates that we are greatly exceeding the objectives of the OCP when it comes to the number of apartment units constructed since 2011 and woefully under the OCP's objectives for ground-oriented residential units. The Yellow Sheet Analytics pipeline makes it clear that this trend is actually accelerating for the worse, and that it will not change if council continues to approve density at all cost without encouraging more ground oriented units.

In addition to the objectives for 20,000 new residents between 2012 and 2042, page 25 of the OCP also states:

"Zoned land capacity analysis prepared for this plan indicates that there is already sufficient zoned capacity in 2011 to match this demand".

As such there is absolutely no need to rezone any property in the City of Victoria to meet the OCP objectives over the next 30 years.

The above is especially true where the property is currently providing much needed affordable, ground-oriented rental housing that will be lost as a result of rezoning and redevelopment as is the case for 1120-1128 Burdett. There are numerous examples of properties already zoned for higher density that are currently abandoned or unused that should be developed for their intended multi family purpose before we remove existing viable housing stock that is currently serving the community. Examples of this include: 1114 Rockland, 1176 Yates, 2321 Cook Street, 2002/2008 Richmond Road,..... to name just a few.

Some of these properties have been vacant for over 10 years, not to mention all the surface parking lots to the west of Cook Street, and all of the vacant or under utilized properties to the north of the downtown core, including BC Hydro's Rock Bay site.

The majority of Fairfield located to the east of Cook Street, is a traditional residential neighbourhood with the exception of some apartment and condominium buildings located directly on Cook street and other major arterial roads. This is a primary characteristics of the neighbourhood that encouraged my wife and I to purchase a home and raise our family here. In order to maintain this character and place we need more family/ground-oriented units, not 300 sq ft condos and apartments. If we don't build high demand town/row housing on lots like 1120-1128 Burdett, where will we build it?

The 1100 block of Burdett Ave is a traditional residential street. Although there are apartment buildings on Cook at the entrance to the street, and some units on Rockland to the north, these buildings do not face Burdett and do not have parking or resident entrance ways on Burdett. They are therefore not representative of the primary character and place of the street. A 44 unit condo/apartment building for this traditional residential street - especially as the city is already far over the OCP objectives for multifamily apartment units - misses the mark for badly needed family row/townhouse units.

Additionally, and as noted in the OCP and previously by Councillor Madoff, townhomes would provide stability and continuity to the street, through appropriate transitions of height, form and density from the Urban Residential area, while providing the critical "missing middle" component of the housing spectrum.

I urge you to reject the current rezoning and development plan for this site and encourage a development that meets the OCPs objectives for more family and ground-oriented units.

Respectfully,
Tim Stemp
1153 Burdett Ave

Sent from [Mail](#) for Windows 10

Jan-Oct 2016 Jan-Oct 2017

Residential Building Permits (Total number of units)

	2010	2011	2012	2013	2014	2015	2016	Jan-Oct 2016	Jan-Oct 2017	Y-T-D % change
Canada	203,170	199,975	212,228	207,689	205,448	207,759	209,338	171,493	187,619	9.4
British Columbia	28,984	25,745	27,214	28,046	28,709	36,798	36,697	30,084	36,515	21.4
Vancouver	4,398	3,900	3,740	3,110	3,852	4,725	5,434	4,681	5,804	24
Capital Regional District	1,973	1,660	2,076	1,539	1,781	2,672	2,697	2,328	3,446	48
Capital, Fraser Valley	155	132	86	98	96	111	134	117	130	11.1
Central Saanich	73	59	46	53	99	113	49	47	45	-4.3
Colwood	113	28	17	40	86	86	137	122	247	102.5
Esquimalt	62	96	17	13	63	11	16	14	62	342.9
Highland	22	7	4	7	3	9	41	39	9	-76.9
Langford	414	440	336	319	508	648	655	579	901	55.6
Metchosquin	13	13	11	7	4	9	6	3	13	333.3
North Saanich	31	19	17	30	52	31	65	46	149	223.9
Oak Bay, Victoria	22	24	23	23	46	30	44	38	38	0
Saanich, Victoria	211	304	289	286	146	314	406	341	580	70.1
Sidney, Tofino	112	60	19	18	39	115	172	165	110	-33.3
Sooke, Duncan	210	177	120	121	156	85	174	146	156	6.8
Victoria, West Vancouver	397	227	1,003	463	362	1,024	754	633	806	27.3
View Royal	138	74	88	61	121	86	44	38	200	426.3

Residential Building Permits (Number of apartment units)

	2010	2011	2012	2013	2014	2015	2016
Canada	79,695	88,379	95,025	101,572	97,209	105,039	102,160
British Columbia	13,691	13,665	15,605	16,681	16,591	23,538	21,943
Vancouver	1,621	1,713	1,926	1,514	1,925	2,791	2,933
Capital Region	749	823	1,302	891	1,047	1,916	1,784
Capital, Fraser Valley	2	14	3	2	1	12	8
Central Saanich	34	44	28	36	50	94	37
Colwood	45	12	4	12	32	24	40
Esquimalt	53	71	7	3	37	3	6
Highland -	-	-	-	-	-	-	-
Langford	116	179	105	109	305	398	415
Metchos -	-	-	-	1	-	2	2
North Saanich -	-	-	-	-	-	-	24
Oak Bay, -	-	-	-	2	17	-	-
Saanich, -	82	190	147	226	90	261	334
Sidney, T	21	38	10	15	22	60	99
Sooke, D	61	59	18	71	77	23	87
Victoria, -	281	167	929	411	307	971	722
View Royal	54	49	51	3	109	68	10

Jan-Oct 20: Jan-Oct 2017

Jan-Oct 2016	Jan-Oct 2017	Y-T-D % change
81,267	93,535	15.1
17,456	24,192	38.6
2,533	3,437	35.7
1,515	2,482	63.8
7	22	214.3
35	36	2.9
33	136	312.1
5	49	880
-	-	-
361	580	60.7
1	5	400
14	87	521.4
-	-	-
277	518	87
96	59	-38.5
74	64	-13.5
602	789	31.1
10	137	1,270.00

Residential Building Permits (Number of row dwelling units)

	2010	2011	2012	2013	2014	2015	2016
Canada	20,254	18,291	21,038	20,586	22,618	23,328	25,258
British Colu	4,284	3,305	3,157	3,825	3,545	4,435	5,157
Vancouver	387	460	216	132	277	236	304
Capital RD	263	161	116	77	160	100	148
Capital, F	14 -	-	-	-	-	-	-
Central S	18 -	-	8	4	25 -	-	-
Colwood	32 -	-	1 -	-	-	7	6
Esquimal -	-	13 -	-	-	10 -	-	4
Highland -	-	-	-	-	-	-	-
Langford	2	58	28	20	56	38	95
Metchos -	-	-	-	-	-	-	-
North Sa -	-	-	-	-	2 -	-	-
Oak Bay, -	-	-	-	-	-	-	-
Saanich,	14	28	53	14	12	8	14
Sidney, T	72	19	4 -	-	7	10	1
Sooke, D	54	31	12	4	21	6 -	-
Victoria,	15	8	4	12	27	16	7
View Roy	42	4	6	23 -	-	15	21

Jan-Oct 20: Jan-Oct 2017

Jan-Oct 2016	Jan-Oct 2017	Y-T-D % change
20,224	23,738	17.4
4,370	3,895	-10.9
267	432	61.8
144	267	85.4
-	-	-
-	-	-
	6 -	-100
	4 -	-100
-	-	-
	91	190
		108.8
-	-	-
-	-	-
-	-	-
	14	10
		-28.6
	1	20
		1,900.00
-	-	-
	7	3
		-57.1
	21	44
		109.5

Residential Building Permits (Number of single dwelling units)

	2010	2011	2012	2013	2014	2015	2016
Canada	90,336	81,406	82,380	73,898	72,487	68,569	71,211
British Colu	10,230	8,077	7,517	6,709	7,458	7,751	8,806
Vancouver	2,193	1,606	1,455	1,381	1,525	1,588	2,030
Capital RD	845	610	571	539	533	612	697
Capital, F	135	114	78	92	90	94	114
Central S	20	12	7	12	19	18	9
Colwood	36	16	12	26	52	52	89
Esquimal	5	12	2	10	14	6	4
Highland	22	7	4	7	3	9	41
Langford	288	202	203	190	145	210	145
Metchos	12	13	11	5	4	7	4
North Sa	31	19	17	30	50	31	41
Oak Bay,	22	24	23	21	29	30	44
Saanich,	114	84	86	44	40	43	58
Sidney, T	13	1	5	1	6	29	44
Sooke, D	81	68	82	40	52	55	74
Victoria,	24	17	10	26	17	25	17
View Ro)	42	21	31	35	12	3	13

Jan-Oct 20: Jan-Oct 2017

Jan-Oct 2016	Jan-Oct 2017	Y-T-D % change
61,048	60,516	-0.9
7,586	7,747	2.1
1,740	1,798	3.3
603	627	4
98	97	-1
9	7	-22.2
81	107	32.1
3	11	266.7
39	9	-76.9
127	127	0
2	8	300
32	62	93.8
38	36	-5.3
50	52	4
42	21	-50
59	61	3.4
16	12	-25
7	17	142.9

Q3 2017 Multi-Family Development Overview Capital Regional District

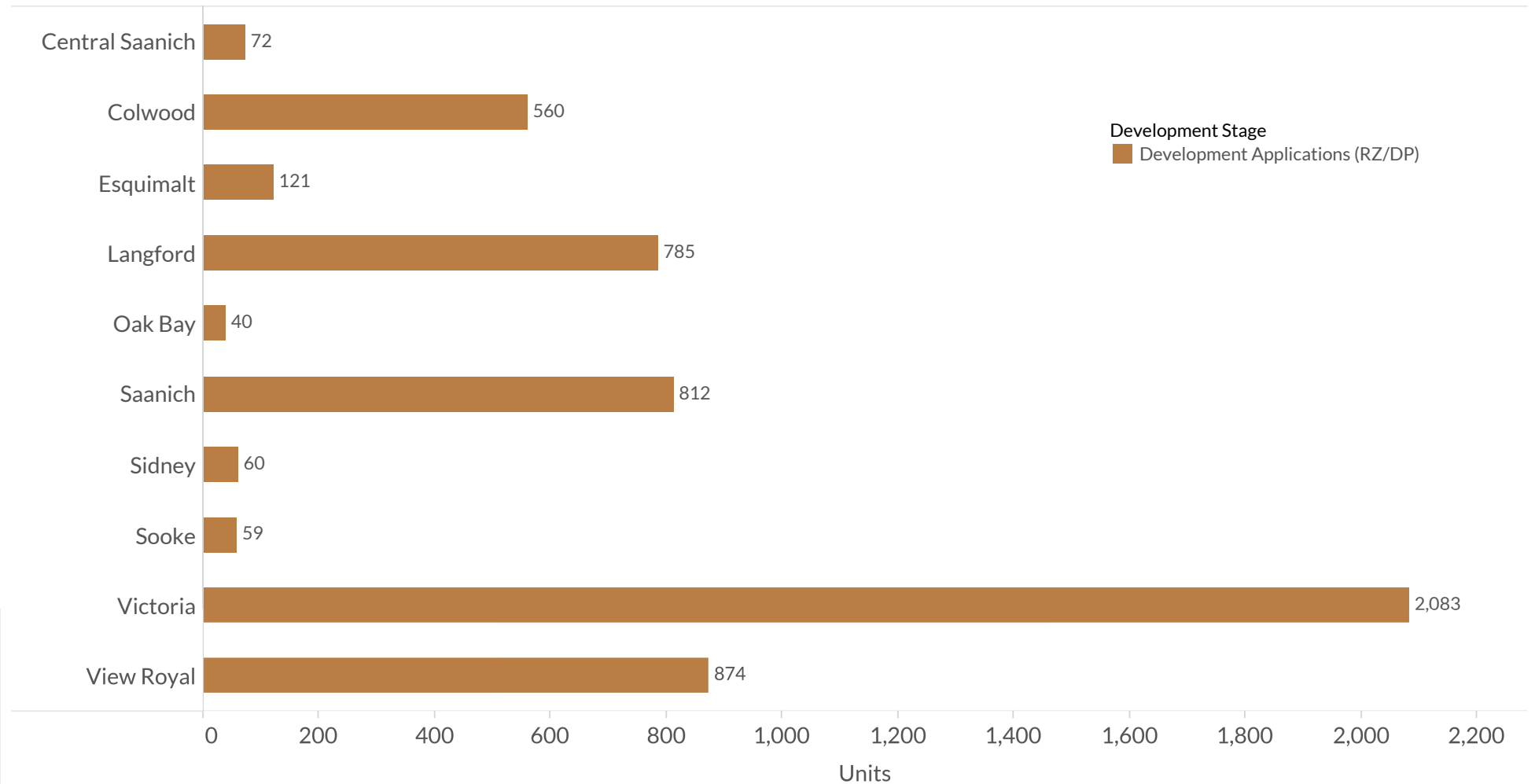
Data as at: September 30, 2017

Prepared for: UDI Capital Region



Development Applications (RZ/DP)

New Multi-Family Units in Development Applications Stage by Municipality
Capital Regional District - As at September 30, 2017



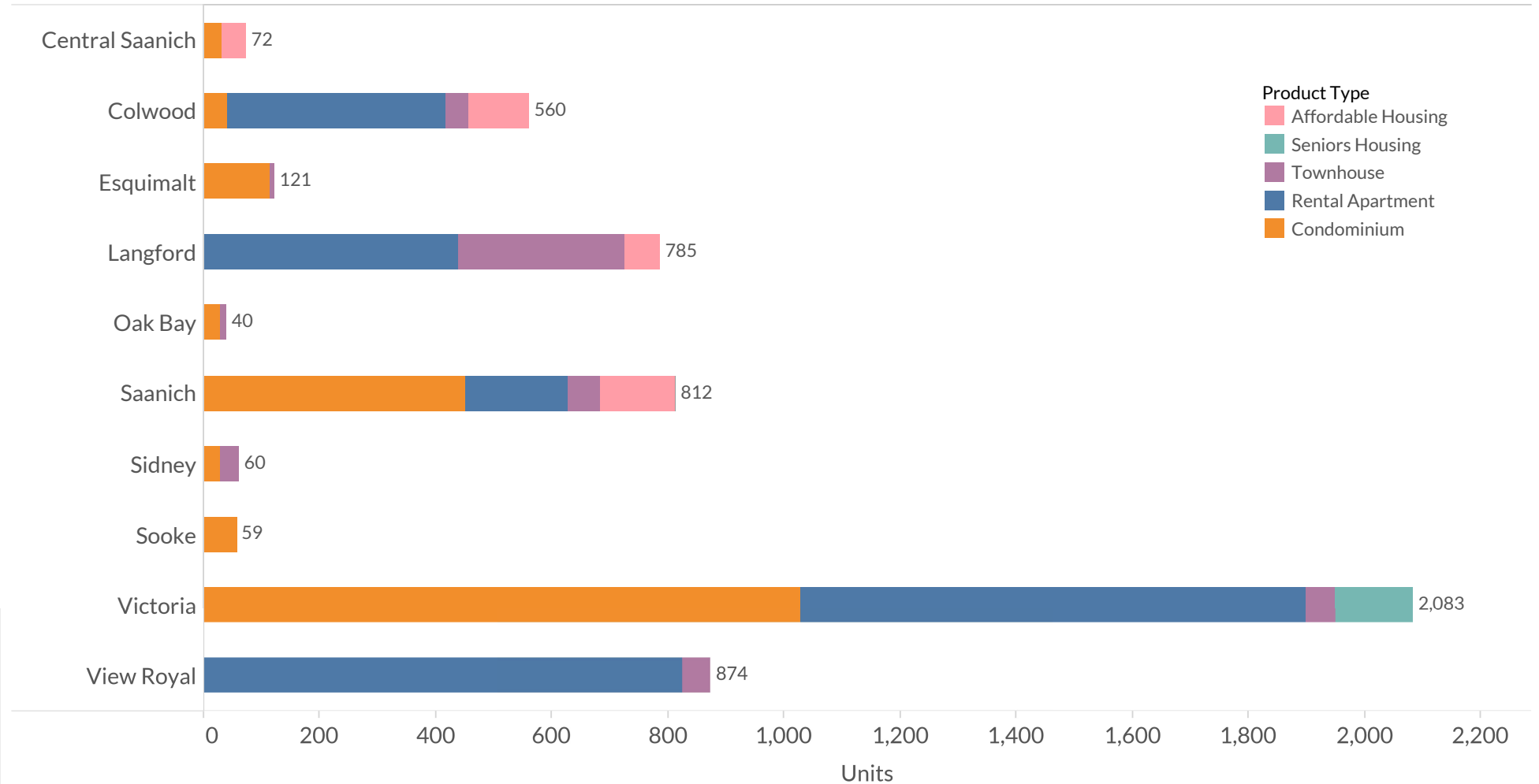
This chart includes total Multi-family units currently in Rezoning or Development Permit application stages.





Development Applications (RZ/DP)

New Multi-Family Units in Development Applications Stage by Municipality & Type
Capital Regional District - As at September 30, 2017



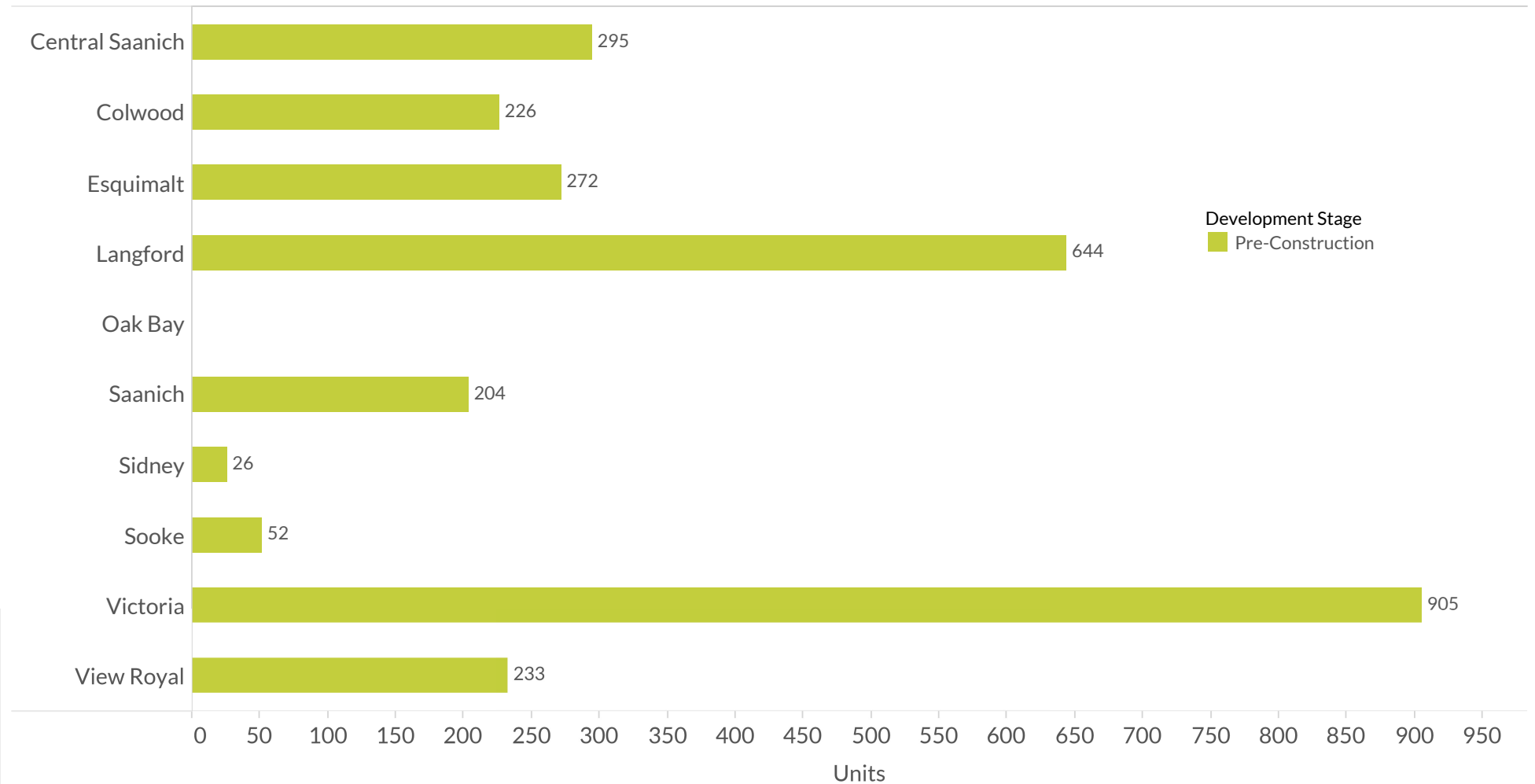
This chart includes total Multi-family units currently in the Development Applications stage which includes those projects that have submitted Rezoning or Development Permit applications. Colours indicate residential Product Type.





Pre-Construction

New Multi-Family Units in Pre-Construction Stage by Municipality
Capital Regional District - As at September 30, 2017



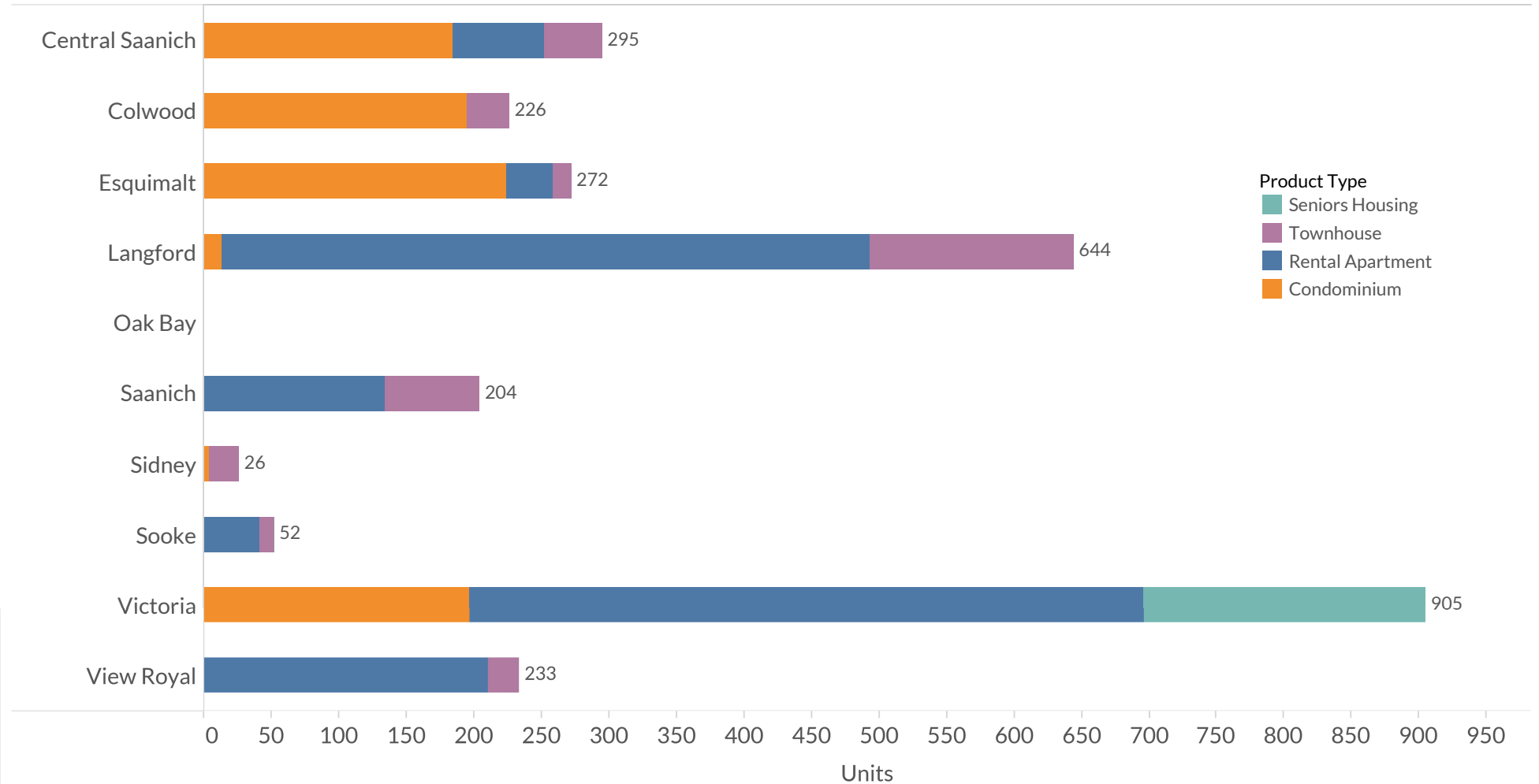
This chart includes total Multi-family units currently in the Pre-Construction development stage. These projects have received planning approvals but have not yet started construction.





Pre-Construction

New Multi-Family Units in Pre-Construction Stage by Municipality & Type
Capital Regional District - As at September 30, 2017



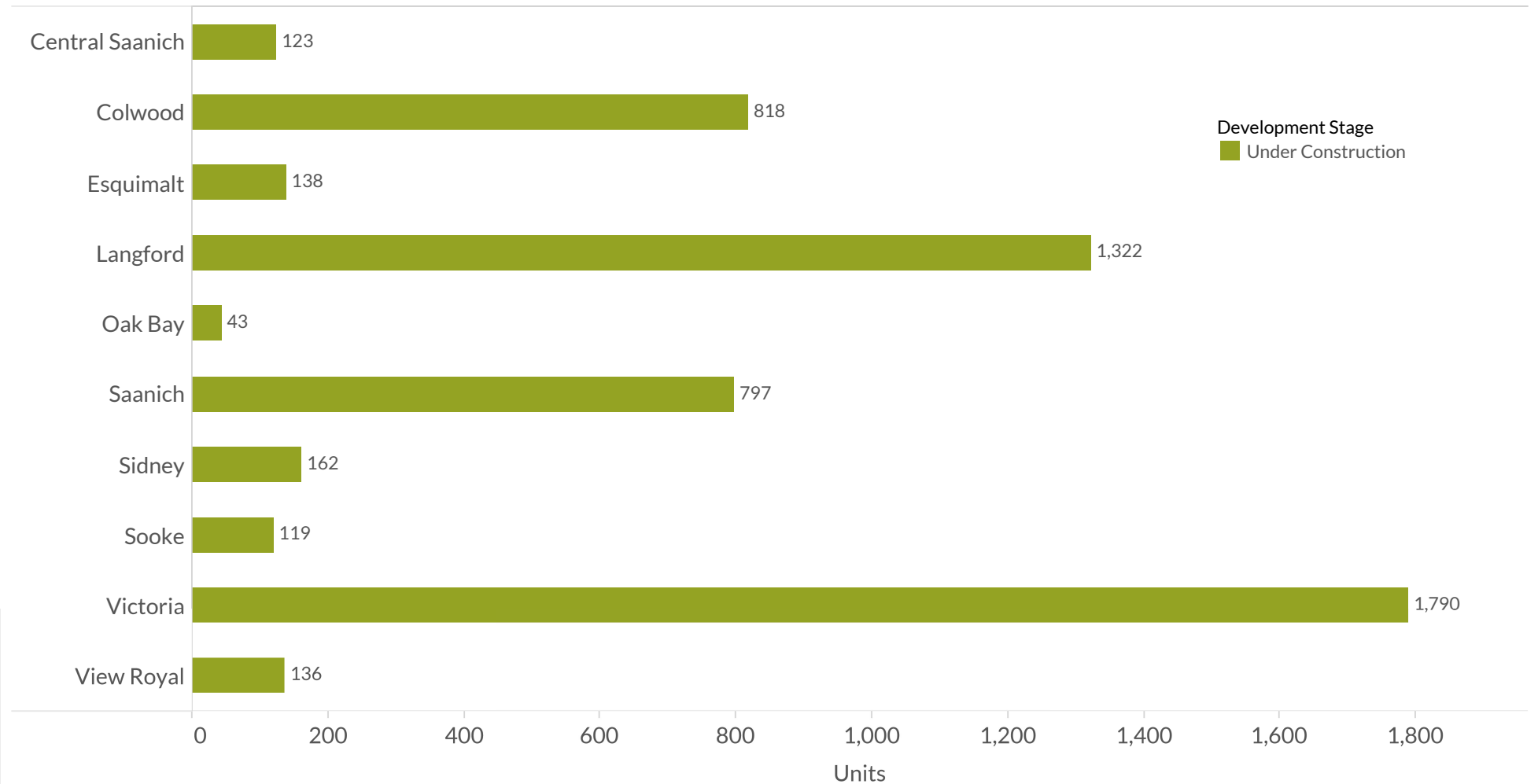
This chart includes total Multi-family units currently in the Pre-Construction development stage. These projects have received planning approvals but have not yet started construction. Colours indicate residential Product Type.





Under Construction

New Multi-Family Units Under Construction by Municipality
Capital Regional District - As at September 30, 2017



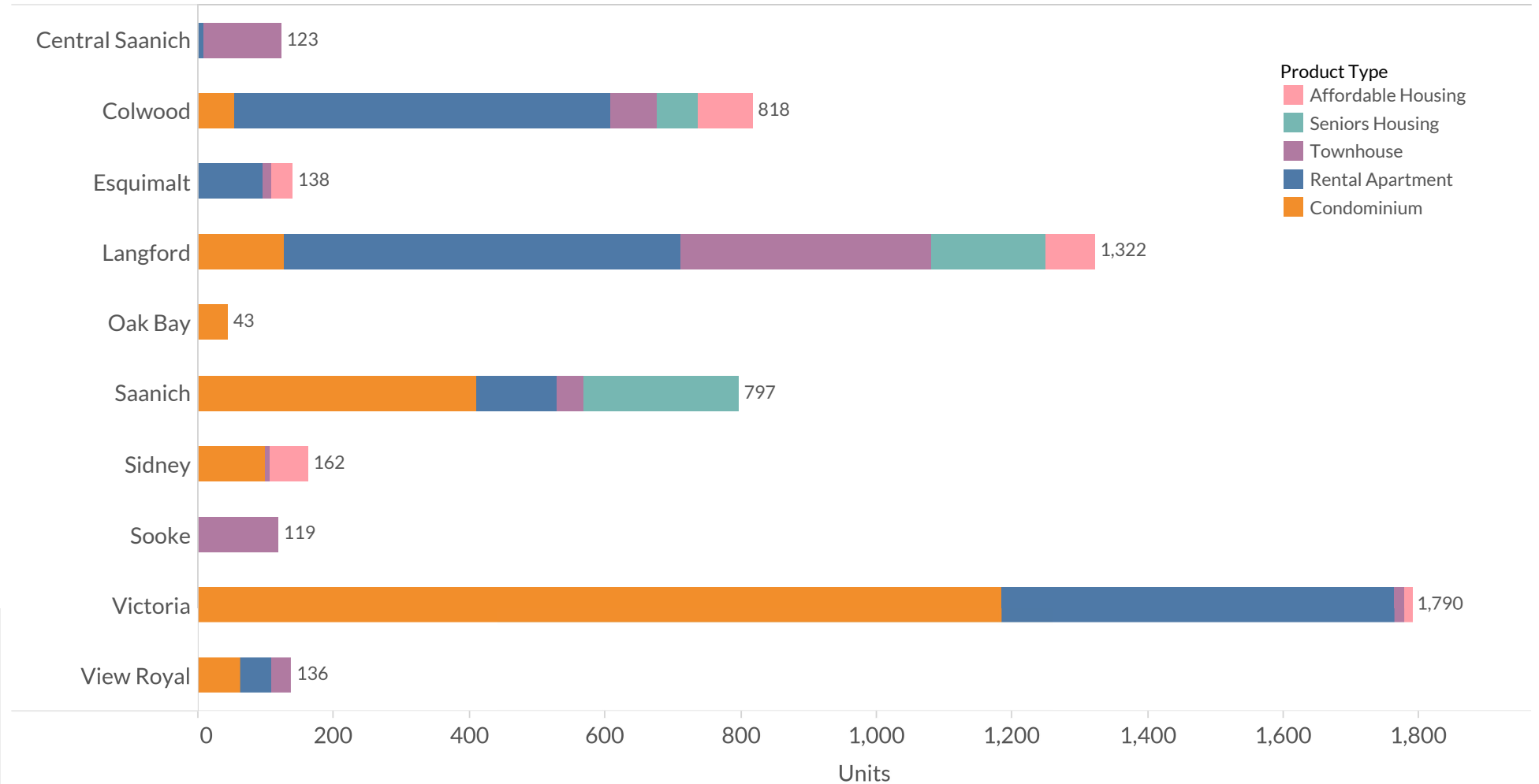
This chart includes total Multi-family units currently in the Under Construction development stage.





Under Construction

New Multi-Family Units Under Construction by Municipality & Type
Capital Regional District - As at September 30, 2017



This chart includes total Multi-family units currently in the Under Construction development stage. The colours indicate the residential Product Type.

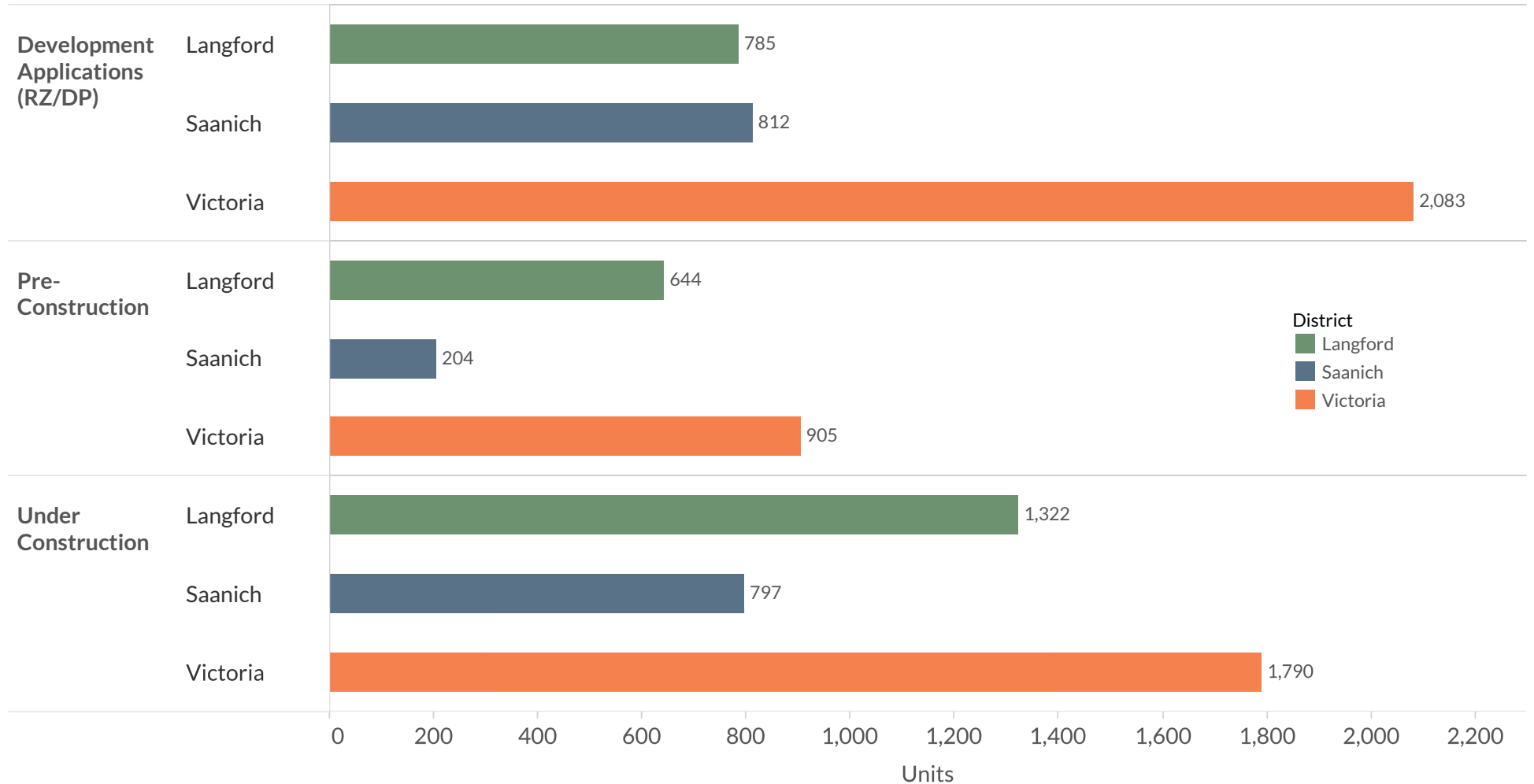




Development Pipeline in Victoria, Saanich, & Langford

New Multi-Family Units by Development Stage and Municipality

Victoria, Saanich, Langford - As at September 30, 2017



This chart illustrates the number of Multi-family units at each development stage as at September 30, 2017. Pre-Construction stage includes Approved projects which have not yet begun construction.

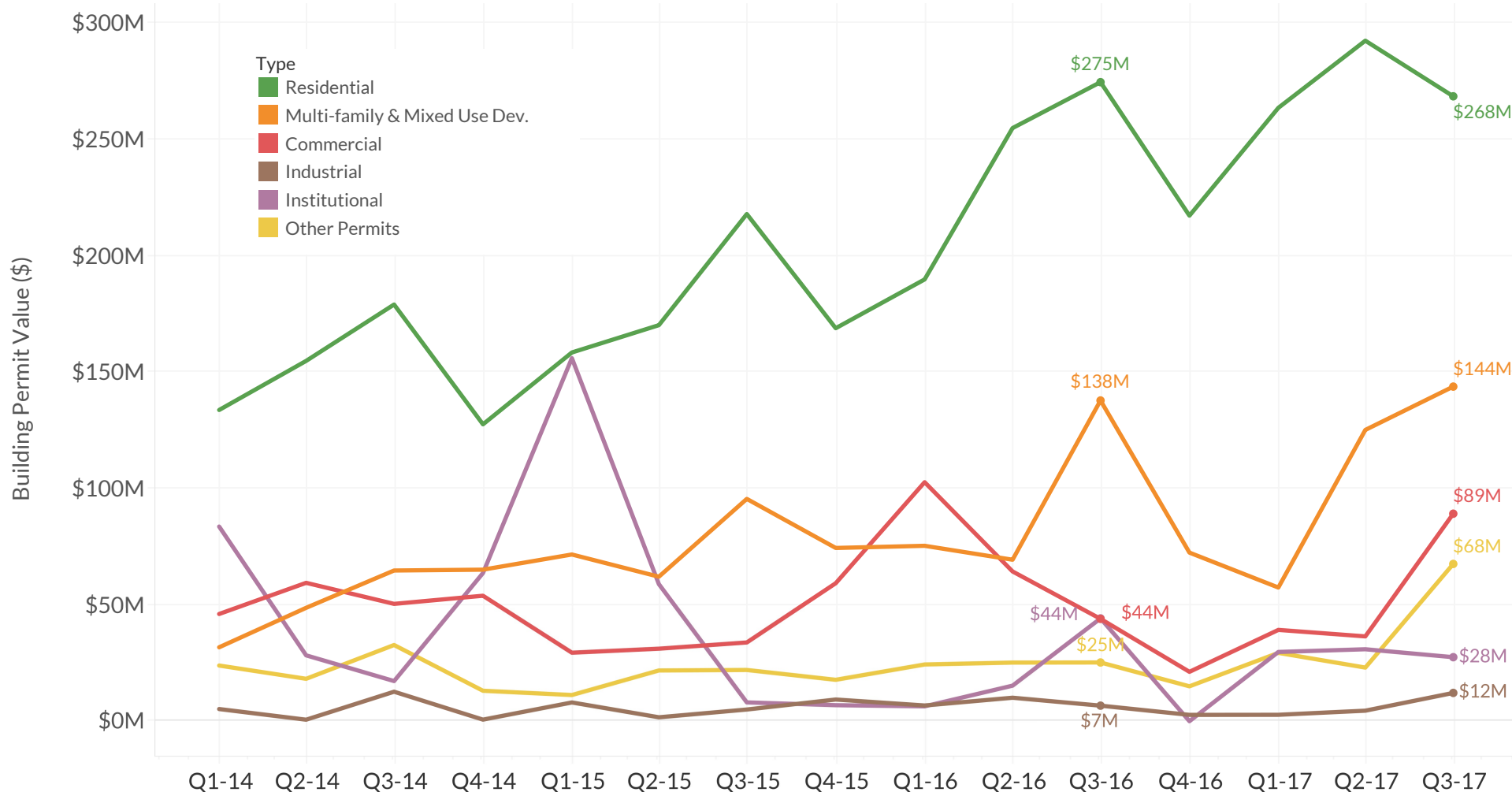




Building Permit Values - Vancouver Island

Quarterly Building Permit Values - All Types

Vancouver Island - As at September 30, 2017



Residential: \$268M in Q3'17, down -2.5% from same period last year
Multi-Family Res: \$144M, up +4%
Commercial: \$89M, up +102%

Looking at all of Vancouver Island and all building types we can track construction activity trends over time with the value of Building Permits issued. The types are grouped to include new construction and rebuilds, alterations and additions. "Residential" relates to ground oriented single family or duplex housing and "Multi-family & Mixed Use" includes condominium projects, purpose built rental buildings, and townhouse projects and integrated commercial components if any.

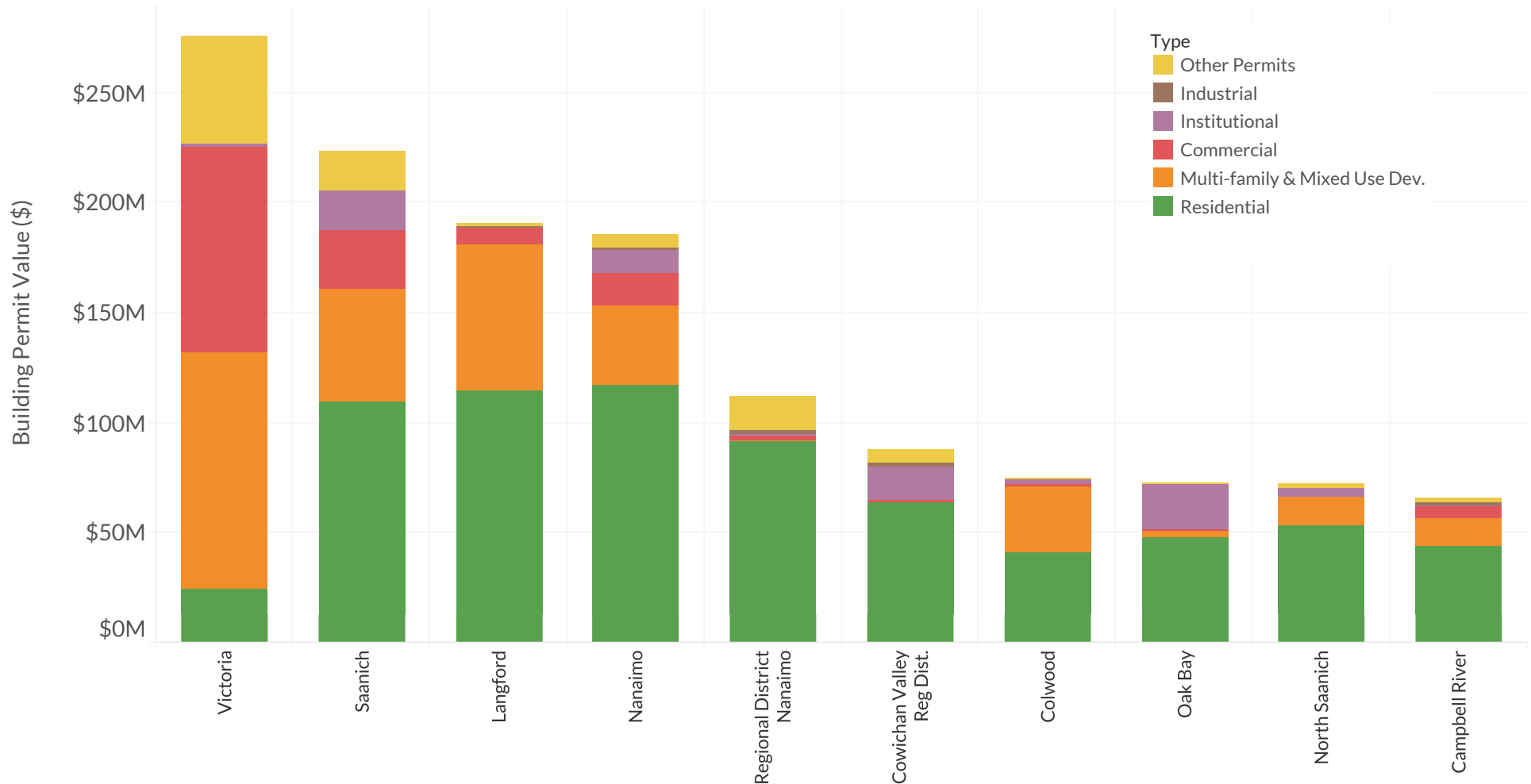




Building Permit Values - Vancouver Island

Building Permit Values - Last 12 Months by Municipality

Vancouver Island - As at September 30, 2017



These top 10 municipalities or districts accounted for \$1.36B of Vancouver Island building permit values over the past 12 months. That's about 73% of all building permit activity across the island.

Looking at all of Vancouver Island and all building types we can track construction activity trends over time with the value of Building Permits issued. The types are grouped to include new construction and rebuilds, alterations and additions. "Residential" relates to ground oriented single family or duplex housing and "Multi-family & Mixed Use" includes condominium projects, purpose built rental buildings, and townhouse projects and integrated commercial components if any.





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Click the above items for more information



Noraye Fjeldstad

From: David Biltek <david@departurestravel.com>
Sent: Wednesday, January 03, 2018 5:36 PM
To: Lisa Helps (Mayor); Chris Coleman (Councillor)
Cc: Jonathan Tinney; Alec Johnston; Noraye Fjeldstad
Subject: 1120 -1128 Burdett, an application by Empressa properties

Mayor Lisa Helps and Council

Re 1120 – 1128 Burdett, an application by Empressa properties

There are some things we know about this application:

1. It has been in process a long time. The Community Meeting was in February 2016
2. The applicant cancelled the first public hearing.
3. There have been changes since the Community meeting: size, density, change from condo sales to rental plus some ancillary but not necessarily insignificant variances

Two members of the Fairfield Gonzales Community Association Land Use Committee met with representatives of Empressa and the neighbourhood on December 31st to better understand the concerns and to see if there was any common ground on which we might arrange changes more acceptable to the neighbourhood.

There was no immediate common ground, despite assurances from both the applicant and residents that they were prepared to talk and listen. There might be if more time is available.

A closer review of this application suggests there does appear to be somewhat less community engagement than we have come to expect on similar applications we have handled over the last 18 months.

The residents have expressed dissatisfaction with the Community meeting held in February 2016. I am not able to add more to this because in the interim, there has been a wholesale change to the membership of the CALUC and we only have the notes from that meeting.

There have been changes to the application, which the residents believe constitute the need for a second Community Meeting. The request came to us so close to Christmas and with the Public Hearing already set, we determined there was insufficient time to make such a request to council and to arrange a second meeting.

It is of course Council's prerogative to decide if a second Community Meeting is warranted or useful and further to decide if this rezoning and development is appropriate.

If you feel that given the two years since the Community meeting, the changes that have taken place and the residents dissatisfaction with the engagement process constitute a need for a second Community Meeting, you should know that the Fairfield Gonzales Community Association Land Use Committee would be prepared to conduct a second Community Meeting with the usual terms and conditions and would do so as soon as our mutual schedules provide. We would also precede such a meeting with consultations between the residents and the applicant.

If I might add anything else which would inform your decisions, please do not hesitate to contact me.

David Biltek

Chair,

Fairfield Gonzales Community Association Land Use Committee

A Volunteer committee helping our neighbours engage in community planning by providing opportunities and processes to collect and forward residents' comments to City Council

website: <http://fairfieldcommunity.ca/caluc/>

1330 Fairfield Road

Victoria, BC, Canada, V8S 5J1

(near Moss St, beside Sir James Douglas School)

Tel: 250-382-4604 e-address: place@fairfieldcommunity.ca

Lacey Maxwell

From: Carly Paracholski [REDACTED]
Sent: January 4, 2018 5:21 PM
To: Victoria Mayor and Council
Subject: Rezoning of 1120 Burdett Avenue

Mayor Lisa Helps and Council

I would like to register my support for the rezoning of 1120 Burdett Avenue.

I live directly across the street from the project in the Royal Ramada and love the area. It was very hard to find a vacancy in my building and I am so happy that I did, but would prefer to live in a place such as the development proposed for 1120 Burdett Avenue. Additionally, the project is close to work for me, I have friends and family who live nearby, and I want the neighbourhood to be accessible for young professionals looking for a rental property.

Council should approve the project for the reasons listed below:

- If there are more homes like this, it's less likely that I will be priced out of the area. Rent has already skyrocketed.
- I want my friends and family to be able to live in Burdett Avenue, and they won't be able to do that if there aren't enough homes. (I got into my apartment taking over a sublease, otherwise I still would not be living on Cook Street.
- This project will make Burdett Avenue a more vibrant, exciting neighbourhood. (I looked over the new development and it appears gorgeous and very practical for modern day Victoria.
- Central, walkable neighbourhoods like this are the best places to build more homes.
- This project contains both bike and dog washing stations.

1120, 1124 & 1128 Burdett Avenue deserves to be approved, but some things could be improved:

- The project shouldn't have been delayed so long. With the vacancy rate so low it is unfair that a project like this, which can house over 40 families, is stopped because of angered neighbours who do not have the area to grow.

Best,
Carly Paracholski

[REDACTED]
825 Cook Street, Victoria BC, V8V 3Z1

Lacey Maxwell

From: Bear Johal [REDACTED]
Sent: January 6, 2018 5:32 PM
To: Victoria Mayor and Council
Subject: In Support of 1120 Burdett Avenue

Mayor and Council Members

I'm writing to express my support for the 1120 Burdett Avenue Rezoning.
I live nearby and will be affected by this project.

Council should approve the project for the reasons listed below:

- If there are more homes like this, it's less likely that I will be priced out of the area
- I want my friends and family to be able to live in Burdett Avenue, and they won't be able to do that if there aren't enough homes
- This project will make Burdett Avenue a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Victoria
- This project is going to be Built Green certified
- This project contains both bike and dog washing stations

1120, 1124 & 1128 Burdett Avenue deserves to be approved, but some things could be improved:

- I'm disappointed that the project doesn't have even more units

Thank you,
Bear Johal

[REDACTED]
306/825 Cook St

Lacey Maxwell

From: Anthony Danda [REDACTED]
Sent: January 7, 2018 2:15 PM
To: Victoria Mayor and Council; 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: Objection to proposed rezoning/development application REZ00516 for 1120-1128 Burdett Ave

Dear Mayor and Council:

I object to the proposed rezoning and development application for 1120 – 1128 Burdett Avenue in favour of a development that meets the OCP's objectives for more family and ground-oriented units. Townhomes would provide stability and continuity to the street and neighbourhood through an appropriate transition of height, form and density from Urban Residential while providing a critical form of housing stock that is missing from the Victoria's development mix.

The 1100 block of Burdett Ave is a traditional residential street. Although there are apartment buildings on Cook at the entrance to the street, and some units on Rockland to the north, these buildings do not have parking or entrances on Burdett. The proposed development is not within character of the street or the neighbourhood. 44 units in this neighbourhood is too much and of the wrong type of housing especially since Victoria already exceeds the OCP objectives for multifamily apartment units.

Kind regards,

Anthony Danda

1075 Pentrelew Place

Lacey Maxwell

From: Raphael Beck [REDACTED]
Sent: January 7, 2018 11:08 AM
To: Victoria Mayor and Council
Subject: Re: proposed rezoning/development application fo1120-r 1128 Burdett Ave

THIS IS TO STATE OUR **STRONG OPPOSITION** TO THE ABOVE MENTIONED DEVELOPMENT PROJECT.

We strongly advise that you seriously study Mr. Stemp's letter (attached below). It clearly shows **irrefutable data** that the current development trends that Mayor and Council are leading contradict the Victoria OCP in that almost all construction is for high-rise luxury condominiums, and family-oriented housing is being neglected!

I also would like to bring to your attention a recent Globe and Mail article which showed that similar "densification" in Vancouver only led to building of **luxury condos**, which led to further increases in housing prices and further exclusion of local residents from the market.

VICTORIA DOES NOT NEED MORE HIGH-RISE CONDOMINIUM BUILDINGS! We need family-oriented housing, to keep the wonderful quality of life that we have always had here, and we need our children to be able to afford to live here!

The proposed development needs to be amended to a more family-oriented, environmental project, with some green spaces included.

Sincerely,

Raphael and Dahlia Beck
3-727 Linden Ave
Victoria.

From: Tim Stemp
Sent: Monday, January 1, 2018 2:02:40 PM
To: mayorandcouncil@victoria.ca
Subject: Objection to proposed rezoning/development application for 1120-1128 Burdett Ave

Dear Mayor and Council.

I am writing to object to the proposed Rezoning and Development application for 1120-1128 Burdett Ave that is presently scheduled for a Public Hearing on Thursday January 25, 2018.

Victoria is a very desirable place to live and according to a Canadian gov't. survey recently cited by Mayor Helps, 15% (~5.4 million) of Canadians want to move to Victoria for retirement. Mayor Helps suggested in her remarks that Victoria had an obligation to provide sufficient housing to accommodate those survey results.

However, Victoria does not owe it to the rest of Canada to accommodate this desire anymore than Oak Bay, owes it to me to provide cheap, available housing in the Uplands, simply because I desire to live there. It is simply impossible to accommodate the survey desires of all 5.4 million people. Our focus should be more on what we need to accommodate the growth that is actually forecast while **maintaining livability** for the existing residents and tax payers.

To that end, the Official Community Plan (OCP) sets out the frame work and guidelines for how the citizens of Victoria expect Mayor and Council to manage the growth and change of our city. Page 25 of the OCP states that between 2012 and 2042 the city is forecasted to need housing for 20,000 new residents in the form of:

- 13,500 new apartment units,
- 2,700 new ground-oriented housing units
- Or 450 new apartment and 90 new ground-oriented units/year.

It is worth noting the definition of Ground-Oriented Dwelling as provided in the OCP is:

“Ground-Oriented Dwelling: A residential unit that has individual and direct access to the ground, whether detached or attached, including single-detached dwellings, duplexes, rowhouses and townhouses, as well as the principal unit and secondary suite in single-detached dwellings.”

As defined, this does not include units in a condo or multi story apartment building that may have direct access to the ground such as 4 of the 44 units currently proposed for 1120-28 Burdett Ave.

The OCP calls for 50% of the forecasted growth (10,000 people in 8,100 housing units) to be in the urban core, and 40% (8,000 people in 6,480 housing units) to be at two Town Centers around Hillside & Mayfair Malls as well as transit oriented Large Urban Villages. According to the OCP only 10% (2,000 people in 1,620 housing units) of the remaining population growth is to occur outside of the urban Core, two Town Centres and Large Urban Villages.

Further more this growth, as dictated by the OCP, is to occur over a 30 year period. As such this would mean the approved plan for growth calls for a total of 660 new residents and 540 new dwelling units per year in all of Victoria. In all of the areas of the city outside of the Urban Core, the 2 Town Centres and the Large Urban Villages (i.e. most of Fairfield, Rockland, Fernwood, James Bay, Gonzales, Jubilee, Oaklands, Vic West,

Hillside/Quadra, Burnside and North Park combined) the approved plan calls for only 66 new residents or 54 new dwelling units per year.

According to Statistics BC, (see attached) the total number of new unit building permits in the city of Victoria from 2012 to 2016 was 3606 units or 721 units per year which is 9.2% above the growth approved in the OCP. However, Statistics BC also breaks these numbers down into the type of units constructed over the same time period to:

- 3340 apartment units or 668 per year,
- 66 row house units or 13 per year,
- and 95 single dwelling units or 19 per year.

That puts the number of apartment units constructed at **48% over the 450 units/year growth target defined in the OCP**. Combining the Row house and single dwelling units stats gives a total of 161 ground oriented units or only 32 units per year which is **64% under the 90 units/year** growth target specified in the OCP.

The 2017 Jan-Oct year to date (YTD) data is even more alarming when compared to the OCP guidelines. It shows a total of 806 units were issued permits in the first 10 months of 2017. 789 of these were for apartment units and only 3 row dwelling units and 12 single dwelling units. That's **75% over the OCP's annual growth target of 450 apartment units** in only 10 months, and **83% under** the OCP's annual growth objectives of 90 ground oriented units.

Yellow Sheet Analytics prepares a Multi-Family Development Overview for the Urban Development Institute (UDI) on a quarterly basis. The 2017 Q3 report as of Sept 30, 2017 (attached) reports that there are currently:

- 2083 multi family development units in the development application process in the city of Victoria,
- 905 units that have planning approval but have not yet started construction,
- 1790 units under construction
- Total of 4778 units in the development pipeline in Victoria.

Of these less than 50 or **only 2.4%** of the total new units in the development application process are ground-oriented row or townhouses, less than 25 or **1.4%** of the units under construction are row or townhouse units, and there are **zero** row or townhouses with planning approval that have not yet started construction.

The statistical data above clearly indicates that we are greatly exceeding the objectives of the OCP when it comes to the number of apartment units constructed since 2011 and woefully under the OCP's objectives for ground-oriented residential units. The Yellow Sheet Analytics pipeline makes it clear that this trend is actually accelerating for the worse, and that it will not change if council continues to approve density at all cost without encouraging more ground oriented units.

In addition to the objectives for 20,000 new residents between 2012 and 2042, page 25 of the OCP also states:

“Zoned land capacity analysis prepared for this plan indicates that there is already sufficient zoned capacity in 2011 to match this demand”.

As such there is absolutely no need to rezone any property in the City of Victoria to meet the OCP objectives over the next 30 years.

The above is especially true where the property is currently providing much needed affordable, ground-oriented rental housing that will be lost as a result of rezoning and redevelopment as is the case for 1120-1128 Burdett. There are numerous examples of properties already zoned for higher density that are currently abandoned or unused that should be developed for their intended multi family purpose before we remove existing viable housing stock that is currently serving the community. Examples of this include: 1114 Rockland, 1176 Yates, 2321 Cook Street, 2002/2008 Richmond Road,..... to name just a few.

Some of these properties have been vacant for over 10 years, not to mention all the surface parking lots to the west of Cook Street, and all of the vacant or under utilized properties to the north of the downtown core, including BC Hydro's Rock Bay site.

The majority of Fairfield located to the east of Cook Street, is a traditional residential neighbourhood with the exception of some apartment and condominium buildings located directly on Cook street and other major arterial roads. This is a primary characteristics of the neighbourhood that encouraged my wife and I to purchase a home and raise our family here. In order to maintain this character and place we need more family/ground-oriented units, not 300 sq ft condos and apartments. If we don't build high demand town/row housing on lots like 1120-1128 Burdett, where will we build it?

The 1100 block of Burdett Ave is a traditional residential street. Although there are apartment buildings on Cook at the entrance to the street, and some units on Rockland to the north, these buildings do not face Burdett and do not have parking or resident entrance ways on Burdett. They are therefore not representative of the primary character and place of the street. A 44 unit condo/apartment building for this traditional residential street - especially as the city is already far over the OCP objectives for multifamily apartment units - misses the mark for badly needed family row/townhouse units.

Additionally, and as noted in the OCP and previously by Councillor Madoff, townhomes would provide stability and continuity to the street, through appropriate transitions of height, form and density from the Urban Residential area, while providing the critical "missing middle" component of the housing spectrum.

I urge you to reject the current rezoning and development plan for this site and encourage a development that meets the OCPs objectives for more family and ground-oriented units.

Respectfully,

Tim Stemp

1153 Burdett Ave

Sent from [Mail](#) for Windows 10

Lacey Maxwell

From: Anthony Danda [REDACTED]
Sent: January 7, 2018 2:15 PM
To: Victoria Mayor and Council; 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: Objection to proposed rezoning/development application REZ00516 for 1120-1128 Burdett Ave

Dear Mayor and Council:

I object to the proposed rezoning and development application for 1120 – 1128 Burdett Avenue in favour of a development that meets the OCP's objectives for more family and ground-oriented units. Townhomes would provide stability and continuity to the street and neighbourhood through an appropriate transition of height, form and density from Urban Residential while providing a critical form of housing stock that is missing from the Victoria's development mix.

The 1100 block of Burdett Ave is a traditional residential street. Although there are apartment buildings on Cook at the entrance to the street, and some units on Rockland to the north, these buildings do not have parking or entrances on Burdett. The proposed development is not within character of the street or the neighbourhood. 44 units in this neighbourhood is too much and of the wrong type of housing especially since Victoria already exceeds the OCP objectives for multifamily apartment units.

Kind regards,

Anthony Danda

1075 Pentrelew Place

Lacey Maxwell

From: Anthony Danda [REDACTED]
Sent: January 7, 2018 2:15 PM
To: Victoria Mayor and Council; 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: Objection to proposed rezoning/development application REZ00516 for 1120-1128 Burdett Ave

Dear Mayor and Council:

I object to the proposed rezoning and development application for 1120 – 1128 Burdett Avenue in favour of a development that meets the OCP's objectives for more family and ground-oriented units. Townhomes would provide stability and continuity to the street and neighbourhood through an appropriate transition of height, form and density from Urban Residential while providing a critical form of housing stock that is missing from the Victoria's development mix.

The 1100 block of Burdett Ave is a traditional residential street. Although there are apartment buildings on Cook at the entrance to the street, and some units on Rockland to the north, these buildings do not have parking or entrances on Burdett. The proposed development is not within character of the street or the neighbourhood. 44 units in this neighbourhood is too much and of the wrong type of housing especially since Victoria already exceeds the OCP objectives for multifamily apartment units.

Kind regards,

Anthony Danda

1075 Pentrelew Place

Lacey Maxwell

From: james west [REDACTED]
Sent: January 17, 2018 5:19 AM
To: Victoria Mayor and Council; James West
Subject: Objection to Development Application: 1120 - 1128 Burdett Ave, Public Hearing January 25
Attachments: Burdett Ave Notes.pdf

To: Victoria Mayor and City Council

Enclosed please find attachment describing new residences being built within one mile of the Burdett Project, totaling 1,855 new residences, add to this 229 new residences in Jukebox Victoria a few blocks away on 1029 View Street, there are a total of over 2,000 new residences in the immediate vicinity of the Burdett Project.

We contend that the Burdett project is not needed and there is no reasonable requirement to destroy the Burdett neighborhood with one additional project which would impact the privacy and livability of nearby homes.

We urge you to reject the application.

James West

Denise Shields

204-1115 Rockland Ave

Victoria BC V8V3H8

[Sent from Yahoo Mail on Android](#)

Lacey Maxwell

From: Chris Douglas [REDACTED]
Sent: January 21, 2018 2:41 PM
To: Victoria Mayor and Council
Subject: 1120-1128 Burdett Ave

Dear Mayor and Council,

I write to oppose to the proposed development application for 1120-1128 Burdett Avenue. The plan represents an unwelcome densification of a traditional residential neighbourhood. A more modest combination of ground-level housing, including townhouses, would be a better fit for the street.

As is happening elsewhere in the City, developers are looking to make windfall profits through an out-of-place overdevelopment. I have talked with Douglas Curran closely, and have read Tim Stemp's analysis of the Burdett proposal. It strikes me that Council is allowing developers to run roughshod over the community and over the OCP. I'm not sure why this is. But it is provoking a strong reaction in Victoria, as communities and neighbourhoods are starting to band together and compare notes about what City Council is allowing to happen.

As Tim Stemp's work has shown, you have approved too many condo projects, well past the OCP's stated targets. Simultaneously, ground-level housing targets remain unfulfilled.

Meanwhile, Victoria's policies on Community Amenity Contributions and Density Bonuses are going to impoverish taxpayers. Other municipalities understand that new residents should have to help fund the community amenities like parks and recreation centres they are going to expect the city to build for them. Why is Victoria so out of line with other BC municipality practices in the amount of money it asks developers to contribute to help offset these costs to taxpayers? Council is failing its fiduciary duty to the people it is supposed to represent.

I urge you to say no to the current Burdett proposal.

Sincerely,

Chris Douglas
1025 Pentrelew Place

Lacey Maxwell

From: Deb and Gary Kirk [REDACTED]
Sent: January 22, 2018 4:18 PM
To: Victoria Mayor and Council
Subject: 1120-1128 Burdett Avenue - Empresa Dev. App. #00516 & Rezoning App. #000462

We oppose the current development application from Empresa for a 44 unit rental apartment building in the 1100 block of Burdett. The following turn of events troubles us.

- An application for a 36 unit condo development is withdrawn the night of the Public Hearing (May 24/17) – no reasons or prior notice is given. The public has expressed many concerns as to density, lack of parking and how the proposal contravenes the OCP.
- A new application for a rental apartment with 44 units and less parking is submitted. There is no engagement with the community and their concerns have not been addressed.
- The City Planning Dept. and City Manager give the application their blessing and it goes to a COTW meeting where the majority of the Council agree to send it to a public hearing. The community is not aware of the new proposal and the need to call a new community meeting is deemed to be unnecessary.
- The public hearing is scheduled for Jan. 25/18. Quietly last week this is rescinded and when senior staff are questioned as to why, informed it is due to an administrative decision?

Reported in the Times Colonist after the COTW meeting approving the new application to go to a public hearing, Mayor Helps calls it a “model proposal” and a better fit for the neighbourhood and Councillor Isitt refers to the shift from strata to rental as “valuable”. He seems to believe there is less concern from the public on the new proposal but no one questions if the community is aware of it.

Be very clear the community is very concerned. If one was a cynical person, one might come to the conclusion, our Planning Dept., Mayor and majority of Councillors in their desire for increased density, would rather not hear from the community who do not share their vision and continue to be difficult in insisting OCP’s be respected and not ignored. A great deal of money is spent on open houses and surveys so the community’s wishes for future development will be taken into account. An OCP is approved and then our city planners allow developers to ignore them.

We fully support Mr. Curran and Mr. Stemp who represent the Right Fit for Burdett. Mr. Stemp’s Jan 1/18 letter provides statistical data to show the City is in excess of OCP goals for rental accommodation but under for ground oriented housing such as townhomes. He also provides a list of properties already zoned for higher density that are abandoned or unused. 1114 Rockland and 1176 Yates are eyesores and have been derelict and boarded up for years. It would seem prudent for the City to approach the owners of these properties and incentivize them to develop them for under market rental stock before removing existing viable housing stock currently serving the community.

Over the 30 years we have lived in this neighbourhood, there have been 5 traditional character homes strated on Linden and 1 on McClure. All were done with the support of the residents. We are not anti-development or against increased density when it is done in a manner that respects the traditional residential nature of the area.

We expect our Mayor and Council to put the interests of its taxpayers and citizens before the self-interest of developers and we expect them to ensure our city staff do likewise. It appears this is not the case with Victoria’s policies regarding Community Amenity Contributions and Density Bonuses. We owe Mr. Curran a great deal for bringing this to our attention. We hope in 2018 we will start to see some improvements on behalf of taxpayers. We urge you to not approve the current Empresa proposal and to encourage a development which will meet the OCP objectives for more family and ground oriented units such as townhouses. This would complement the traditional residential nature of the 1100 block of Burdett and provide stability and continuity to Burdett and neighbourhood streets and provide a critical missing component of the housing spectrum.

Respectfully
Gary & Deborah Kirk

724 Linden Avenue

January 25, 2018

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC

Re: 1303 Fairfield Road (Fairfield United Church)

Dear Mayor and Council –

I am writing to request you impose more rigorous requirements on the development of 1303 Fairfield Road before granting significant upzoning on this site. In general, I support the addition of higher density residential, mixed use development in Fairfield. I am also in support of the Draft Fairfield Neighbourhood Plan and consider it a huge loss for the neighbourhood that the United Church development is not subject to the principles being put forward in this plan.

I am a single mother and live in a rental apartment in Fairfield. My daughter attends Sir James Douglas Elementary School (SJD). I expect I represent a different demographic than that which has given the majority of feedback into the United Church development, and the Fairfield Neighbourhood Plan in general. Please consider my perspective as one that may be shared by others who do not have the time/resources/savvy for meaningful engagement. I would like you to consider the following:

1. **Community Benefit:** The United Church Property is across the street from an elementary school and is a central hub for families living in Fairfield. The United Church Property should not be developed without significant benefit the community.
2. **Family Housing:** Ensure proposed units include 3+ bedrooms. While Fairfield has a healthy stock of rental apartments, these apartments all range from 0-2 bedroom units. There are virtually no 3 bedroom units and therefore there is very little family rental housing in Fairfield. Enrollment at SJD Elementary School will suffer if the City does not take action to ensure more family rental housing in Fairfield.
3. **Affordable Housing:** Future generations of Sir James Douglas families will not be able to afford to live in Fairfield - home ownership is out of reach for median income earners. Please require a housing agreement that imposes rental caps to ensure affordability.
4. **Privacy:** The current design is imposing with balconies on the south side. This is huge privacy concern for the neighbours.
5. **Form and Character:** The Fairfield United Church site is a keystone property at the centre of one of Fairfield's most important community hubs. The design of new development on the Church site needs to compliment the form and character of the corner. Design elements should blend the transition from light commercial/institutional to residential and better echo both the historic form of the existing church and the arts and craft style heritage design of the single family residential along Moss Street. This has not been achieved with the current design.

Thank you,
Justine Starke
1025 Linden Street
Victoria, BC

Lacey Maxwell

From: Erin FitzPatrick [REDACTED]
Sent: January 26, 2018 1:13 PM
To: Victoria Mayor and Council
Subject: Rezoning of 1120 Burdett Avenue

Mayor and Council Members

I'm writing to express my support for the 1120 Burdett Avenue Rezoning.
I live nearby and will be affected by this project.

Council should approve the project for the reasons listed below:

- I want my friends and family to be able to live in Burdett Avenue, and they won't be able to do that if there aren't enough homes
- This project will make Burdett Avenue a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Victoria
- This project is going to be Built Green certified
- This project will also have homes connected to the City's cycling network

1120, 1124 and 1128 Burdett Avenue deserves to be approved, but some things could be improved:

Best,
Erin FitzPatrick

[REDACTED]
505 COOK STREET, Victoria BC

From: Kim Belcher [mailto:]

Sent: Monday, January 29, 2018 2:20 PM

To: Alison Meyer <ameyer@victoria.ca>

Subject: Rezoning Application #00516

Alison,

I spoke with you a week or so ago regarding the process or lack thereof on the development proposed for 1120 - 1128 Burdett Avenue. A few things have happened since our conversation. The notification signs on the properties (there are three) had a yellow taped notice attached saying 'Public Hearing January 25th 2018 6:30PM'. Since we spoke someone taped over the date and now it says "to be determined". Nowhere did it ever say 'Tentative' as you had mentioned to me that it was. Secondly, after another couple of days someone came by and put a sticker over the wording of '36' units to '44' units. Was all this due to our conversation? Yes, the wording "To be Determined" was added to the sign. This wording was chosen as we were not certain which date the Public Hearing would actually be scheduled for. At this point, it is planned that the Bylaws will be given first and second reading on February 8th and the Public Hearing will occur on February 22nd.

The development tracker originally had January 25th for a Public Hearing without it saying 'tentative' and it was removed at some point. If it was tentative why was anything posted at all? As we have now had more time to review the situation to learn what happened we have discovered that this situation is quite unique as staff believed the Bylaws had been given first and second reading and it was only in early January when it was determined that they did not actually get the necessary readings.

As these are city notices on the properties, is it the city who supplies the yellow sticky tape with the notice changes, and if so, is it also the city who goes to the properties and posts them on the notice boards? A neighbour said it was some guy who showed up in a large SUV. The City provides the notices and the applicant adheres the sticky notices. When the mistake was discovered, staff adhered the "to be determined" sticker to the sign. The applicant later updated the number of units with a new sticker. The City does not regulate the number of units in a building and we are moving away from including this information on signs as it causes confusion, however, as you noted when you came to the counter, we wanted to make sure that the signs were as accurate as possible so we had the applicant update that number.

If the Public Hearing for January 25th was tentative, why was the sticker that was put on the notice board saying it was an official Public Hearing date? As mentioned earlier, staff thought the bylaws had been given first and second reading and only discovered at a later date, that this did not occur.

Assuming the city prints these sticky yellow notices, why would they print the date of January 25th if it was not an official date? Please see above.

What is the exact reason for this date of January 25th to be extinguished. Again, the Bylaws were not given first and second reading, therefore the Public Hearing could not occur on January 25th.

When was the date of February 24th chosen and by whom? I believe you mean February 22nd here. This was a date when there was availability on the Council schedule.

If this new date of February 24th is tentative, where do I find that wording anywhere? Once the Bylaws get first and second reading, this date will be definite.

I have taken photos of all the changes noted above. I understand that an official notice will be sent out for this date should it become finalized. Yes, if you live within 100 metres of the subject property you should receive a notice regarding the hearing date.

Regards, Kim Belcher

Pamela Martin

From: Candice Duncan <cduncan@stmarg.ca>
Sent: February 14, 2018 7:45 PM
To: publichearings@victoria.ca.
Subject: Development for 1120-1128 Burdett Avenue

This development has taken renters out of their home as I have known the people that were living in the houses and in an already expensive market this has displaced people that also have pets. This project will not meet the needs of many renters in Victoria as we anticipate they will be above the average rents in this area. Also there are trees in front of the houses and many will probably be taken down and as a renter in a building these provide shade and also beauty as the trees bloom in the spring time.

Never mind the noise and dust from the construction which will impact myself and many others in the surrounding houses and buildings-- we have already been impacted by the development on Cook Street/Fort Street as the building of the Black and White development because of the constant hum of the machines. There are many of us that work afternoon shifts and this impacts our health as the construction is in the daytime hours and we are trying to sleep in the morning.

This development will be right outside my living room window and we have cars parked in our parking stalls right next to 1120 Burdett Avenue and this will also impact us all.

We are all very concerned on the change to this once lovely street and the impact it will have on the noise level, it will no doubt be an unwelcome change. It will cause great stress to all of us in the surrounding buildings, houses and will not be an attainable rent as we all have been impacted by the rising costs in the rental market. I myself have been looking to move as this development will be a great stress but in looking I found myself in position that I can not afford to move.

Please take all of this into consideration as it already looks like you are moving forward - which already disturbs many of us!

Sincerely,
Candice Duncan

Lacey Maxwell

From: James M [REDACTED]
Sent: February 6, 2018 5:03 PM
To: Victoria Mayor and Council
Subject: In Support of 1120 Burdett Avenue

Mayor and Council,

I'm writing to express my support for the 1120 Burdett Avenue Rezoning.

I live nearby and will be affected by this project.

Council should approve the project for the reasons listed below:

- I want my friends and family to be able to live in Burdett Avenue, and they won't be able to do that if there aren't enough homes
- This project will make Burdett Avenue a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Victoria
- This project is going to be Built Green certified
- This project contains both bike and dog washing stations
- This project will also have homes connected to the City's cycling network

1120, 1124 and 1128 Burdett Avenue deserves to be approved and council should approve this project.

Sincerely,

James McCracken

[REDACTED]
906 Fairfield Road Victoria, BC V8V 3A4

Lacey Maxwell

From: Mackay, Alex [REDACTED]
Sent: February 7, 2018 8:37 AM
To: Victoria Mayor and Council
Subject: Regarding 1120 Burdett Avenue

Mayor and Council Members,

I would like to register my support for the rezoning of 1120 Burdett Avenue.

I live nearby and will be affected by this project. The project is close to work for me. I have friends and family who live nearby, and I want the best for them.

Council should approve the project for the reasons listed below:

- I would like to move to Burdett Avenue someday, and that will be easier if there are more homes there
- If there are more homes like this, it's less likely that I will be priced out of the area
- I want my friends and family to be able to live in Burdett Avenue, and they won't be able to do that if there aren't enough homes
- This project will make Burdett Avenue a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- If we want people to use public transit, we need to let them live near it
- We desperately need more rental homes in Victoria
- This project is going to be Built Green certified
- This project contains both bike and dog washing stations
- This project will also have homes connected to the City's cycling network

1120, 1124 & 1128 Burdett Avenue deserves to be approved, but some things could be improved:

- Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't!

Sincerely,

-Alex

Alex R. MacKay, B.Com.
Associate Investment Advisor
Grant Schnurr
Wealth Management
[REDACTED]



National Bank Financial
Suite 700- 737 Yates Street
Victoria, B.C. V8W 1L6
phone: 250-953-8405
toll free: 1-800-799-1175



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Lacey Maxwell

From: Paula McGahon [REDACTED]
Sent: February 7, 2018 8:38 AM
To: Victoria Mayor and Council
Subject: 1120 Burdett Impact of development on young families

Dear Ms Helps and colleagues,

I'm sure you have seen this letter to the New Westminster council about the impact of high rise mini condos on young families.

The author poignantly expresses the dilemma families face. It struck a deep cord with me; by building 500 sq ft. mini condos exclusively we are forcing young families out of our towns. Our question now iswhere are young families supposed to live? Are we turning Victoria into a community where choices for young families are to raise children in mini condos or have them move to Sooke? There a child could have a garden and a dog but parents spend two hours a day commuting to their jobs.

It is especially tragic that an area such as 1120 Burdett, which would have been a perfect spot for family friendly housing has practically been approved for mini condos and that no new green space will be available because council does not receive CAC funding.

I strongly urge council to show some compassion for young families by saving the mini condos for the high rise condos downtown on Yates and Johnson.

Please take a moment to read the letter below and consider the impact of your decisions on the next generation.

Yours truly

Paula McGahon

<http://www.newwestrecord.ca/opinion/your-letters/letter-i-don-t-want-to-leave-new-west-but-i-have-no-choice-1.23164787>

My name is Stephanie Clark, I am 35 years old, have lived in New Westminster my entire life, and now I think I have to move.

Let me be clear: I don't want to move; I love this city, I love being surrounded by family and friends that also call New West their homes, and it offers a convenient location for me and my partner's jobs. Now we have a one year old daughter and had hoped to raise her here. Sadly, I see my beloved city turning into a place that feels like it is turning its back on young families and many of us being priced out of both owning and renting a home here.

Both my partner and I have good jobs – I am in a senior role at another municipality and he is a dev/ops engineer for a tech firm downtown – and yet the cost of living here is getting to be too high for us to stay.

Because of how attached I am to this city, I accepted that my family will never own a house here. My daughter will never have a yard to play in, we won't have space for a family dog, and we will not be able to have the same living conditions that we did growing up, despite higher levels of education and income. I have to draw the line, though, at not even being able to afford a small condo that I can expect won't be in a sardine-packed area with no green space, no parking, schools with portables instead of play spaces and year-round noise and air pollution of constant construction. While I recognise that some of this is the reality of living in an urban area, I also expect city council to ensure this is well-balanced with the preservation of our community.

When [this article](#) came out about council's decision to approve the development at Sixth and Carnarvon, it felt like a last straw of hope that we could stay.

Project aside – which in itself makes me want to leave to avoid the imminent construction, parking issues, traffic congestion issues, additional pressure on our school catchment area and eye sore for those of that want to see river, not building – **the quotes in the article are infuriating. To suggest that people don't want houses and prefer condo living for the convenience is simply false. Those of us living in condos with children are primarily doing it out of necessity: we want the house, but we can't afford it, townhomes are hard to come by, too expensive and often anti-family with age restrictions of 40+, so we buy or rent apartments. And that's if we're lucky.**

The condo we currently live in increased in value by 48 per cent this year after increasing by 32 per cent the year previous. What that means is that, if we were looking today, we would not be able to afford our home. And while the increase in equity seems nice, in reality it translates to nothing more than higher property taxes and equity that we could only use to make a lateral move.

The other suggestion by the development team member in the article is that young people will be able to stay in New Westminster because of this and similar developments. I take issue with this as well because the chances of young people being able to afford units in the brand new building are extremely thin. If my 1995-built, two-bedroom condo is valued at just shy of half a million dollars, how much will a brand new one go for? If we look at the rental prices of the recently completed Novare building located across the street, I'd say most of us are priced out before the developers even break ground. The new mortgage regulations make it difficult to afford older, less expensive homes and impossible for this type of new build real estate for middle income families. So to say that, as council members noted in their decision, the townhouses and two- and three-bedroom units are needed by families becomes moot when young families can't afford those units nor would they even qualify under the new mortgage regulations.

I recognise this reasoning is just two peoples' opinions, but it makes me **question if there is similar sentiments among members of city council, which leads them to approve this type of proposal.** This area, like most in New

West, doesn't have the space or infrastructure to support the density without significantly decreasing the quality of life for residents. This is only one development, but speaks to a trend in our city (like the proposed development by the Glenbrook ravine that seeks to buy out existing owners to redevelop the area).

I would also ask that council look at family expenses as a whole. The publication of the article above came out the same day I was advised the day care center that our daughter attends two days a week was raising fees by \$100 a month, an increase of over 17 per cent. With the cost of full-time childcare often being more than rent, but without the regulations in increases that apply to rent, such an increase is not manageable for families with limited extra cash.

When you consider this, the rising property taxes, utility rates, and strata fees, the unattainable prices of detached houses, frequent "reno-victions", new buildings far too expensive and often too small for families, allowances for age restricted town houses, and new mortgage regulations, living here becomes untenable for those of us who have seen no comparable increase in income.

My roots are deep in this city: my grandparents raised their family in Sapperton, my parents raised me in Queens Park, and I want to raise my daughter here. I really hope that becomes a possibility.

Thank you for taking the time to read this letter. This is the first time anything has meant enough to me to write in like this so I appreciate any time and consideration.

Sincerely,
Stephanie Clark

<http://www.newwestrecord.ca/news/new-westminster-city-council-supports-downtown-development-1.23162217>

"The word iconic is used to describe this building and almost every new building that's proposed for New Westminster," she said. "Iconic means known for distinctive excellence. Height does not make a building iconic, yet developers and planners like to use the word for tall monoliths."

Lacey Maxwell

From: Dustin Miller [REDACTED]
Sent: February 8, 2018 1:25 PM
To: Victoria Mayor and Council
Subject: Regarding 1120 Burdett Avenue

To Whom It May Concern

I would like to register my support for the rezoning of 1120 Burdett Avenue.
I live nearby and will be affected by this project.

Council should approve the project for the reasons listed below:

- This project will make Burdett Avenue a more vibrant, exciting neighbourhood
- Central, walkable neighbourhoods like this are the best places to build more homes
- This project will also have homes connected to the City's cycling network

1120, 1124 and 1128 Burdett Avenue deserves to be approved, but some things could be improved:

Sincerely,
Dustin Miller

[REDACTED]
1010 View Street

Sent from my iPhone

Pamela Martin

From: Doug Robinson <dougcrobinson@telus.net>
Sent: February 12, 2018 4:54 PM
To: Public Hearings
Subject: Rezone re: 1120, 1124 and 1128 Burdett Avenue.

Mayor Helps and Council: (please distribute this to all council members)

You asked for our opinion since you claim "It's Your Neighbourhood", so here is my take on the proposal for 1120. 1124 and 1128 Burdett Avenue..

You are wrong to make all the "special accomodations" for this project that you are considering. I have been part of crafting an OCP that considers the opinions of the people in a community. You are entertaining abandoning our wishes by allowing this developer to make a mockery of the existing zoning and OCP. Essentially, this developer wants a "one-off" zoning. There is far too much of that going on in this city and I adamantly oppose your considering such.

I live immediately next door to this site and wll lose my view, my light and the mature trees we love so much. Jamming 44 units into this small site is ridiculous and nothing short of insanity. We already have a street full of parked cars and you are trying to further compound that problem.

If memory serves me right, I believe that you are allowing .7 of one parking space per unit. Will Rogers once said that "common sense just ain't that common anymore" and you certainly are proving him right.

This "thing" does not belong on this site on Burdett period! Try sticking to the OCP and the zoning that presently applies.. Those things were put in place for very good reasons and would ensure a compatible use for this site that reflects and respects the wishes and feelings of OUR community .

Doug Robinson
314-1149 Rockland Avenue
Victoria V8V 4T5

Pamela Martin

From: Annie Fisher <kilaalemannie@shaw.ca>
Sent: February 13, 2018 10:38 AM
To: Public Hearings
Subject: 1120 - 1128 Burnett Avenue

Dear Council,

We are totally against this project as it now stands. We are against the rezoning and all the variances requested. Our beautiful neighbourhood has setbacks that contribute to the beauty of our garden city. Modern development strips this beauty and makes Victoria like every other city.

Blasting for the parking garage will affect every building in the Rockland and Burdett block and across the street from the proposal. If this proposal is accepted, the developer should be willing to pay for the restoration of every building affected.

We have voiced an opinion on this proposal before. On issues of density, height, blasting, variances. Please refer to my letter to Mayor and Council dated November 13, 2017. We hope that Council and staff get the message that our neighbourhood definitely does not want this project. The taxpayers stance should stand for more than a single developer. These homes can be restored and still allow the owner considerable profit in this current real estate market. This would allow the area to maintain its integrity, simplicity and beauty.

It is time Council and staff listened to the taxpayer, their employer.

Sincerely,

Barry and Annie Fisher,
403-1115 Rockland

Sent from my iPad.

Annie Fisher.

Pamela Martin

From: Barry Mayhew <barrymayhew4@shaw.ca>
Sent: February 15, 2018 4:12 PM
To: Public Hearings
Subject: Burdett Avenue Development

Dear Mayor Helps and Council Members:

As a resident of Victoria since 1978, what I see happening in our city is a microcosm of what began in Vancouver 35 - 40 years ago. Perfectly good single family housing stock being demolished and replaced with high density condominiums. The impetus for this process comes from developers who see large profits flowing into their coffers.

The problem is exacerbated by Council's frequent agreements to approve large variances to existing zoning bylaws and often disregard for the OCP. What is the point in having a OCP if it is frequently ignored?

It is time to say no to developments such as that proposed for 1120 - 1128 Burdett Avenue and to pay attention to the concerns and wishes of the residents and taxpayers of established neighborhoods.

Barry Mayhew, Ph.D

103, 1149 Rockland Ave.
Victoria, B.C.
V8V 4T5

Right Fit for Burdett

Better community-supported development
c/o 1153 Burdett Avenue, Victoria, BC V8V 3H3
rightfitforburdett.com/ rightfit4burdett@gmail.com

Nov 11, 2017

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

**RE: Empresa Properties Rezoning Application #00516 & Development Permit
Application 000462
1120 – 1128 Burdett Avenue**

Dear Mayor & Council:

We are writing to you today to object to the recommendation report prepared by the City Planning and Development department dated Nov 1, 2017, regarding Rezoning Application No 00516 and development permit application 000462 for 1120-1128 Burdett Avenue. Similar to the previous report dated Feb 2, 2017, the current report contains significant inaccuracies, and false or misleading statements related to the proposed development.

The 153 residents (signatures attached) of the Fairfield and Rockland neighborhoods strongly object and opposed both the previous and currently proposed format of this development. While there have been some very minor reductions in some of the requested variances, these changes are insignificant and there has been no reduction in the overall height and mass of the building. While the proposed FSR density has been decreased from 1.83 to 1.66, it is still 37% over the allowed density for the proposed zoning and 177% over the current zoning for 2.5 of the 3 lots. In addition, while the FSR density may have decreased slightly the number of individual units has increased from 36 to 44 or 22% proposed increase of population density.

While FSR is a common density measurement used by planners, the number of people occupying these units, and the number of vehicles that will impact traffic on this street is more accurately represented by the number of individual housing units or "doors" on the street (population density). This block of Burdett currently only has 21 individual units or doors that are accessed off Burdett including the 5 units on the subject 1120-1128 Burdett site. Increasing the number of units over what was previously proposed is the exact opposite of what the community requested. Replacing the existing 5 units on the subject site with 44 units will increase the number of units on the street from 21 to 60 which is a 286% increase in the number of units on this street which is unacceptable.

Other requested variances which we believe are excessive and do not conform to the OCP or the character and strategic direction of the neighbourhood include:

- Site coverage which is 29% over the maximum allowed by the proposed zoning;
- Open space which is 7% under the minimum required by the proposed zoning;
- Height that is 13% over the maximum allowed by the proposed zoning;
- Front set back that is 51% less than required by the proposed zoning;
- Rear set back that is 29% less than required by the proposed zoning;
- East side set back that is 58% less than required by the proposed zoning;
- West side set back that is 67% less than required by the proposed zoning (the Parkade is 100% less);
- Open site space set back from a street that is 85% less than required by the proposed zoning;
- Number of total parking stalls that are 32% less than required by the proposed zoning; and
- Number of visitor parking stalls that are 33% less than required by the proposed zoning.

These variances are on top of the significant changes included in the requested rezoning. The size and number of variances requested are excessive and will negatively impact the character place of the street and do not meet the spirit or intent as set out in the OCP. In addition, most if not all of the other concerns outlined in our Feb 12, 2017 letter as well as the May 17, 2016 letter signed by over 100 members of the community have not changed. As such this rezoning & development permit application should not be approved in its current format.

We believe that the 3 lots represent an opportunity to provide an improved gateway to the Fairfield and Rockland Neighborhoods and a transition from the denser urban residential designation east of Cook and north of Burdett to the traditional residential designation present on the rest of Burdett Ave and to the south and east as required by the OCP. To do this there needs to be a stepping down or decrease in mass, height, density, and site coverage as well as an increase in open space, and increased set backs on all 4 sides. There also needs to be a change of form in keeping with the heritage-designated and character single-family homes on the street.

In our previous letter, we provided numerous examples of relatively recent developments in the Fairfield/Rockland neighborhoods that provided moderate, intelligent, densification while respecting the character and place of the existing community, as required by the OCP which the current proposal fails to do. We have attached a PDF print out of a proposed development site in Sidney as an example of what could be done on the 1120-1128 Burdett Ave site. This example would meet the majority of the requests from the community, provide a 5-fold increase in the number of units on the subject site thereby insuring 24 much-needed new housing units, and afford the developer a significant profit as either a market rental project or strata condominium.

The Sidney property development plans have been approved by the municipality and the site is currently on the market for almost twice what Empresa paid for the three lots on Burdett. The lower purchase price of the Burdett Ave site coupled with the proforma rental rates and selling prices in

Sidney - being significantly less than what these units would rent or sell for on the Burdett Ave site, demonstrates the financial viability and ability of the developer to make a significant profit even with far less than the 44 units he is proposing. The example development consists of 3 separate traditional/Victorian style structures with a total of 17,865ft² which would result in an FSR ratio of 0.99 on the Burdett Ave site, well within the proposed zoning requirement of 1.2. Breaking the development up into 3 separate buildings like the example would:

- reduce the overall massing of the structure,
- provide a more appropriate articulation consistent with the surrounding traditional residential area
- create a needed transition between land designations.
- respect the place and character of the neighbourhood
- open better sight and light lines both from the street and the existing adjacent multi storey buildings

This is just one example of a community-supported development that meets Council's ambitions for increased housing in the greater Victoria community, respects the wishes of the surrounding neighbors and builds on the neighbourhood qualities and character, while incentivizing the developer. It is a win, win, win solution.

We urge Mayor and Council to reject the current rezoning and development applications and instruct City staff to work with the developer and community to find a more appropriate plan for this key transitional area between urban residential and traditional heritage residential designation zones that satisfies all the requirements of the OCP.

Respectfully submitted,
for **Right fit for Burdett**

Tim Stemp
Douglas Curran

A handwritten signature in black ink, appearing to read 'D. Curran', written in a cursive style.


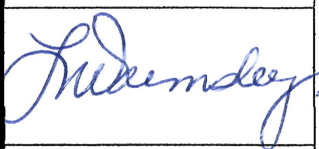

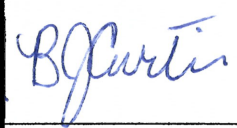
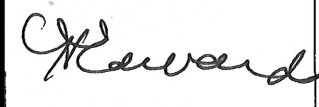
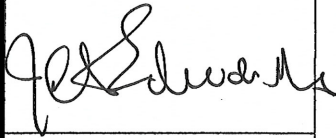
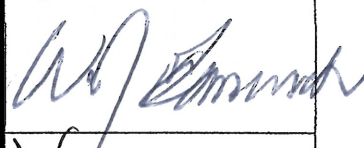
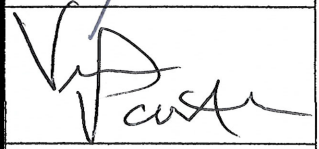


This letter was prepared with the support and agreement of 153 members of the community that have signed and endorsed its content. Many of those that signed it are not comfortable writing to council or public speaking and feel strongly about the lack of opportunity for public consultation in a format that they are comfortable with. They want to express that this letter should be viewed not just as one letter with 153 signatures, but as separate letters from individual citizens, all expressing their concerns and requests for Council to respect and address their wishes.

The signatures on the following pages are from residents of Burdett Ave and the surrounding Rockland & Fairfield Streets who agree with the above opinion and urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 in its current form.

Name	address	email	Phone #	Signature
✓ J Bishop	1253 McKenzie			J Bishop
✓ Christopher Schmidt	1060 Burdett Avenue			Chris Schmidt
✓ Heather Richards	1060 Burdett Avenue			Heather Richards
✓ SUSAN CHAYTOR	1227 ROCKLAND AVE.			S. Chaytor
✓ Dan Scott	1237 ROCKLAND AVE			Dan Scott
✓ Sophia Metz	1008 Pentreleau			S. Metz
✓ Hannah Lawrie	1008 Pentreleau Place			Hannah Lawrie
✓ Noel Taylor	1010 Pentreleau			Noel Taylor
✓ Anthony Metz	1008 Pentreleau			Anthony Metz
✓ CATHERINE Clinton	1021 Pentreleau Pl.			Catherine Clinton
✓ Chris Douglas	1025 Pentreleau Pl			Chris Douglas

Mayor & Council
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Name	address	email	Phone #	Signature
✓ ED BUSBY	815 LINDEN AVE.			
✓ Lynn Walmsley	815 Linden Ave.			
✓ Awayne Leskewitch	816 Linden Ave			
✓ BARBARA CURTIS	816 LINDEN AVE			
✓ Helen Edwards	810 Linden Ave			
✓ JOHN EDWARDS	810 LINDEN AVE			
✓ BILL EDMUNDS	715 LINDEN			
VERN PAETRAU	903 LINDEN			
RAPHAEL BECK	3-727 Linden Ave			
Dahlia Beck	3-727 Linden Ave.			

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Name	address	email	Phone #	Signature
✓ R. Ward R. WARD	1127 McClure St			R. Ward
✓ CHAU TRAN	1127 McClure St.			Chau Tran
✓ Jacqueline Creese	1121 McClure St.			J. Creese
✓ EZERIAH BATEY.	1139 McClure St.			E. Batey
✓ K. J's Pretoria	1157 McClure			K. J's Pretoria
✓ Gerry Hogan	#4-720 LINDEN AVE			Gerry Hogan
✓ PEARL HOGAN	4-720 LINDEN AVE			Pearl Hogan
✓ GARY KIRK	724 LINDEN AVE			Gary Kirk
✓ TRUCH DALZIEL	1161 McClure ST.			Truch Dalziel
✓ LISA DALZIEL	1161 McClure St.			Lisa Dalziel

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Name	address	email	Phone #	Signature
✓ Marie Côté Beauvais	1762 McClure			ABC
✓ Elizabeth Hamblett	1154 McClure			E Hamblett
✓ Patrick DOTTEN	1162 McClure			Patrick Dotten
XXXX				
✓ MIKE McLomb	1150 McCLURE			MEC
✓ JESIKA EDISON	1150 McClure			Jedison.
✓ Jacqui Edison	1150 McCLURE			Jedison
✓ Alema Hartnell	1161 McClure			Albr
✓ Martene Hartnell	1161 McClure			Martene
✓ Cam Dinning	1132 McClure			CSQ

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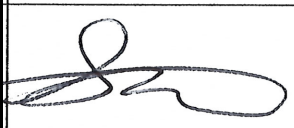
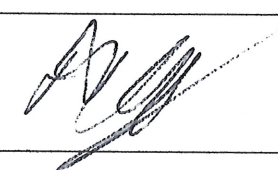

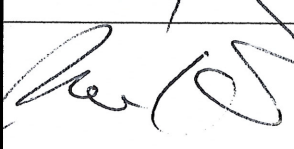
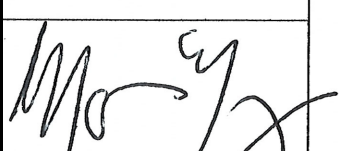
Name	address	email	Phone #	Signature
✓ JAMES ALLEN	404-1115 ROCKLAND AVE			James Allen
✓ Charlotte Hopson	105-1115 Rockland			Charlotte Hopson
✓ Jan Hutchins	#405 1115 Rockland.			J Hutchins
✓ ROBERT WABEE	#205 1115 Rockland			Robert Wabee
✓ Annie Fisher	403-1115 Rockland			A. Fisher
✓ BARRY FISHER	403-1115 ROCKLAND			Barry Fisher
✓ David Peters	202-1115 Rockland Ave			David A Peters
✓ Dan & Theresa Grant	305-1115 Rockland Ave.			Theresa Grant
✓ Maureen Peters	202-1115 Rockland Ave Victoria BC			M Peters
✓ Sheikah Yorke	401-1115 Rockland Victoria BC			Sheikah Yorke

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Name	address	email	Phone #	Signature
✓ NORA HYNES	#402 1115 ROCKLAND			N. Hynes
✓ Howard Schumacher	#101, 1115 Rockland Ave.			H. Schumacher
✓ DIANA KOZINOK	#302 1115 Rockland			D. Kozinok
✓ Suzanne Faulkner	1115 Rockland Ave. #103			Suzanne Faulkner
✓ GAILENE SHAW	#101 1115 ROCKLAND AVE			Gaiene Shaw
✓ MARK MARQUETTE	#201 1115 Rockland			Mark Marquette
✓ AILEEN EAKINS	#301 1115 ROCKLAND			A. Eakin
✓ RICK JOHNSTON	#203 1115 ROCKLAND			R. Johnston
✓ LYNNE JOHNSTON	#203 1115 ROCKLAND			L. Johnston
✓ Deborah Maboe	#205 1115 Rockland			Deborah Maboe

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Name	address	email	Phone #	Signature
✓ Ayala Johnson	245 Moss St. Victoria BC V8V 4M6			
✓ Bonnie Mae Newsome	401 Arnold Ave V8S 3L9			B. Newsome
✓ Brian Storzowski	519 Cornwall St V8V 4K9			B. Storzowski
✓ Sam Johnson	245 Moss St. Victoria BC V8V 4M6			
✓ Tom Okey	621 Cornwall St Victoria V8V 4L2			
✓ Taira Poletz	909 Pendergast St.			
✓ Karen Henry	102-909 Pendergast St. V8V 2W7			K. Henry
✓ MIRIAM KORN	9 Moss St. #4 V8V 4L7			
✓ K city - Blm	2-1222 yorkon			K. Oba
✓ MARION YOUNG	1325 Richardson St V8S 1P6			

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Name	address	email	Phone #	Signature
✓ Hannah Stemp	1153 Burdett ave			Hannah S.
✓ Olivia Barwin BARWIN	62-118 Aldersmith Place			Olivia B.
✓ Donna MacFarlane	112-1149 Rockland ST			Donna
✓ Robert Peterson	11			Robert
✓ DAN PRINGLE	3067 OAKDOWNE RD.			Dan P.
✓ KEN WARREN	1145 BURDETT			Ken
✓ NUDITH HORVATH	1145 BURDETT			Nudith
✓ DAVID RICHARDSON	1143 BURDETT			David
✓ JUDY BAINBRIDGE	1143 Burdett			Judy
✓ LOUISE ROSE	1139 Burdett Avenue			Louise

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	Name	address	email	Phone #	Signature
✓	STEPHANIE CARR	2-727 Linden Ave			Stephanie Carr
✓	Deborah Barnes	4-727 Linden Ave			Deborah Barnes
✓	B CONNOR	A.5-727 LINDEN AVE			B Connor
✓	RAFAEL BECK	3-727 Linden Ave			Rafael Beck
✓	MARSHA BIRNEY	1215 ROCKLAND AVE			Marsha R. Birney
✓	CAROLYN VOGT	401-1011 BURDETT AVE			Carolyn Vogt
✓	WILLIAM BIRNEY	1215 Rockland Avenue			William Birney
✓	Marta Cienska	1760 Fort St Unit #102			Marta Cienska
✓	Ian Lennox	1760 Fort St Unit #102			Ian Lennox
✓	Jim WITTE	840 MADISON ST.			Jim Witte

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Name	address	email	Phone #	Signature
✓ TRUDY DAVID	1165 Burdett Ave			Trudy M. David
✓ Nicole Novakovich	1162 Burdett Ave.			Nicole Novakovich
✓ Grace Espedido	1153 Burdett			Grace Espedido
✓ Taylor Espedido	1153 Burdett			T Espid
✓ Lilia Espedido	1153 Burdett			Lilia
✓ M. JEROME P. J. J.	831 Thirde			P. J. J.
✓ LAUREEN O'Keeffe	1157 BURDETT			Laureen O'Keeffe
✓ Pat Kieffe	1157 Burdett			Pat Kieffe
✓ Janet Pollard	#9-626 Boldstrum Ave.			Janet P. Pollard
✓ Klaudia Jetcas	4-1160 Burdett Ave.			Klaudia Jetcas

SHT #11

Official

9

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Name	address	email	Phone #	Signature
Andrea Burgess	209- 1149 Rockland Ave			Sandy Burgess
Patricia Johnson	102, 1149 Rockland Ave			P. Agan
Gerry Bell	#401 1149 Rockland			G Bell
Melanie Jakobs	404 - 1149 Rockland			M. Jakobs
P. Johnson	102-1149 Rockland Ave			
Steve Craig	104 1149 Rockland			Steve Craig
Cobie EKELES	115 1149 Rockland			
Patricia Johnson	401 - 1149 Rockland			Patricia Johnson
Cathy Lutz	111 - 1149 Rockland			Cathy Lutz
Dannita Machaskie	307 - 1149 Rockland			Dannita Machaskie

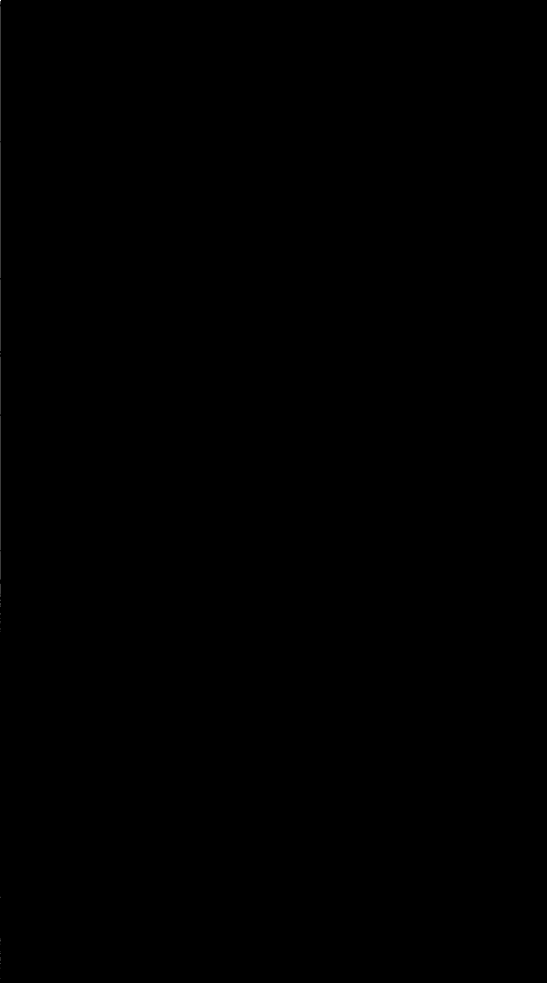
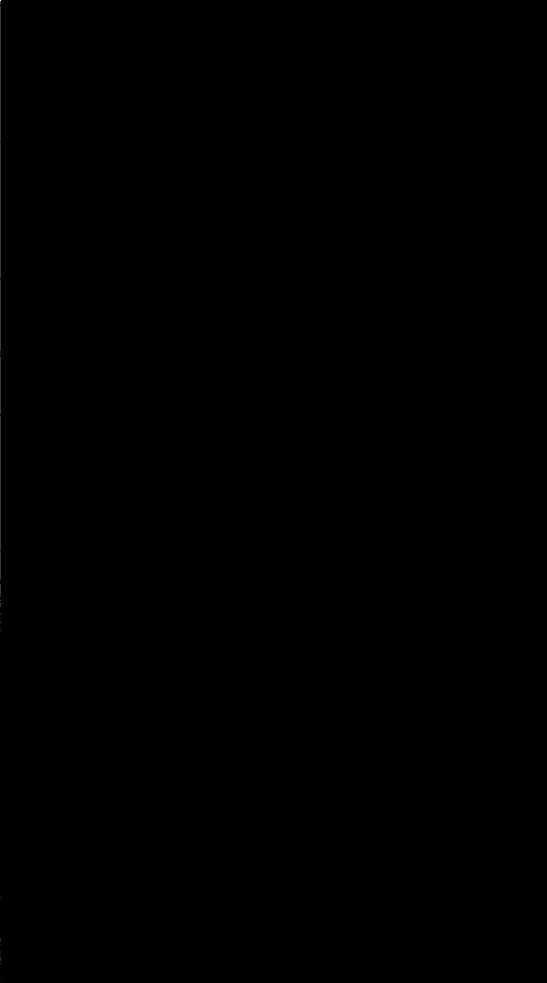
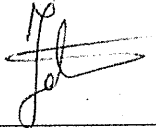
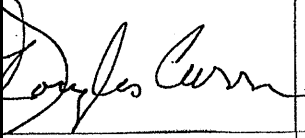
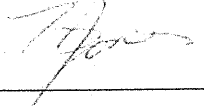
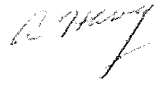


Jolaine Craig 104-1149 Rockland

Jolaine Craig

SMT #12

Mayor & Council
November 12, 2017
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The signatures on the following pages are from residents of Burdett Ave and the surrounding Rockland & Fairfield Streets who agree with the above opinion and urge Mayor and Council to reject the proposed development at 1120, 1124 & 1128 in its current form.


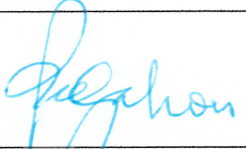
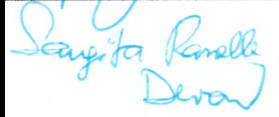

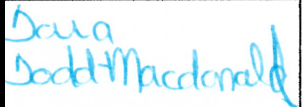




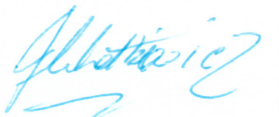
Name	address	email	Phone #	Signature
✓ Sorin Fetcas	4-1160 Burdett Avenue			
✓ ANCA FETCAS	4-1160 BURDETT AVE			Anca Fetcas
✓ DOUGLAS CURRAN	1161 BURDETT			
✓ HEATHER A. Jones	407-1149 ROCKLAND AVE V8V 4T5			
✓ A. HARVEY	211-1149 ROCKLAND AVE			
✓ G BALDRY	114-1149 ROCKLAND AVE V8V 4T5			
✓ GC BALDRY	114-1149 ROCKLAND AVE V8V 4T5			

~~Jane Hartman~~
~~250-920-3363~~
~~526-1160-3363~~

SHT #13
Official

(10)

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Name	address	email	Phone #	Signature
✓ Denise Cloutier	412-1149 Rockland Ave			
✓ PAULA McGATHEN	309-1149 ROCKLAND AVE			
✓ Sangita Ranelle Devon	312-1149 Rockland Ave			
✓ Myer Horowitz	302-1149 Rockland Ave			
✓ Tara Todd-Macdonald	214-1149 Rockland Ave			
✓ DOUGLAS ROBINSON	314 1149 ROCKLAND AVE			
✓ Rita Cosnan	403-1149 Rockland			
✓ Dorothy Smith	206 1149 Rockland			
✓ IVY CARLSON	108- 1149 ROCKLAND			
✓ TAN CHETKIEWICZ	402 1149 ROCKLAND			

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Name	address	email	Phone #	Signature
✓ Phyllis Knowles	414 - 1149 ROCKLAND AVE			P. Knowles
✓ Ruth H Mac Donald	314 - 1149 ROCKLAND AVE -			Ruth Mac Donald
✓ HEATHA JOHNSON	102-1149 ROCKLAND AVE			H. Johnson
✓ ROBERT KENNEDY	207 - 1149 ROCKLAND AVE			R. Kennedy
✓ DWAYNE SMITH	206-1149 ROCKLAND AVE			D. Smith
✓ BARBARA HOROWITZ	307 - 1149 Rockland			Barbara Horowitz
✓ Elaine Calum & Jim Hiczyuk	411 - 1149 Rockland			E. Calum
✓ MARY W. DAVIE	1149 ROCKLAND #302			M. Davie
✓ Ann Kennedy	406-1149 Rockland			Ann Kennedy
✓ Dennis Long	303-1149 Rockland			Dennis Long

Official

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Name	address	email	Phone #	Signature
GAIL BUTTON	107-1149 Rockland Av V8V 4T5			G. Button
Barry Mayhew	103, 1149 Rockland			Barry Mayhew
KILPATRICK. Bryan IRMA	310, 1149 Rockland			Irina Kilpatrick
Everett Fisher	412 1149 Rockland			Everett Fisher
Linda + Errol Miller	# 108 1149-Rockland Av			Linda Miller
Bess Tillings	# 207- 1149 Rockland			Bess Tillings
Jim Kiezuik	# 411 1149 Rockland			Jim Kiezuik
Donna MacFarlane	112-1149 Rockland			Donna MacFarlane
ROBERT PETERSEN	1149 Rockland # 112			Robert Petersen
Sharon Strong	109-1149 Rockland			S. Strong

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Name	address	email	Phone #	Signature
Christine Schwartz	1144 McClure street Victoria			C. Schwartz
Mark MacIntyre	1144 McClure St. VICTORIA			
Greg Schick	2-1195 McClure St Victoria			Helich
ROBERT BEAUVAIS	1162 McClure VICTORIA			Bea
BOBBIE HOLOB	#4 1145 McClure			B. Holob
Morgan Finley	1151 McClure			M. Finley
Melanie Finley	1151 McClure			M. Finley