



Council Report For the Meeting of March 22, 2018

To: Council **Date:** March 9, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Update Report on OCP Amendment Application, Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place**

RECOMMENDATION

OCP Amendment and Rezoning Application No. 00525:

That Council give first and second reading to Official Community Plan Amendment Bylaw (Bylaw No. 18-014), and Zoning Regulation Bylaw Amendment (Bylaw No. 18-015). In addition, that Council give first, second, and third reading to Bylaw No. 18-042, to authorize a Housing Agreement for affordable housing units; and Bylaw No. 18-043 to authorize a Housing Agreement for no restrictions on rental of units.

Development Permit with Variances Application No. 00035:

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00525, if it is approved, consider the following updated motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, in accordance with:

1. Plans date stamped **January 19, 2018**.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. increase the maximum height for Building A from 12.00m to 21.42m
 - b. increase the maximum height for Building B from 12.00m to **15.20m**
 - c. reduce the Fort Street setback for Building A from 10.50m to **6.42m** (to the building)
 - d. reduce the west setback for Building A from 10.71m to 4.00m (to parkade structure) and **9.90m (to building)**
 - e. reduce the west setback for Building B from 7.56m to **0.65m** (to ground floor parking area) and **5.50m (to building)**

3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information regarding an Official Community Plan (OCP) Amendment Application and Rezoning Application for the property located at 1201 Fort Street and 1050 Pentrelew Place. The recommended motion for Development Permit with Variances Application No. 00035 has been updated above to correct minor errors in the setback calculations, and to reflect changes to the proposal since the application was presented to Committee of the Whole on December 14, 2017. Changes to the motion are shown in bold text and a description of the changes is included with this report.

The applicant proposes an OCP amendment to change the Urban Place Designation for a portion of the site from Traditional Residential to Urban Residential, and to extend the boundary of Development Permit Area 7B (HC) – Corridors Heritage to encompass the entire site. The proposed rezoning is to change the zoning from the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, and the R1-B Zone, Single Family Dwelling District, to a new site-specific zone in order to increase the density and allow for the construction of a six-storey multi-unit residential building, a four-storey multi-unit residential building and nine townhouses.

With the exception of the changes described in this report, the necessary conditions that would authorize the approval of the OCP amendment and rezoning for the property located at 1201 Fort Street and 1050 Pentrelew Place in accordance with Council’s motion of December 14, 2017, have been fulfilled. The Committee of the Whole (COTW) report dated November 30, 2017, together with the Council meeting minutes, are attached to this report. The motions from the meeting of Council were:

Rezoning Application No.00525 and associated Official Community Plan Amendment

“That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. *Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:*
 - a. *Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners*
 - b. *Housing Agreement to ensure that ten percent of the approved unit count, being no less than ten units, be provided as affordable rental units on another site within the City of Victoria*
 - c. *Statutory Right-of-Way of 1.86m along the Pentrelew Place frontage*
 - d. *Statutory Right-of-Way of 2.40m for the provision of a public pathway connecting Fort Street to Pentrelew Place*
 - e. *Statutory Right-of-Way of 2.53m for the provision of a future public pathway along the west side of the property*
 - f. *Section 219 Covenant for public realm improvements to Fort Street and*

Pentrelew Place

- g. Section 219 Covenant for construction and maintenance of the public pathways.*
- 2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed Official Community Plan Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.*
 - 3. That Council, having provided the opportunity for consultation with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required, pursuant to Section 475(1) of the Local Government Act.*
 - 4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.*
 - 5. That Council give first reading to the Official Community Plan Amendment Bylaw.*
 - 6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2012 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.*
 - 7. That Council give second reading to the Official Community Plan Amendment Bylaw.*
 - 8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing."*

Development Permit with Variances Application No. 00035

“That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00525, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, in accordance with:

- 1. Plans date stamped November 15, 2017.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - a. increase the maximum height for Building A from 12.00m to 21.42m*
 - b. increase the maximum height for Building B from 12.00m to 15.11m*
 - c. increase the maximum site coverage from 40% to 42.60%*
 - d. reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)*
 - e. reduce the south setback for Building B from 7.56m to 6.13m*
 - f. reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure)*
 - g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)*
 - h. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)*
 - i. reduce the required parking from 120 parking stalls to 119 parking stalls*
 - j. reduce the required visitor parking from 12 stalls to 9 stalls.*
- 3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.*
- 4. The Development Permit lapsing two years from the date of this resolution.”*

OCP AMENDMENT FEEDBACK

On January 12, 2018, staff posted a notice on the City’s website and sent a mailed notice of the proposed OCP amendment to all property owners and occupants within 200m of the subject site inviting them to ask questions of staff and provide written or verbal comments to Council for their consideration by February 12, 2018. During the notification period, the City received correspondence from 31 members of the public and a letter from the Rockland Neighbourhood Association (attached).

PUBLIC PATHWAYS AND RIGHT OF WAY

The following provides an update on the various legal agreements which were included as conditions in the Council motion from December 14, 2018:

- a 1.86m wide Statutory Right-of-Way (SRW) along the Pentrelew Place frontage for highway has been registered on title
- a 2.40m wide SRW to provide a public pathway through the site connecting Fort Street and Pentrelew Place has been registered on title
- a 2.51m wide SRW to provide a future public pathway along the west side of the property line has been registered on title. The staff recommended motion of December 14, 2017

incorrectly noted a requirement for a 2.53m SRW; however, the proposed plans have always indicated a 2.513m SRW, which is wide enough to accommodate a future public pathway

- section 219 covenants for the construction and maintenance of the two above public pathways has been registered on title. For the future public pathway along the west property line, the property owner will be responsible for constructing and maintaining the portion of the pathway which falls within the SRW area as shown on the proposed site plan. The City would be responsible for constructing and maintaining the portion that would connect to a future public pathway to the west of the site
- a section 219 covenant for public realm improvements along Fort Street and Pentrelew Place is no longer required, as the off-site improvements proposed by the applicant are consistent with the City's Subdivision and Development Servicing Standards.

AFFORDABLE HOUSING CONTRIBUTION

When the application was first brought to COTW on April 13, 2017, Council passed a motion referring the application back to staff, in part, to work with the applicant to include housing affordability into the project. The applicant revised the proposal to include an affordable housing contribution as outlined in the applicant's letter to Mayor and Council, dated September 25, 2017 (attached). In order to formalize the affordable housing contribution, the following condition was included in the Council motion passed on December 14, 2018:

"1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:

b. Housing Agreement to ensure that ten percent of the approved unit count, being no less than ten units, be provided as affordable rental units on another site within the City of Victoria"

Although the motion did not include reference to a cash-in-lieu alternative, the option was part of the applicant's proposal and was referenced in the October 26, 2017 COTW report and staff presentation.

A Housing Agreement for affordable rental units have been prepared and will be registered on title to the subject property following the adoption of Bylaw No. 18-042 to authorize the Housing Agreement, if it is approved by Council. The Housing Agreement is generally consistent with the Council motion but with the following differences to reflect the applicant's proposal:

- if ten affordable units are not granted an occupancy permit by December 31, 2020, the applicant shall provide \$25,000 per unit as a cash-in-lieu contribution to the City's Housing Reserve Fund
- the affordable rental units must be provided on the subject site or on another site within the City of Victoria and secured with a Housing Agreement.

Provision of the affordable housing units and/or cash-in-lieu is required as a community amenity in order to qualify for bonus density under the proposed R3-AM-5 Zone, Mid-Rise Multiple Dwelling (Fort) District. More details on the proposed zone are included below.

NO RESTRICTIONS ON RENTAL

As instructed by Council on December 14, 2017, a Housing Agreement to ensure no prohibition on the rental of strata units has been prepared and will be registered on title following the adoption of Bylaw No. 18-043 to authorize the Housing Agreement, if it is approved by Council.

ZONING REGULATIONS

The new site-specific zone, R3-AM-5: Mid-Rise Multiple Dwelling (Fort) District, identifies the public pathways and Housing agreements as community amenities that would need to be provided in order to increase the maximum floor space ratio from 1.00:1 to 1.29:1.

Given the scale of this development, the site's proximity to several heritage designated buildings, and the sensitivity of the mature trees, staff have prepared the proposed R3-AM-5 Zone with more stringent height, setback and site coverage requirements than are required to facilitate the proposal. This has been done to ensure that if any future proposals come forward, that they benefit from a Council review process rather than being entitled to more generous siting allowances already expressed in the zone.

REVISED PLANS

Following the December 14, 2018 COTW meeting, the applicant has submitted revised plans (attached), in part, to respond to Council's concerns related to the transition between the four-storey building (Building B) and the lower density buildings to the south. The applicant's letter dated January 19, 2018 outlines the changes, which include:

- increased south setback for Building B from 6.13m to 11.70m
- removal of the ground floor connection between Buildings A and B and updated landscape plan with pathways and landscaping in this area
- increased open site space and reduced site coverage along with 13 additional new trees on site
- reconfigured common room, ground floor bicycle parking rooms, and bicycle wash/repair station
- expanded floor plates for the penthouse level of Buildings A and B through enclosure of portions of the alcove areas; however, the minimum step-back distance from the building face remains the same
- reduced number of units from approximately 86 to 83
- addition of two underground parking stalls resulting in a parking ratio increase from 1.38:1 to 1.46:1.

As a result of these changes, the variances related to vehicle parking, visitor parking, site coverage and the south setback to Building B are no longer required. Additionally, the setback variance to Pentrelew Place for the townhouse buildings is no longer required as the proposed R3-AM-5 Zone would allow for a 1.20m maximum projection into the required setback for stairs and porches. The height variance for Building B has increased slightly due to the change in the average grade calculation associated with the revised building perimeter; however, the actual height relative to the surrounding properties has not changed. The west setback variances for Building A and Building B have been updated to include setback requirements to the building face in addition to the minimum setback to the above ground parking structures.

Overall, the number of variances has been reduced from 10 to 5. The description of the variances in the updated motion has been revised to reflect the changes as shown below:

"Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

- f. increase the maximum height for Building A from 12.00m to 21.42m*
- g. increase the maximum height for Building B from 12.00m to ~~15.11m~~ **15.20m***
- h. ~~increase the maximum site coverage from 40% to 42.60%~~*

- ~~i. reduce the Fort Street setback for Building A from 10.50m to 6.40m~~ **6.42m** (to the building)
- ~~j. reduce the south setback for Building B from 7.56m to 6.13m~~
- ~~k. reduce the west setback for Building A from 10.71m to 4.00m (to parkade structure) and 9.90m (to building)~~
- ~~l. reduce the west setback for Building B from 7.56m to 0.65m (to ground floor parking area and patio screen) and 5.50m (to building)~~
- ~~m. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)~~
- ~~n. reduce the required parking from 120 parking stalls to 119 parking stalls~~
- ~~o. reduce the required visitor parking from 12 stalls to 9 stalls."~~

CONCLUSIONS

Staff believe that the necessary conditions that would authorize the approval of the OCP Amendment and Rezoning Application for the property located at 1201 Fort Street and 1050 Pentrelew Place have been fulfilled. The recommendation provided for Council's consideration contains updated language to advance this application to a Public Hearing.

Respectfully submitted,

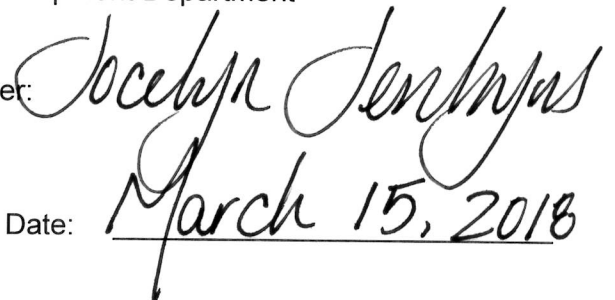


Alec Johnston
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: March 15, 2018

List of Attachments:

- Attachment A: Committee of the Whole Report dated November 30, 2017
- Attachment B: Minutes from Committee of the Whole Meeting dated December 14, 2017
- Attachment C: Minutes from Council Meeting dated December 14, 2017
- Attachment D: Revised Plans date stamped January 19, 2018
- Attachment E: Applicant's letter to Mayor and Council dated January 19, 2018
- Attachment F: Applicant's affordable housing proposal dated September 25, 2017
- Attachment G: OCP notice mail-out responses



Committee of the Whole Report
For the Meeting of December 14, 2017

To: Committee of the Whole **Date:** November 30, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Update on Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, and associated Official Community Plan Amendment**

RECOMMENDATION

Rezoning Application No.00525 and associated Official Community Plan Amendment

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners
 - b. Housing Agreement to ensure that ten percent of the approved unit count, being no less than ten units, be provided as affordable rental units on another site within the City of Victoria
 - c. Statutory Right-of-Way of 1.86m along the Pentrelew Place frontage
 - d. Statutory Right-of-Way of 2.40m for the provision of a public pathway connecting Fort Street to Pentrelew Place
 - e. Statutory Right-of-Way of 2.53m for the provision of a future public pathway along the west side of the property
 - f. Section 219 Covenant for public realm improvements to Fort Street and Pentrelew Place
 - g. Section 219 Covenant for construction and maintenance of the public pathways.

2. That Council determine, pursuant to section 475(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the

appropriate consultation measures would include a mailed notice of the proposed Official Community Plan Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.

3. That Council, having provided the opportunity for consultation with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required, pursuant to Section 475(1) of the *Local Government Act*.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2012 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 00035

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00525, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, in accordance with:

1. Plans date stamped November 15, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. increase the maximum height for Building A from 12.00m to 21.42m
 - b. increase the maximum height for Building B from 12.00m to 15.11m

- c. increase the maximum site coverage from 40% to 42.60%
 - d. reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)
 - e. reduce the south setback for Building B from 7.56m to 6.13m
 - f. reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure)
 - g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)
 - h. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)
 - i. reduce the required parking from 120 parking stalls to 119 parking stalls
 - j. reduce the required visitor parking from 12 stalls to 9 stalls.
3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units, and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with new information, analysis and recommendations regarding a Rezoning Application for the properties located at 1201 Fort Street and 1050 Pentrelew Place. At the Council meeting of October 26, 2017, Council passed a motion directing the applicant to revise several elements of the proposal, and that the revised application be brought back to Committee of the Whole.

Given that the applicant has revised the proposal to address the conditions outlined in the Council motion, staff are recommending for Council's consideration that the Rezoning and Development Permit with Variances proceed for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

Similar to the previous proposals, the revised proposal is to rezone from the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, and the R1-B Zone, Single Family Dwelling District, to a new site specific zone in order to increase the density and allow for the construction of a six-storey multi-unit residential building, a four-storey multi-unit residential building and nine townhouses.

The request to amend the *Official Community Plan*, 2012 (OCP), to designate the south portion of the site as Urban Residential, consistent with the north portion of the site, is necessary because the application proposes to redistribute some of the height and density to the south. The proposed number of storeys for the multi-unit residential buildings and the overall floor space ratio of 1.29:1 exceeds the height and density envisioned for sites designated as Traditional Residential; however, the proposed density is consistent with the maximum envisioned in the OCP. In addition, the amendment would extend the boundary of DPA 7B (HC) – Corridors Heritage to encompass the entire site.

Previous Committee of the Whole (COTW) reports for Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 dated March 23, 2017 and October 12, 2017, and presented at the COTW meetings of April 6, 2017, and October 26, 2017, respectively, are attached for additional information and reference.

Most recently, on October 26, 2017, Council passed the following motion:

"That the application be referred to staff to work with the applicant to address the following issues, and report to Committee of the Whole:

- 1. Revise the density, massing, height and setbacks of the building to [the] south, to provide a more sensitive transition to the ground-oriented adjacent and nearby properties and mitigate concerns relating to overlook;*
- 2. Revise the massing, height and visual appearance of the townhouses, and remove the rooftop decks, to provide a more sensitive transition to the Pentrelew Place frontage and nearby properties;*
- 3. Revise the design and visual appearance of the driveway access on Pentrelew Place;*
- 4. Consider fixtures for public use and enjoyment in the landscape plan for the greenspace bounded by the proposed pathway, Fort Street and the property to the east subject to CPTED principles.*
- 5. Demonstrate how the application is consistent with the objectives of Development Permit 7b that is to encourage buildings that enhance the heritage character of the Fort Street corridor."*

Revisions Resulting from Council Motion

Revise the density, massing, height and setbacks of the building to the south, to provide a more sensitive transition to the ground-oriented adjacent and nearby properties and mitigate concerns relating to overlook.

The setback from the south property line to Building B has increased from 4.67m to 6.13m. In addition, to minimize overlook, the corner balconies on the second and third storeys have been removed and the remaining balconies have been reduced in area and setback further from the

property line. Furthermore, the floor plate of the fourth storey has been reduced and reconfigured to increase separation distance and mitigate concerns relating to overlook.

Revise the massing, height and visual appearance of the townhouses, and remove the rooftop decks to provide a more sensitive transition to the Pentrelew Place frontage and nearby properties.

The number of townhouses has been reduced from ten to nine units. The applicant has also removed the third storey and associated rooftop decks; as well as, reduced the overall height of the townhouse buildings to below 7.6m to be consistent with the maximum height permitted in the existing R1-B Zone: Single Family Dwelling District. The roof pitch has also changed to better reflect the character of the neighbouring single-family dwellings along Pentrelew Place.

In addition, the applicant has increased the setbacks from the townhouse buildings to Pentrelew Place and increased the separation space between the townhouse buildings to improve the visual appearance of the townhouses and provide a more sensitive transition to the Pentrelew Place frontage. The increased separation space between Buildings D and E has also allowed for a straighter alignment to the proposed public pathway, as well as, improvements to the public pathway entrance onto Pentrelew Place.

Revise the design and visual appearance of the driveway access on Pentrelew Place.

The driveway access has been designed to accommodate the critical root zone of the retained Oak at the southeast corner of the site; therefore, options for changing the placement of this driveway are limited. The applicant has made landscape improvements to the Pentrelew frontage adjacent the driveway access to soften the visual appearance of Building B and to improve sightlines to the building entrance.

Consider fixtures for public use and enjoyment in the landscape plan for the greenspace bounded by the proposed pathway, Fort Street and the property to the east subject to CPTED principles.

As noted above, the pathway alignment and design has been improved by shifting the Pentrelew Place entrance further south, between Buildings D and E. This new alignment provides better sightlines and public access to the site. In addition, the applicant is proposing the following fixtures for public use and enjoyment:

- a seating wall adjacent the Pentrelew Place entrance to the pathway
- a metal bench on the west side of the pathway near the visitor bike parking beside Building A
- a metal bench on the east side of the pathway adjacent to the greenspace between the pathway and the east property line
- a garbage can located at the Fort Street entrance to the pathway.

Demonstrate how the application is consistent with the objectives of Development Permit 7B that is to encourage buildings that enhance the heritage character of the Fort Street corridor.

Although the neighbourhood direction for Rockland supports the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features, a number of multi-storey apartment buildings exist in the immediate vicinity that vary in design and contextual sensitivity. By comparison, 1201 Fort Street integrates a diversity of housing that incorporates a variety of sympathetic, high-quality earth tone materials that

emphasize a strong horizontal form. The linear stone elements on the facades, as well as the projecting soffits and flat roof lines placed above a transparent floor line, emphasize the horizontal plane of Buildings A and B and help minimize vertical scale within the existing heritage context. The proposal also responds to the site's historic context with the orientation and curvilinear placement of Building A, which is positioned to minimize the visual impact on Fort Street, and to retain many of the existing trees along this frontage. Building B is positioned to also lessen impact at the rear and west side of the property, and away from Pentrelew Place.

The scale and massing of the townhouses, with low pitched roofs, are reflective of the houses along Pentrelew Place rather than the statelier heritage designated houses of the Rockland neighbourhood. The design of the townhouses has adopted several features that recognize a number of character-defining elements within the area. References to Edwardian Vernacular Arts & Crafts speak to the traditional architectural vocabulary and scale that borrows from the surrounding context, as seen in such elements as:

- gabled roofs with roof finials
- box windows, bay windows with gabled pediments
- fenestration scale and window style
- wide window casing
- brick veneer and detailing
- brick chimneys
- half-timbering and dentil mouldings.

Though the 1201 Fort Street application challenges Rockland's neighbourhood objectives and policies, it also attempts to reflect and enhance the special character of the Fort Street Corridor by integrating a cohesive design that speaks to natural, warm, and high-quality materials; strong horizontal emphasis; and a variety of texture, colour and form. Furthermore, the application proposes to use the existing and new landscape to soften and screen the Fort Street edge and enhance the pedestrian experience. Additionally, it utilizes new hard and soft landscaping features to respect the character of the area as seen through the inclusion of stone walls, stone seating, gateposts, Garry Oak woodland, and boulevard and ornamental shrubs.

Data Table

The following data table compares the current proposal with the previous proposal, the existing zoning and the relevant OCP policies for Urban Residential (Area A) and Traditional Residential (Area B) urban place designations. An asterisk is used to identify where the proposal is less stringent than the standard R3-AM-2 Zone.

| Zoning Criteria | Current Proposal | Previous Proposal | Zone Standard R3-AM2 (Area A) | Zone Standard R1-B (Area B) | OCP Policy |
|---------------------------------------|------------------|-------------------|-------------------------------|---|------------|
| Site area (m ²) - minimum | 7850.00 | 7850.00 | 920.00 | 460.00 (standard lot) 600.00 (panhandle lot) | N/A |

| Zoning Criteria | Current Proposal | Previous Proposal | Zone Standard R3-AM2 (Area A) | Zone Standard R1-B (Area B) | OCP Policy |
|--|---|--|--|--|---|
| Lot width (m) - minimum | 95.00 | 95.00 | N/A | 15.00 (standard lot) 18.00 (panhandle lot) | N/A |
| Number of units - maximum | 86 | 94 | N/A | 16 (8 single-family dwellings and 8 secondary suites or garden suites) | N/A |
| Density (Floor Space Ratio) - maximum | 1.29:1 | 1.39:1 | 1.6:1 | N/A | 2.0:1 (Area A) 1.00:1 (Area B) 1.29:1 (Blended OCP Maximum FSR) |
| Total floor area (m ²) – maximum | 10156.00* | 10898.00* | 3573.30 (Area A) 2580.00 (Area B) 6153.30 (Combined) | | 4466.60 (Area A) 5639.80 (Area B) 10126.50 (Combined) |
| Storeys - maximum | 6* (Building A) 4 (Building B) 2 (Buildings C, D and E) | 6* (Building A) 4* (Building B) 3 (Buildings C, D and E) | 4 | 2 (standard lot) 1 (panhandle lot) | 6 (Area A) 3 (Area B) |
| Height (m) - maximum | 21.42* (Building A) 15.11* (Building B) 7.30 (Building C) 7.54 (Building D) 7.47 (Building E) | 21.40* (Building A) 18.00* (Building B) 10.86 (Building C) 11.42 (Building D) 11.34 (Building E) | 12.00 | 7.60 (standard lot) 5.00 (panhandle lot) | N/A |
| Roof decks | No | Yes (Townhouses: Buildings C, D and E) | N/A | No | N/A |
| Site coverage % - maximum | 42.60* | 57.20* | 40% | 40.00 (standard lot) 25.00 (panhandle lot) | N/A |
| Landscaped Area % - minimum | 56.00 | 42.60 | 50% | N/A | N/A |

| Zoning Criteria | Current Proposal | Previous Proposal | Zone Standard R3-AM2 (Area A) | Zone Standard R1-B (Area B) | OCP Policy |
|--|--|--|--|---|------------|
| Setbacks (m) – minimum: | | | | | |
| Fort St. | 6.40* (Building A) | 6.00* (Building A) | 10.50 | N/A | N/A |
| South | 6.13* (Building B) | 4.67* (Building B) | 7.56 | 7.50 (standard lot) 4.00 (panhandle lot) | N/A |
| West | 4.00* (Building A) 0.65* (Building B) | 4.00* (Building A) 0.65* (Building B) | 10.71 (Building A) 7.56 (Building B) | 7.50 (standard lot) 4.00 (panhandle lot) | N/A |
| Pentrelew Pl. | 2.79* (to stairs) 4.20 (to building) | 1.91* (to stairs) 2.03* (to building) | 3.65 (Building C) 3.77 (Building D) 3.74 (Building E) | 1.50 (standard lot) 4.00 (panhandle lot) | N/A |
| Parking (minimum) | 119* | 121* | 120 | N/A | N/A |
| Visitor parking (minimum) | 9* | 9* | 12 (10% of total parking) | N/A | N/A |
| Bicycle parking stalls (minimum) | 88 (multi-unit residential) | 96 (multi-unit residential) | 77 (multi-unit residential) | N/A | N/A |
| Class 1 | 9 (townhouses) | 10 (townhouses) | 9 (townhouses) | N/A | N/A |
| Class 2 | 2 – 6 space racks | 2 – 6 space racks | 2 - 6 space racks | | |

Note: The area of the proposed bicycle parking rooms (259.24m²) has been excluded from the total floor area calculation and floor space ratio.

Relevant History

At the April 6, 2017 Committee of the Whole meeting, Council referred Rezoning Application No. 00525 and Development Permit Application No. 00035 back to staff to work with the applicant on-site planning and design revisions to improve the proposal's overall fit with the surrounding context and to discuss the potential for affordable housing with this proposal. The revised proposal, which included a reduction in the number of storeys for Building B, a reduction in the number of townhouses, a revised design for both the multi-unit residential buildings and the

townhouses buildings, as well as an affordable housing contribution was presented by staff in a report to Committee of the Whole at the October 26, 2017 meeting. At that meeting staff recommended that Council consider advancing the Application to a Public Hearing. Council passed a motion referring the application back to staff to work on further site planning and design revisions to improve the transition to the adjacent properties and Pentrelew Place and to enhance the semi-public open space with fixtures for public use.

The revised proposal is the subject of this report. Changes include:

- reducing the floor space ratio from 1.39:1 to 1.29:1
- reducing the site coverage from 57.20% to 42.60%
- increasing the open site space from 42.60% to 56.00%
- increasing the south setback to Building B from 4.67m to 6.13m
- increasing the Fort Street setback to Building A from 6.00m to 6.40m
- increasing the Pentrelew Place setbacks for the townhouse buildings
- reducing the number of townhouse units from ten to nine
- reducing the height and number of storeys for the townhouse buildings
- increasing the separation space between townhouse buildings
- improving the alignment of the public pathway and increasing the setbacks from the townhouses to the pathway.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the Rockland Neighbourhood Association CALUC was notified of the revised proposal on November 16, 2017.

Zoning Regulation Bylaw

In accordance with Rezoning Application No. 00525, staff recommend that Council consider a site-specific zone to accommodate the proposed development. Given the scale of this development, the sites proximity to several heritage designated buildings, and the sensitivity of the mature trees, staff are recommending that Council consider more stringent height, setback and site coverage requirements in the new zone. It is also recommended that the height and several siting criteria be addressed through the variance process to ensure that if any future proposals come forward, that they benefit from a Council review process rather than being entitled to more generous siting allowances already expressed in the zone.

A review of the parking demand based on the proposed Schedule C rates, which includes a provision for larger unit sizes, indicates a potential parking demand of 123 stalls; however, this demand has not factored a discount for the proximity to the Frequent Transit Network along Fort Street. As 119 stalls are proposed, the anticipated parking shortfall is four stalls.

Whereas the previous proposals provided secure bicycle parking in the underground parkade, the current proposal now includes 259.24m² of secure bike parking at-grade, replacing one of the ground floor units in Building B and the common amenity room between Buildings A and B. The applicant is proposing to exempt the bicycle parking area from the Floor Space Ratio (FSR) calculation. Under the current *Zoning Regulation Bylaw*, all floor area at-grade is included in the FSR calculation. Removing the bicycle parking from the FSR calculation reduces the FSR from 1.33:1 to 1.29:1. Excluding the bicycle parking area from the FSR calculation is considered supportable as the provision of an at-grade bicycle parking area improves the functionality of the bicycle parking and encourages cycling as an alternative mode of travel. This approach is also

consistent with the direction of the proposed changes to Schedule C of the *Zoning Regulation Bylaw*.

Tree Preservation and Urban Forest Management

The consulting arborist has conducted exploratory digging within the root zones of some of the trees noted as retained to gain more information about these trees. An updated arborist report has been provided that outlines the tree protection measures and construction impact mitigation measures proposed to retain the trees.

The number of retained trees has not changed with this latest proposal; however, due to changes to the site plan, the number of proposed new trees has been reduced from 106 to 103.


CONCLUSIONS

Given the revisions undertaken by the applicant to address the Council motion from October 26, 2017, and staff feedback, it is recommended for Council's consideration that the Application move forward to a Public Hearing.

ALTERNATE MOTION

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


Respectfully submitted,


Alec Johnston, Senior Planner
Development Services Division

Q. Meyer


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Dec 7, 2017

List of Attachments:

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans date stamped November 15, 2017
- Attachment D - Letters from applicant to Mayor and Council dated November 30, 2017 and November 14, 2017
- Attachment E – Arborist Report dated November 21, 2017
- Attachment F - Committee of the Whole reports for Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 dated March 23, 2017 and October 12, 2017
- Attachment G - Correspondence

5. LAND USE MATTERS

5.3 Update on Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, and associated Official Community Plan Amendment

Committee received a report dated November 30, 2017, from the Director of Sustainable Planning and Community and Development regarding an update on an application to increase the density and allow for the construction of a six-storey multi-unit residential building, a four-storey multi-unit residential building and nine townhouses.

Councillor Alto returned to the meeting at 12:15 p.m.

Councillor Young returned to the meeting at 12:16 p.m.

Committee discussed:

- Concerns regarding the tree loss on site.
- Height and massing changes from the original design.
- Public input received regarding the proposal.

Motion:

It was moved by Councillor Young, seconded by Councillor Lucas:

Rezoning Application No.00525 and associated Official Community Plan Amendment

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners
 - b. Housing Agreement to ensure that ten percent of the approved unit count, being no less than ten units, be provided as affordable rental units on another site within the City of Victoria
 - c. Statutory Right-of-Way of 1.86m along the Pentrelew Place frontage
 - d. Statutory Right-of-Way of 2.40m for the provision of a public pathway connecting Fort Street to Pentrelew Place
 - e. Statutory Right-of-Way of 2.53m for the provision of a future public pathway along the west side of the property
 - f. Section 219 Covenant for public realm improvements to Fort Street and Pentrelew Place
 - g. Section 219 Covenant for construction and maintenance of the public pathways.
2. That Council determine, pursuant to section 475(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those

property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed Official Community Plan Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.

3. That Council, having provided the opportunity for consultation with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required, pursuant to Section 475(1) of the *Local Government Act*.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2012 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 00035

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00525, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, in accordance with:

1. Plans date stamped November 15, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. increase the maximum height for Building A from 12.00m to 21.42m
 - b. increase the maximum height for Building B from 12.00m to 15.11m
 - c. increase the maximum site coverage from 40% to 42.60%
 - d. reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)
 - e. reduce the south setback for Building B from 7.56m to 6.13m
 - f. reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure)

- g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)
 - h. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)
 - i. reduce the required parking from 120 parking stalls to 119 parking stalls
 - j. reduce the required visitor parking from 12 stalls to 9 stalls.
3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.
 4. The Development Permit lapsing two years from the date of this resolution."

Motion to postpone:

It was moved by Councillor Madoff, seconded by Councillor Isitt, that the motion be amended as follows:

That Council postpone the following motion:

Rezoning Application No.00525 and associated Official Community Plan Amendment

And refer the application back to staff to work with the applicant for further consideration of the following points:

1. **Revise the density, massing, height and setbacks of the building to south, to provide a more sensitive transition to the ground-oriented adjacent and nearby properties and mitigate concerns relating to overlook;**
2. **Demonstrate how the application is consistent with the objectives of Development Permit area 7b that encourage building that enhances the heritage character of the Fort Street corridor.**

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

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 - c. Statutory Right-of-Way of 1.86m along the Pentrelew Place frontage
 - d. Statutory Right-of-Way of 2.40m for the provision of a public pathway connecting Fort Street to Pentrelew Place
 - e. Statutory Right-of-Way of 2.53m for the provision of a future public pathway along the west side of the property
 - f. Section 219 Covenant for public realm improvements to Fort Street and Pentrelew Place
 - g. Section 219 Covenant for construction and maintenance of the public pathways.
2. That Council determine, pursuant to section 475(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those

property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed Official Community Plan Amendment to the affected persons; and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.

3. That Council, having provided the opportunity for consultation with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required, pursuant to Section 475(1) of the *Local Government Act*.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
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Development Permit with Variances Application No. 00035
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3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.
 4. The Development Permit lapsing two years from the date of this resolution."

On the amendment:
DEFEATED 17/COTW

For: Councillors Isitt and Madoff
Against: Mayor Helps, Councillors Alto Coleman, Loveday, Lucas, Thornton-Joe, and Young

Main motion: Rezoning Application No.00525 and associated Official Community Plan Amendment

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

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On the main motion:
CARRIED 17/COTW

For: Mayor Helps, Councillors Alto Coleman, Loveday, Lucas, Thornton-Joe,
and Young

Against: Councillors Isitt and Madoff

Committee recessed at 12:56 p.m. and reconvened at 1:30 p.m.

Councillor Young recused himself from the meeting at 1:31 p.m. due to a non-pecuniary conflict of interest as the next item could affect parking on the street he lives on.

REPORTS OF COMMITTEES2. Committee of the Whole – December 14, 20179. Update on Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, and associated Official Community Plan AmendmentMotion:

It was moved by Councillor Lucas, seconded by Councillor Young:

Rezoning Application No. 00525 and associated Official Community Plan Amendment

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Development Permit with Variances Application No. 00035

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4. The Development Permit lapsing two years from the date of this resolution."

Carried

For:

Opposed:

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

1201 Fort Street

Planning & Development Department
Community Planning Division

JAN 19 2018

Received
City of Victoria

Drawing List

Contact List

| Architectural | |
|---------------|----------------------------------|
| MASTER PLAN | |
| A000 | Cover |
| A001-H | Persepolis |
| A002-H | Persepolis |
| A003-H | Persepolis |
| A004-H | Site Plan |
| A005-H | Site Plan / Planning Plan / Info |
| A1001-H | Site Plan & Pool Info |
| A1001-H | Code Compliance |
| A1002-H | Code Compliance |
| A1003-H | Average Grade |
| A2001-H | PI Plan |
| A201-H | L1 Plan |
| A202-H | L2 Plan |
| A203-H | Context Elevations |
| A301-H | Site & Context Sections |
| A401-H | Shadow Study |
| A503-H | Shadow Study |
| A110-A | P1 Floor Plan |
| A111-A | L1 Floor Plan |
| A112-A | L2 Floor Plan |
| A113-A | L3 Floor Plan |
| A114-A | L4 Floor Plan |
| A115-A | L5 Floor Plan |
| A116-A | L6 Penthouse Floor Plan |
| A117-A | North and South Elevations |
| A118-A | East and West Elevations |
| A119-A | Building Sections |
| A221-B | L1 & L2 Plans |
| A222-B | L2 & L4 Plans |
| A223-B | Elevations |
| A224-B | Building Sections |
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| A398-B | Building Sections |
| A399-B | Elevations |
| A400-B | Building Sections |

Building (Part 9 Townhouses)

| BUILDING C/D/E | |
|----------------|---|
| B101 | SITE PLAN & LOCATION MAP |
| B102 | AVG. GRADE CALCULATIONS & TYP. SECTIONS |
| B201 | BUILDING C PLANS |
| B202 | BUILDING D PLANS |
| B301 | BUILDING E PLANS |
| B302 | BUILDING C ELEVATIONS |
| B303 | BUILDING D ELEVATIONS |
| B304 | BUILDING E ELEVATIONS |
| B305 | COMBINED FRONT ELEVATIONS |

CIVIL

C101 PRELIMINARY SITE SERVICING PLAN

Landscape

| | |
|------|---------------------------------|
| L101 | LANDSCAPE PLAN |
| L102 | TREE RETENTION AND REMOVAL PLAN |
| L201 | GRADING AND DRAINAGE PLAN |
| L301 | PLANTING PLAN AND PLANT LIST |
| L302 | PLANTING PLAN |
| L401 | LANDSCAPE MATERIALS PALETTE |



PROJECT OWNER

ABSTRACT DEVELOPMENTS
201-1106 Cook Street
Victoria BC
V8V 2Z7
250.681.5379

Contact: Mike Miller - Owner
mmiller@abstractdevelopments.com

ARCHITECT

CASCADIA ARCHITECTS
1800 Cook Street
Victoria BC
V8V 3J6
250.590.3223

Contact: Gregory Dunlop, Architect AIBC LEED AP
greg@ascadarchitects.ca

Peter Johanneth, Architect AIBC LEED AP
peter@ascadarchitects.ca

TOWNHOUSE DESIGN

ZEBRA GROUP
1181 Newport Avenue
Victoria BC V8S 3S6
250.594.1744

Contact: Rui Collins
Kathryn Koshman
k@zbrg.com

LANDSCAPE ARCHITECT

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524 Gildenhilf Rd. Suite 200,
V8Z 1G1
250.412.2891

Contact: Scott Murdoch, Landscape Architect, R.P. Bio.
scott@murdoch.ca

CIVIL ENGINEER

GARY CAROTHERS CONSULTING
288-2750 Quadra Street
V8T 4E1 BC
250.388.6919

Contact: Gary Carothers, P.Eng.
gcarothers@comnet.ca

STRUCTURAL ENGINEER

READ JONES CHRISTOPHERSON LTD.
645 Tyne Road, Suite 220
Victoria, BC V8A 6X5
250.388.7744

Contact: Leon Peck, P.Eng., M.Sc., M.A.S.T. Inc.
lpeck@rjca.com

CONSULTING ARBORISTS

TALBOT MACGREGOR & ASSOCIATES
Box 48153 PRC Uptown
Victoria, BC V8Z 7H6
250.479.8773

Contact: Garth Macgregor
gmacgregor@talbot.com

Abstract Developments

1201 Fort Street

ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT - 2018.01.19

| PROJECT NUMBER | DATE |
|----------------|------------------------|
| 1612 | 2018-01-18 12:59:37 PM |
| DWG. NO. | REV. |
| A000 | 2018.01 |



CASCADIA ARCHITECTS INC.
1060 Hearsh Street
Victoria BC V8V 1K8 Canada
T 250.590.3223
W cascadiarchitects.ca



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City of Victoria

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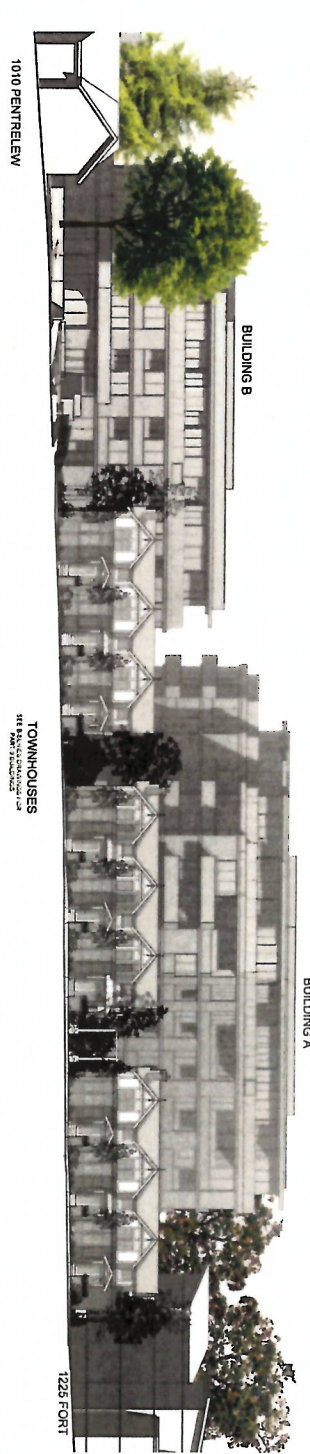


CASCADIA ARCHITECTS INC
1201 Fort Street
Victoria BC V8W 2M1 Canada
360.940.2223 www.cascadiaarchitects.ca
E: info@cascadiaarchitects.ca

NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.



① Site North Elevation - Fort
SCALE: 1:100
NOTE: SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.



② Site East Elevation - Pentrelew
SCALE: 1:100
NOTE: SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.



③ Site West Elevation - Linden
SCALE: 1:100
NOTE: SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.

Context Elevations

1201 Fort Street
Abstract Development
1201 Fort Street
Victoria BC V8W 2M1

PROJECT: 1201 Fort Street
DATE: 2018.01.18 11:37 AM
DRAWN BY: G.D.P.
CHECKED BY: M.P.A.H.

SCALE: 1:200

A300-M

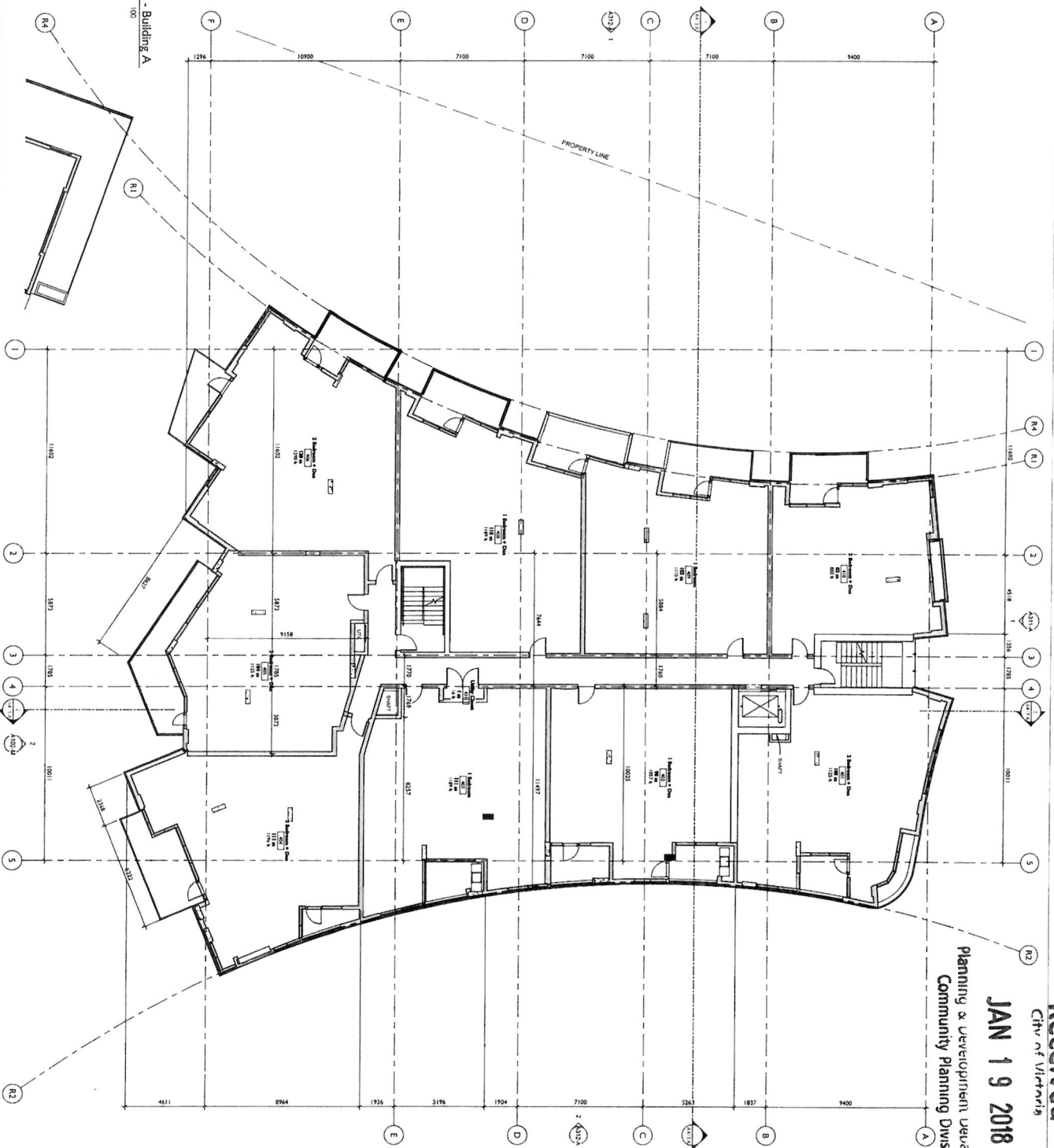
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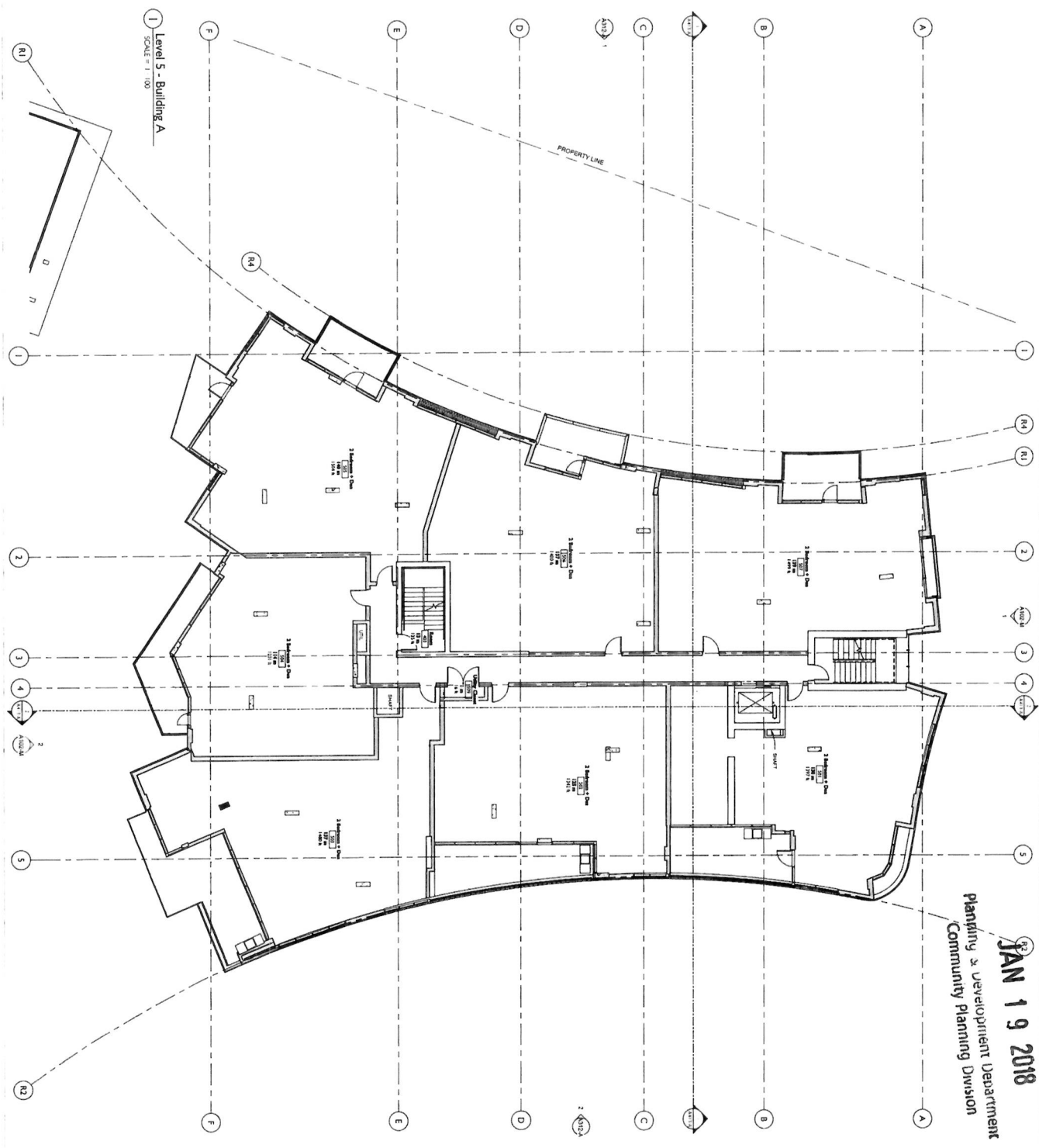
Level 4 - Building A
SCALE = 1:100




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|--|--|
| | |
| CASCADIA ARCHITECTS INC 1201 Fort Street Victoria, BC V8W 2A1 Canada T 250.590.2222 www.cascadiaarchitects.ca E info@cascadiaarchitects.ca | |
| 1:100 Scale Date: 1/12/18 | |
| 1201 Fort Street Abstract Development Is Victoria, BC V8W 2A1 | |
| Project No: 1412 Scale: 1:100 Date: 2018.01.18 | |
| Checked: [Signature] Approved: [Signature] | |
| A213-A | |

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1 Level 5 - Building A
SCALE = 1/100

| | |
|---|--|
|  <p>CASCADIA ARCHITECTS INC 1661 Square Street Victoria BC V8W 3G6 Canada T 250.979.2123 www.cascadiaarchitects.ca E info@cascadiaarchitects.ca</p> | |
| <p>1201 Fort Street Abstract Development to 1201 Fort Street Victoria, BC V8W 3A1</p> | |
| <p>LS Floor Plan</p> | |
| <p>NO. 1612 DATE 2018.01.19</p> | |
| <p>DESCRIPTION DATE</p> | |
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| <p>AS INDICATED</p> | |
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| <p>1612</p> | |
| <p>2018.01.19</p> | |
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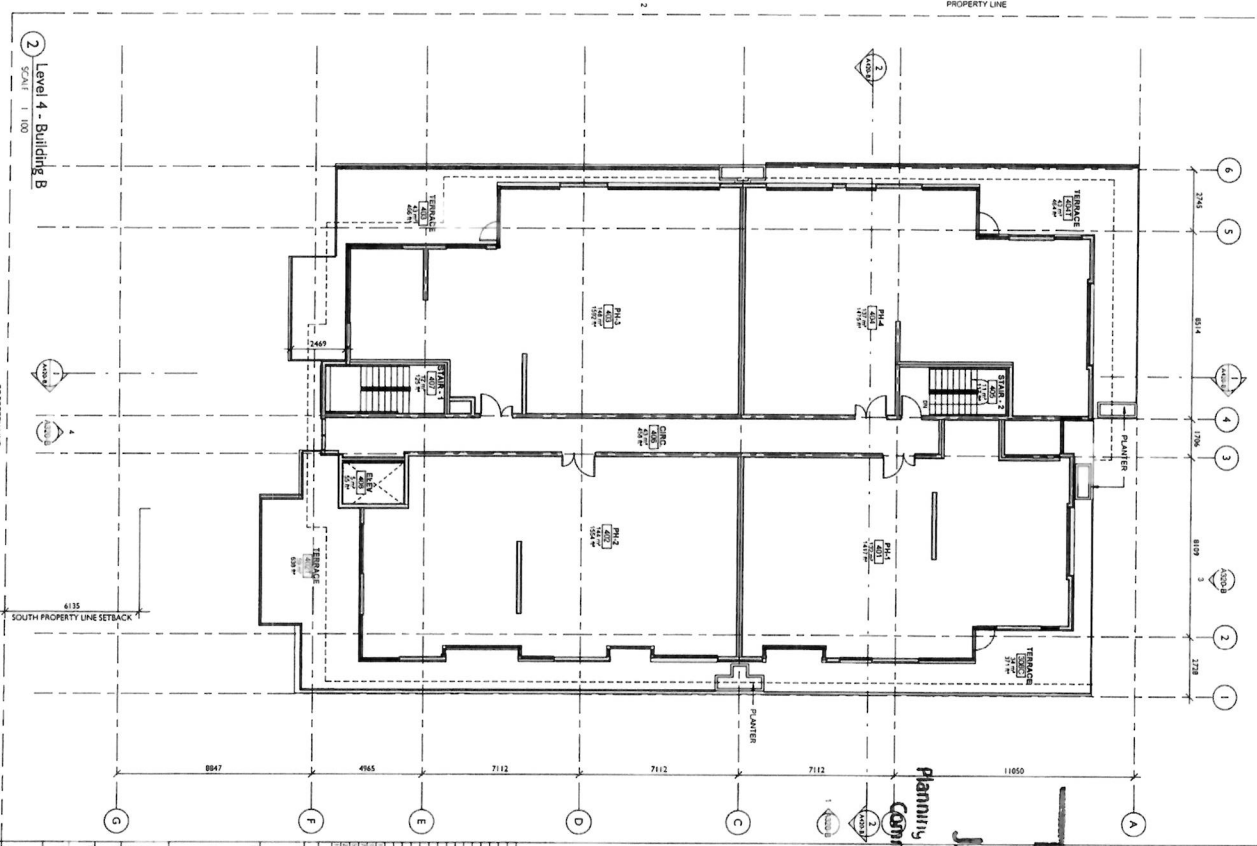
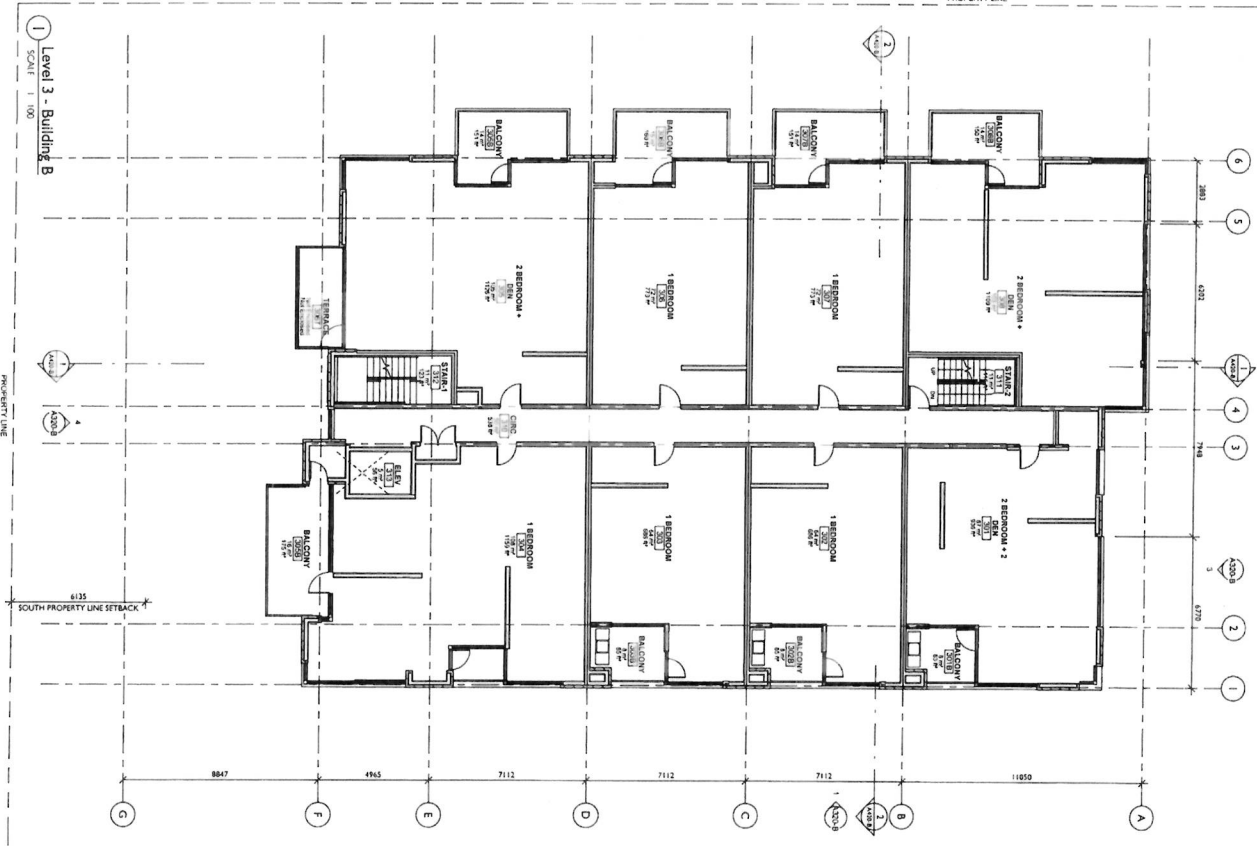
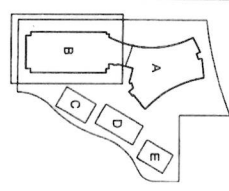


CASCADIA ARCHITECTS INC
 1862 Taylor Street
 Victoria BC V8V 3K6 Canada
 T 250.950.3223 www.cascadiaarchitects.ca
 info@cascadiaarchitects.ca

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| | |
|---|--|
| <p>PROJECT 1201 Fort Street Abstract Developments 1201 Fort Street Victoria BC V8V 3L1</p> | |
| <p>DATE: 2018-01-18 2:31:42 PM DRAWN BY: GPD/J CHECKED BY: BC APPROVED BY: Atkinson</p> | |
| <p>NO. DESCRIPTION DATE</p> | |
| <p>L3 & L4 Plans</p> | |
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City of Victoria

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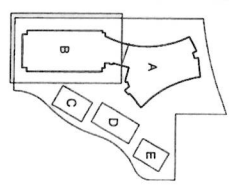
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CASCADIA ARCHITECTS INC
1662 Third Street
Victoria BC V8W 3K6 Canada
T 250.590.2222 www.cascadiaarchitects.ca
info@cascadiaarchitects.ca

Exterior Materials

1. Concrete Block - A, Pattern
2. Concrete Block - B, Pattern
3. Concrete Block - C, Pattern
4. Glass Guardrail
5. Polished Stainless Steel - 304
6. Polished Stainless Steel - 316
7. Polished Stainless Steel - 316L
8. Polished Stainless Steel - 316L
9. Polished Stainless Steel - 316L
10. Polished Stainless Steel - 316L
11. Polished Stainless Steel - 316L
12. Polished Stainless Steel - 316L

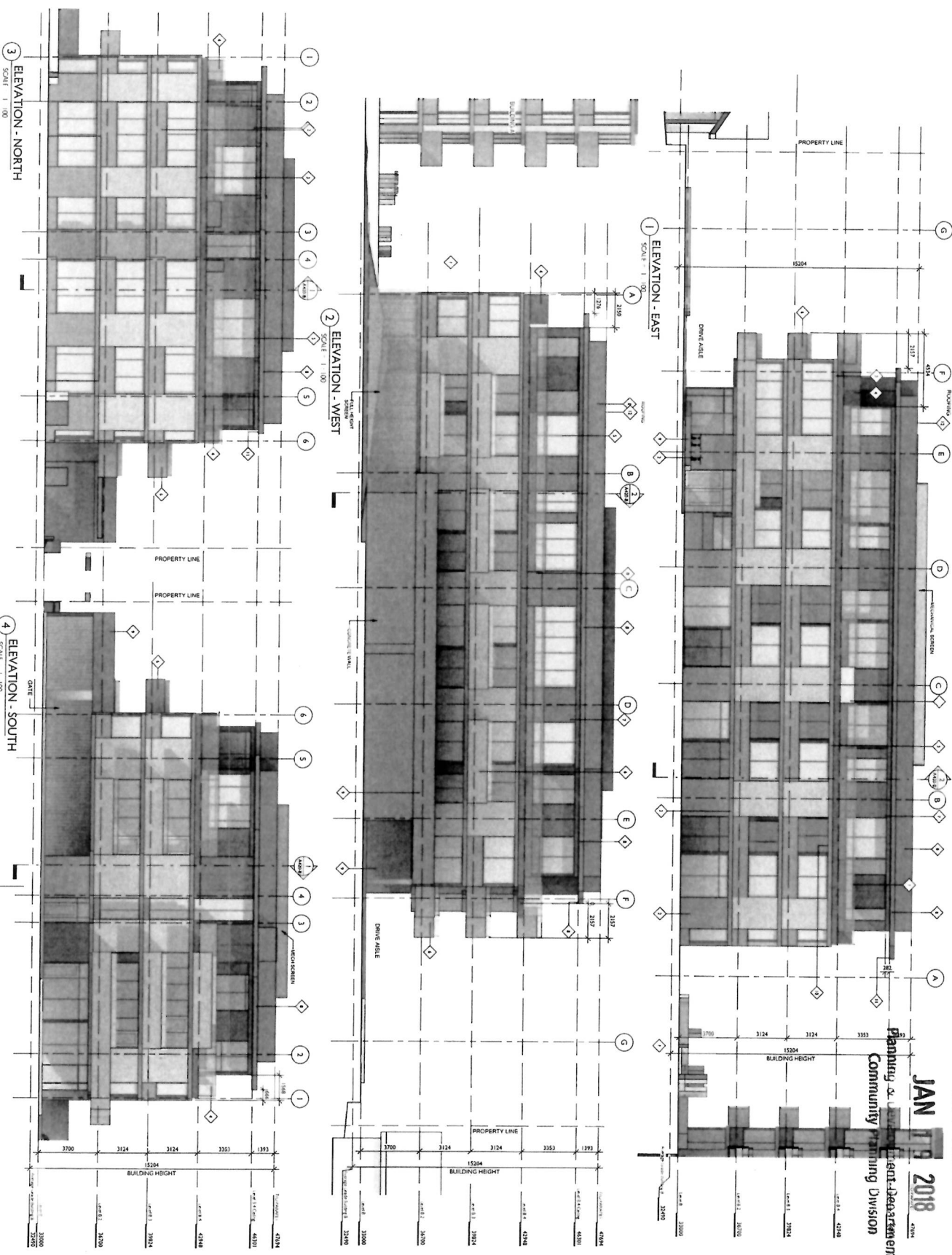


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| 2 | ISSUED FOR PERMIT | 2018.01.18 |
| 3 | ISSUED FOR PERMIT | 2018.01.18 |
| 4 | ISSUED FOR PERMIT | 2018.01.18 |
| 5 | ISSUED FOR PERMIT | 2018.01.18 |
| 6 | ISSUED FOR PERMIT | 2018.01.18 |
| 7 | ISSUED FOR PERMIT | 2018.01.18 |
| 8 | ISSUED FOR PERMIT | 2018.01.18 |
| 9 | ISSUED FOR PERMIT | 2018.01.18 |
| 10 | ISSUED FOR PERMIT | 2018.01.18 |
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| 12 | ISSUED FOR PERMIT | 2018.01.18 |

Elevations

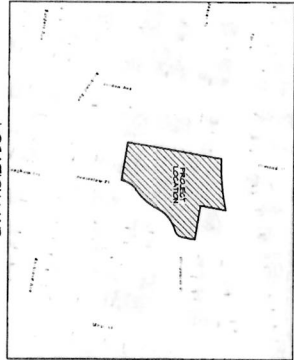
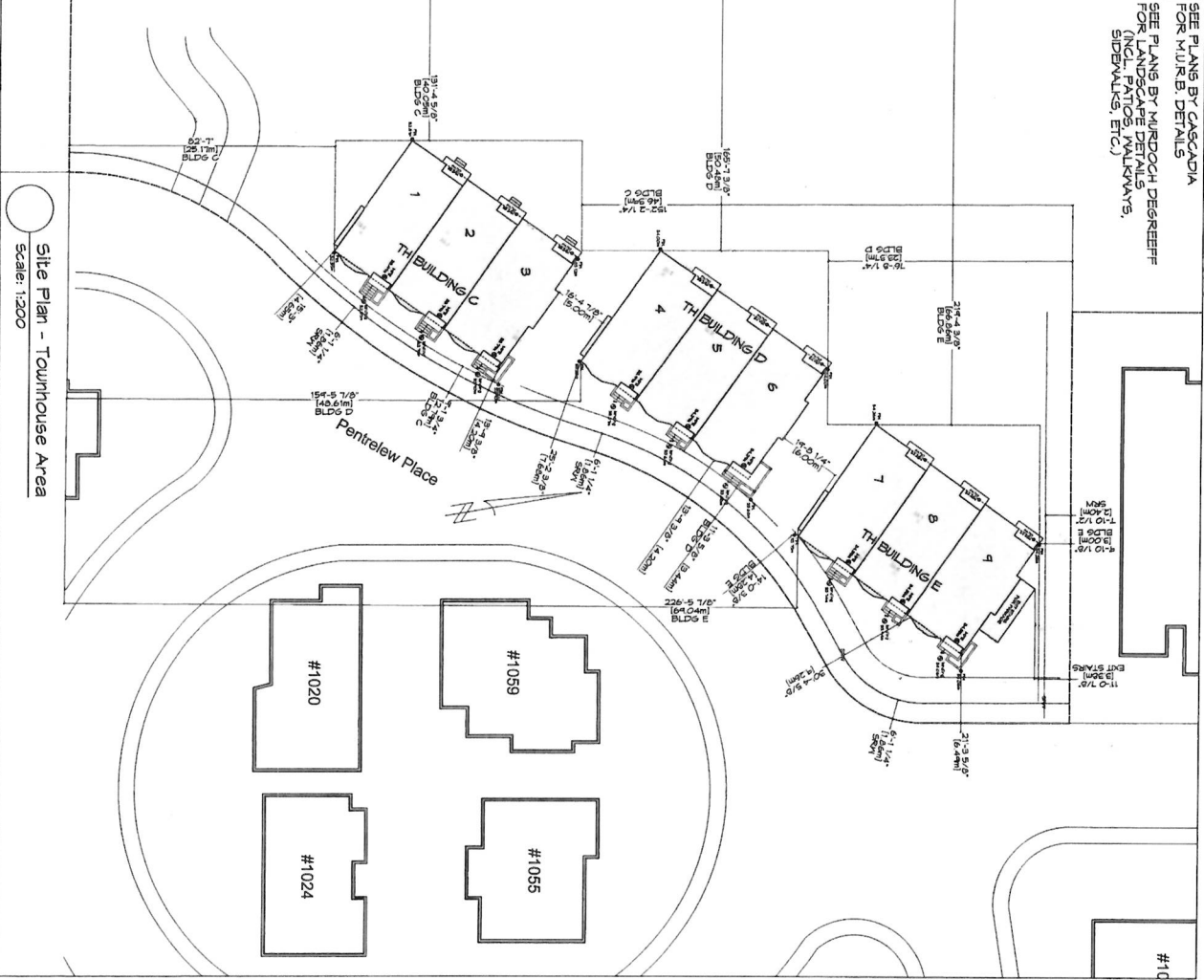
1201 Fort Street
Architect Design Services
1201 Fort Street
Victoria BC V8W 3L1

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DATE: 2018.01.18 12:31 PM
DRAWN BY: GDM
CHECKED BY: BC
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PROJECT NAME: A320-B

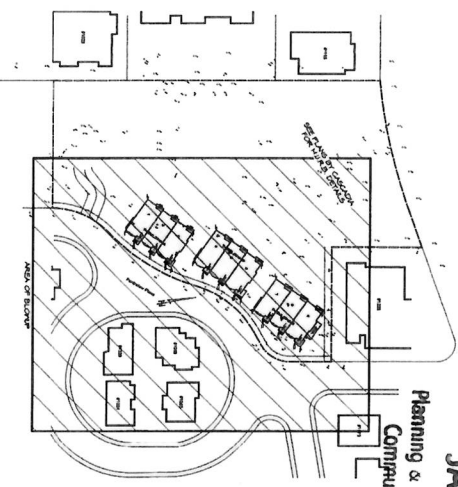


1 ELEVATION - EAST SCALE: 1/100
2 ELEVATION - WEST SCALE: 1/100
3 ELEVATION - NORTH SCALE: 1/100
4 ELEVATION - SOUTH SCALE: 1/100

SEE PLANS BY CASCADIA
FOR MURR. DETAILS
SEE PLANS BY MIRDODCH DEGREEFF
FOR LANDSCAPE DETAILS
(INCL. PATIOS, WALKWAYS,
SIDEWALKS, ETC.)



- DRAWING LIST:**
- B101 SITE PLAN & LOCATION MAP
 - B102 AVG. GRADE CALCULATIONS
 - B201 4 TYPICAL SECTIONS
 - B202 BUILDING C PLANS
 - B203 BUILDING D PLANS
 - B301 BUILDING E PLANS
 - B302 BUILDING C ELEVATIONS
 - B303 BUILDING D ELEVATIONS
 - B401 BUILDING E ELEVATIONS
 - B402 COMBINED FRONT ELEVATIONS



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ZEBRADESIGN
1161 NEWPORT AVE
VICTORIA, B.C. V8N 3S4
PH: (250) 380-2114
FX: (250) 380-2115
D'Annunzio, K. KOSMANOV

RE-ISSUED FOR
REZONING & DP
NOV. 15, 2017

DATE: SEPT. 26, 2016
SCALE: AS NOTED
PROJECT:
PROPOSED
TOWNHOUSES
1201 FORT ST.

| REV. NO. | DESCRIPTION | DATE | TITLE |
|----------|---------------------|----------|--------------------------|
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| 2 | REVISIONS TO PERMIT | FEB 2017 | |
| 3 | REVISIONS TO PERMIT | JAN 2017 | |
| 4 | REVISIONS TO PERMIT | SEP 2017 | |
| 5 | REVISIONS TO PERMIT | NOV 2017 | |

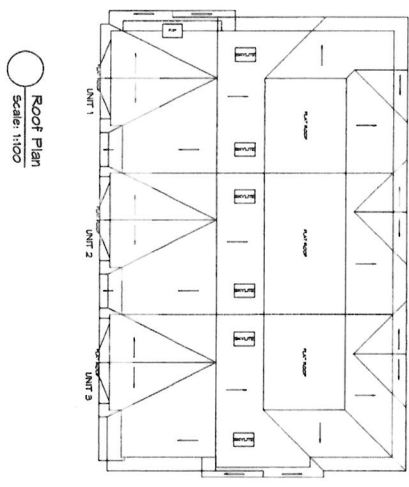
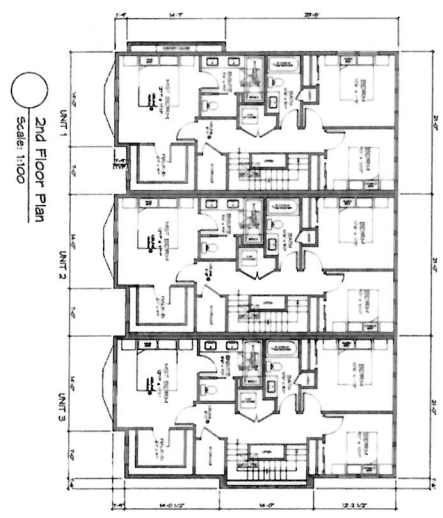
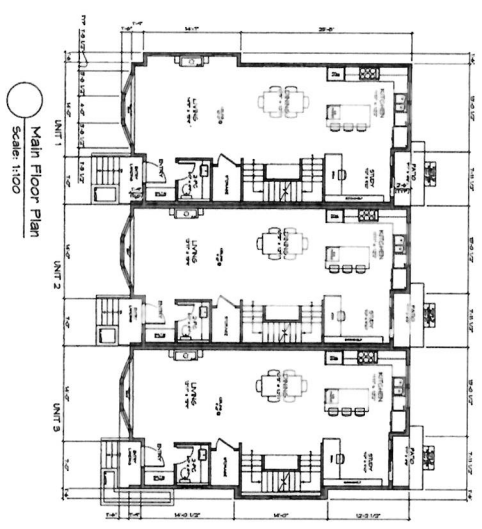
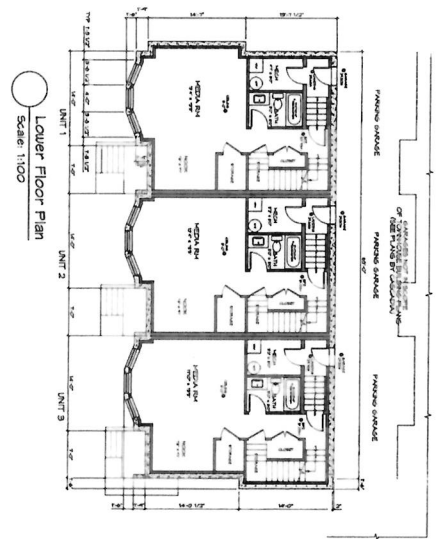
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Sheet: **101**

Proj: 160_780

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| REV NO | DESCRIPTION | DATE |
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| 2 | REVISED FOR PERMIT APPLICATION | NOV 2016 |
| 3 | REVISED FOR PERMIT APPLICATION | JAN 2017 |
| 4 | REVISED FOR PERMIT APPLICATION | SEP 2017 |
| 5 | REVISED FOR PERMIT APPLICATION | NOV 2017 |

ZEBRADESIGN
1161 NEWPORT AVE
VICTORIA, B.C. V8S 3E6
TEL: (250) 380-2155
FAX: (250) 380-2155
D'RAIN Big K. KOSMANIAN

RE-ISSUED FOR
REZONING & DP
NOV. 15, 2017

DATE: SEPT. 26, 2016
SCALE: AS NOTED

PROJECT: PROPOSED
TOWNHOUSES
1201 FORT ST.

TITLE: BUILDING C
FLOOR PLANS

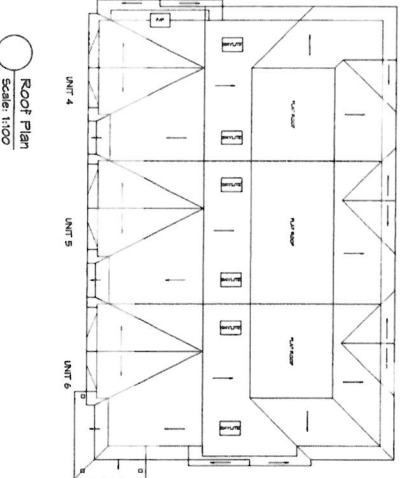
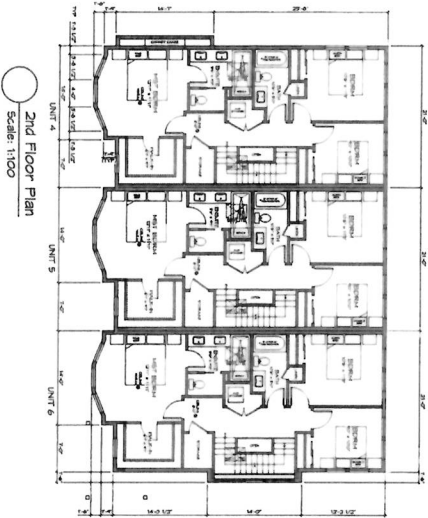
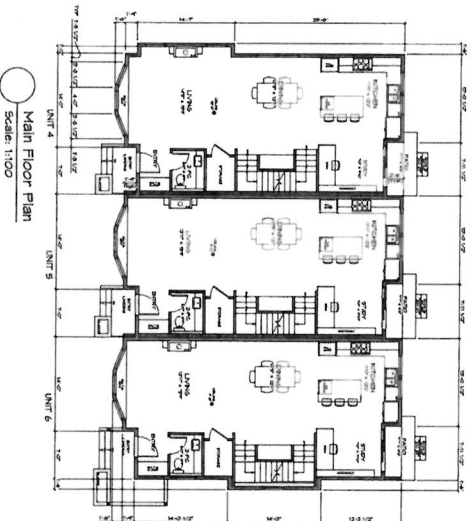
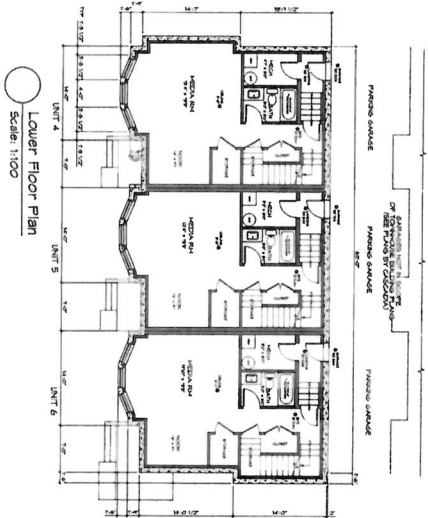
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NOV 2016
NOV 2017
NOV 2017
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NOV 2017

PROJECT NO: TBD

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City of Victoria

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Community Planning Division



| REV. NO. | DESCRIPTION | DATE |
|----------|---------------------|-----------|
| 1 | ISSUED FOR PERMIT | NOV 2016 |
| 2 | REVISIONS TO PERMIT | FEB 2017 |
| 3 | REVISIONS TO PERMIT | APR 2017 |
| 4 | NO CHANGES | 11.27.17 |
| 5 | REVISIONS TO PERMIT | SEP 01/17 |

ZEBRADESIGN
1161 NETWORK AVE
VIC 3121
Phone: (052) 960-3144
Fax: (052) 960-3115
D'AMICO Brij K. KOSKOVANU

RE-ISSUED FOR REZONING & DP NOV. 15, 2017
Scale: AS NOTED

Date: SEPT 26, 2016

Project: PROPOSED TOWNHOUSES 1201 FORT ST.

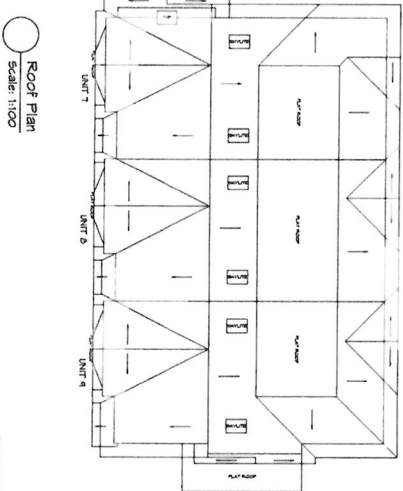
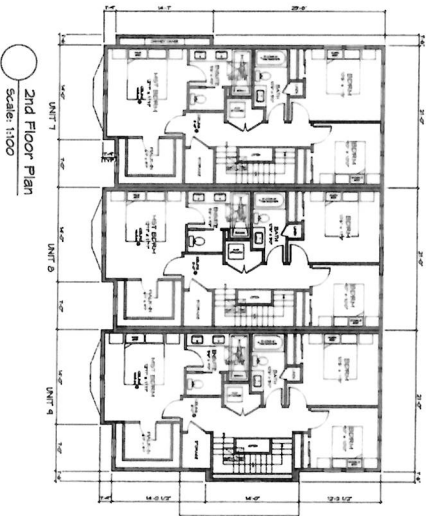
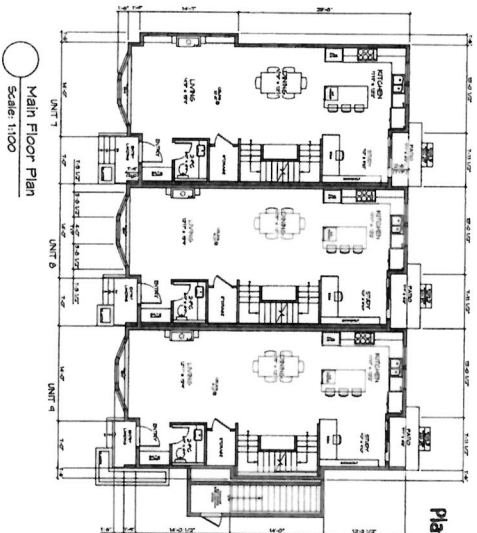
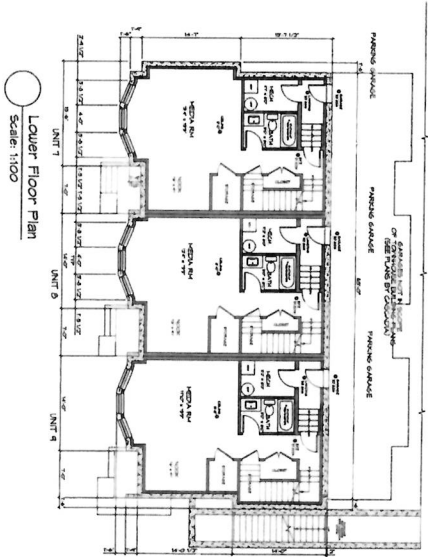
Title: BUILDING D FLOOR PLANS

Revision: B
Sheet: 202

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City of Victoria

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Planning & Development Department
Community Planning Division



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| 2 | REVISIONS TO PERMITTING | FEB 2017 |
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| 4 | NO CHANGES | JUL 2017 |
| 5 | REVISIONS TO PERMITTING | SEPT 2017 |
| 6 | REVISIONS TO PERMITTING | NOV 2017 |

ZEBRADESIGN
1161 NEWPORT AVE
VICTORIA, B.C. V8S 2E4
PHONE: (250) 360-2115
FAX: (250) 360-2115
DR: BILLY K. KOSMANOV

RE-ISSUED FOR
REZONING & DP
NOV 15, 2017

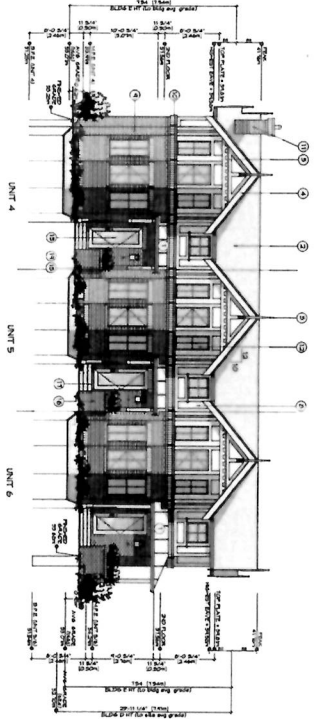
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1201 FORT ST.
BUILDING E
FLOOR PLANS

Scale: AS NOTED
DATE: SEPT 26, 2016
Proj No: TBD

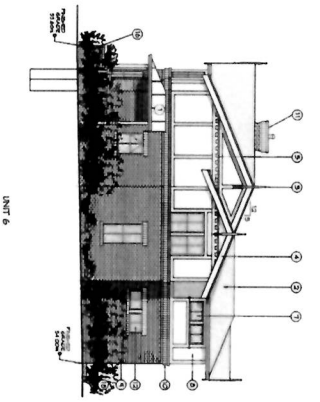
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City of Victoria

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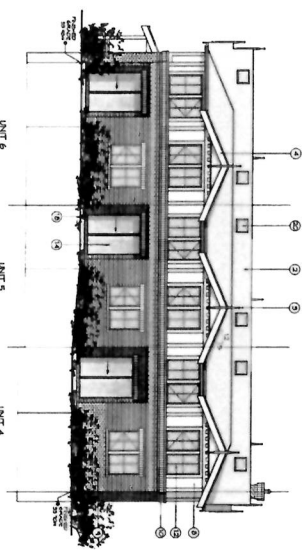
Planning & Development Department
Community Planning Division



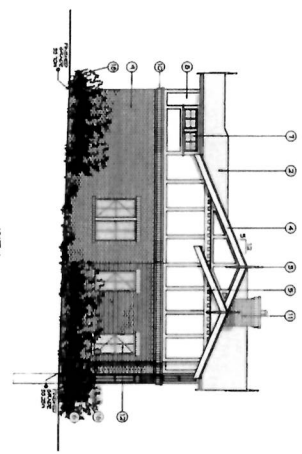
○ Front Elevation
Scale: 1:100



○ Side (N) Elevation
Scale: 1:100



○ Rear Elevation
Scale: 1:100



○ Side (S) Elevation
Scale: 1:100

- FINAL SCHEDULE SET**
- 1 STAINLESS STEEL METAL ROOFING
 - 2 ALUMINUM/STAINLESS STEEL SHINGLE ROOFING
 - 3 RECREATIVE PAINT
 - 4 BRICK (HATCH AND TRIM (PAINTED))
 - 5 BRICK (HATCH)
 - 6 METAL POINT FASLS
 - 7 DISCREET GLASS AND METAL PROVIDER SCREEN
 - 8 RECREATIVE PAINT (HATCH) 3.4
 - 9 BRICK (HATCH)
 - 10 BRICK CORNER DETAIL
 - 11 WOOD WINDOW PRESERVED
 - 12 WOOD DOOR WITH GLASS (STAINED)
 - 13 ALUMINUM GLASS DOOR PRESERVED
 - 14 WOOD FIBER BRACKET (PAINTED)
 - 15 BRICK PLANTER
 - 16 CONCRETE STAIR
 - 17 CONCRETE FLOOR
 - 18 LIGHT FIXTURE
 - 19 SHOUTLE

| Project Area/Unit | UNIT 4 | UNIT 5 | UNIT 6 |
|-------------------|---------|---------|---------|
| Impervious | > 19.6% | > 19.6% | > 19.6% |
| Non-impervious | > 8.00% | > 8.00% | > 8.00% |
| Impervious | 102.98 | 102.98 | 102.98 |
| Non-impervious | 9.57 | 9.57 | 9.57 |
| Impervious | 23.07% | 23.67% | 24.29% |
| Non-impervious | 9.57% | 9.57% | 9.57% |
| Impervious | 19.6% | 19.6% | 19.6% |
| Non-impervious | 8.00% | 8.00% | 8.00% |
| Impervious | 102.98 | 102.98 | 102.98 |
| Non-impervious | 9.57 | 9.57 | 9.57 |
| Impervious | 23.07% | 23.67% | 24.29% |
| Non-impervious | 9.57% | 9.57% | 9.57% |

| REV | NO | DESCRIPTION | DATE |
|-----|----|------------------------|----------|
| 1 | 1 | ISSUED FOR PERMITTING | NOV 2016 |
| 2 | 2 | REVISION TO PERMITTING | FEB 2017 |
| 3 | 3 | REVISION TO PERMITTING | JAN 2017 |
| 4 | 4 | REVISION TO PERMITTING | JAN 2017 |
| 5 | 5 | REVISION TO PERMITTING | NOV 2017 |

ZEBRADESIGN

1161 NEWPORT AVE
VICTORIA, B.C. V8S 3E6
Phone: (250) 360-2114
Fax: (250) 360-2115

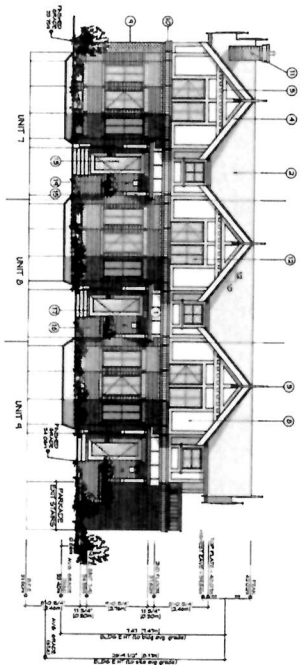
DRAMA BAY K. KOSMANOV
DATE: SEPT 26, 2016
SCALE: AS NOTED

PROJECT: PROPOSED TOWNHOMES 1201 FORT ST.
TITLE: BUILDING ELEVATIONS

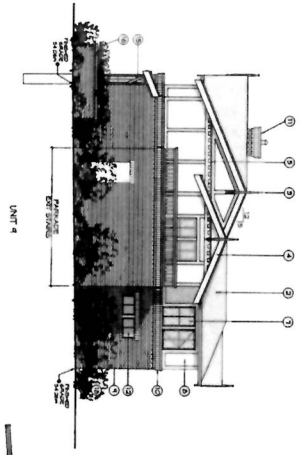
REVISION: SHEET: B 302
PROJECT NO: TBD

RE-ISSUED FOR PERMITTING 4 DP
NOV. 15, 2017

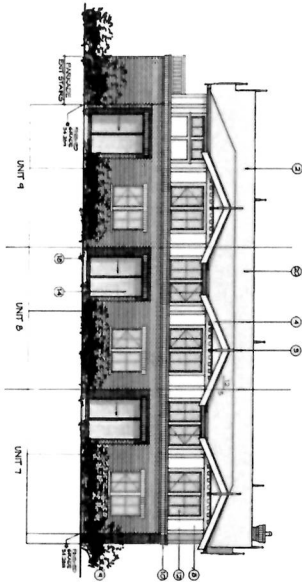
- FINISH SCHEDULE SET**
- ① STAINLESS STEEL METAL ROOFING
 - ② METAL/STAINLESS STEEL SINGLE ROOFING
 - ③ DECORATIVE FINISH
 - ④ COORD. BRICK AND TRIM (PAINTED)
 - ⑤ BRICK VENEER CORNER
 - ⑥ BRICK VENEER
 - ⑦ BRICK VENEER
 - ⑧ BRICK VENEER CORNER
 - ⑨ VINT. WOOD GRANT (PAINTED)
 - ⑩ WOOD DOOR WITH GLASS (STAINED)
 - ⑪ SLIDING GLASS DOOR (PAINTED)
 - ⑫ WOOD PANEL BRACKETS (PAINTED)
 - ⑬ BRICK PLANTER
 - ⑭ CONCRETE FINISH
 - ⑮ LIGHT FINISH
 - ⑯ SHOUTE



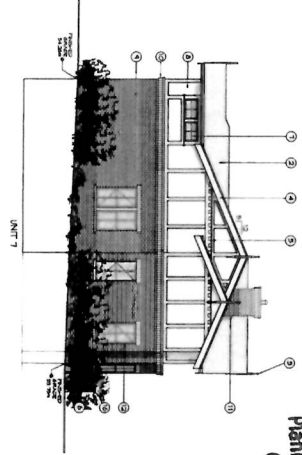
○ Front Elevation
Scale: 1:100



○ Side (N) Elevation
Scale: 1:100



○ Rear Elevation
Scale: 1:100



○ Side (S) Elevation
Scale: 1:100

| UNIT 7 | UNIT 8 | UNIT 9 |
|----------------------------|-----------------------------|-----------------------------|
| Project Distance 436.00 | Project Distance > 10.00 | Project Distance > 10.00 |
| Building Area 98.42 | Building Area 98.42 | Building Area 98.42 |
| Plotting Area 22.57% | Plotting Area 22.84% | Plotting Area 22.60% |
| Height 10.4 | Height 10.4 | Height 10.4 |
| Unit Distance 420.31 | Unit Distance 420.31 | Unit Distance 420.31 |
| Plotting Area 27.75% | Plotting Area 27.75% | Plotting Area 27.75% |
| Project Distance 9.84 | Project Distance 9.84 | Project Distance 9.84 |
| Building Area 46.00 | Building Area 46.00 | Building Area 46.00 |
| Plotting Area 9.14 | Plotting Area 9.14 | Plotting Area 9.14 |
| Height 10.4 | Height 10.4 | Height 10.4 |
| Unit Distance 420.31 | Unit Distance 420.31 | Unit Distance 420.31 |
| Plotting Area 27.75% | Plotting Area 27.75% | Plotting Area 27.75% |
| Project Distance 9.84 | Project Distance 9.84 | Project Distance 9.84 |
| Building Area 46.00 | Building Area 46.00 | Building Area 46.00 |
| Plotting Area 9.14 | Plotting Area 9.14 | Plotting Area 9.14 |
| Height 10.4 | Height 10.4 | Height 10.4 |
| Unit Distance 420.31 | Unit Distance 420.31 | Unit Distance 420.31 |
| Plotting Area 27.75% | Plotting Area 27.75% | Plotting Area 27.75% |

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CITY OF VICTORIA
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Planning & Development Department
Community Planning Division

ZEBRADESIGN

RE-DESIGNED FOR
REZONING & DP
NOV. 15, 2017

161 NEWPORT AVE
VICTORIA BC V8N 2L7
Phone: (250) 360-2144
Fax: (250) 360-2115
Drawn By: K. KOSHKOV

DATE: SEPT. 26, 2016
SCALE: AS NOTED

PROJECT:
PROPOSED
TOWNHOUSES
1201 FORT ST.

TITLE:
BUILDING E
ELEVATIONS

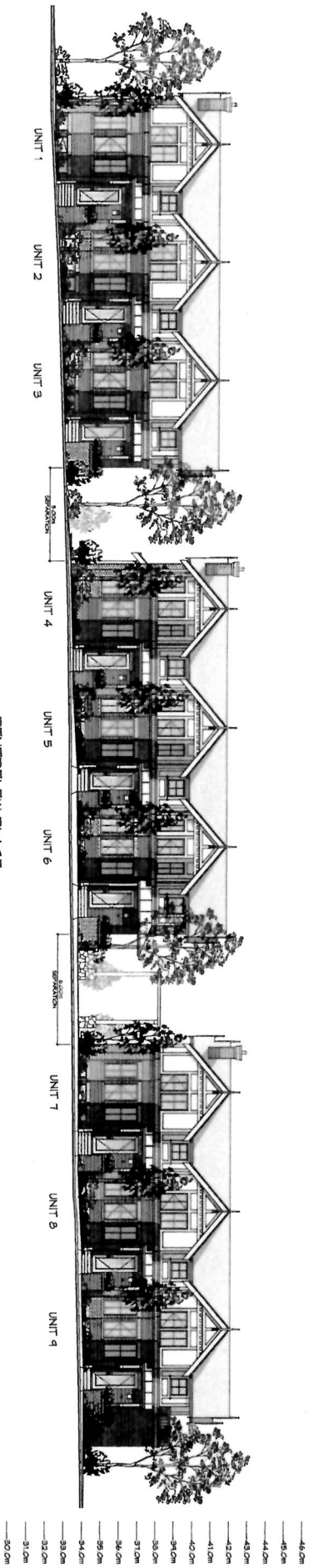
Revision: Sheet
B
303

| REV. NO. | DESCRIPTION | DATE |
|----------|--|-----------|
| 1 | ISSUED FOR PERMITTING | NOV 30/16 |
| 2 | REVISED TO REFLECT THE REVISIONS TO THE PERMITTING | FEB 03/17 |
| 3 | REVISED TO REFLECT THE REVISIONS TO THE PERMITTING | JAN 26/17 |
| 4 | REVISED TO REFLECT THE REVISIONS TO THE PERMITTING | JAN 26/17 |
| 5 | REVISED TO REFLECT THE REVISIONS TO THE PERMITTING | NOV 30/16 |

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City of Victoria

JAN 19 2018

Planm.
Community Planning Division



PENTRELEM PLACE
Combined Front Elevations
Scale: 1:100

NOTE: Please refer to the Landscape Drawings for further details relating to the stone pillar and arbor design at public path entrance

| REV. NO. | DESCRIPTION | DATE |
|----------|---------------------------------------|----------|
| 1 | ISSUE FOR PERMIT REVIEW AND SUBMIT TO | NOV 2016 |
| 2 | AMEND BLOCK | NOV 2017 |
| 3 | CONCRETE FORMING TO ALLOW FOR | APR 2011 |
| 4 | FLOOR AND ELEVATIONS TO SITE | APR 2011 |
| 5 | REVISED ELEVATIONS TO ACCOMMODATE | NOV 2011 |
| 6 | REVISED ELEVATIONS TO ACCOMMODATE | NOV 2011 |
| 7 | REVISED ELEVATIONS TO ACCOMMODATE | NOV 2011 |
| 8 | REVISED ELEVATIONS TO ACCOMMODATE | NOV 2011 |
| 9 | REVISED ELEVATIONS TO ACCOMMODATE | NOV 2011 |

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-3144
Fax: (250) 360-3115
Drawn By: K. KOSHYK

DATE: SEPT 26, 2016
SCALE: AS NOTED

PROJECT:
PROPOSED
TOWNHOUSES
1201 FORT ST.

TITLE:
BUILDINGS C/D/E
FRONT
ELEVATIONS

REVISION:
Sheet:
B
401

PROJECT NO: 1787

RESUBMITTED FOR
REVISIONS
NOV 15, 2017

Received
City of Victoria

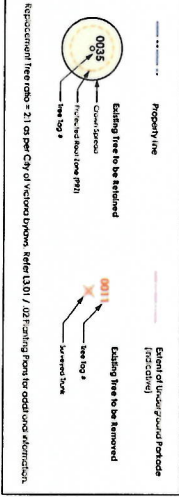
JAN 19 2018

Planning & Development Department
Community Planning Division



- REMARKS:**
1. All trees shown on this plan are to be retained unless otherwise noted.
 2. All trees shown on this plan are to be retained unless otherwise noted.
 3. All trees shown on this plan are to be retained unless otherwise noted.
 4. All trees shown on this plan are to be retained unless otherwise noted.
 5. All trees shown on this plan are to be retained unless otherwise noted.
 6. All trees shown on this plan are to be retained unless otherwise noted.
 7. All trees shown on this plan are to be retained unless otherwise noted.
 8. All trees shown on this plan are to be retained unless otherwise noted.
 9. All trees shown on this plan are to be retained unless otherwise noted.
 10. All trees shown on this plan are to be retained unless otherwise noted.
 11. All trees shown on this plan are to be retained unless otherwise noted.
 12. All trees shown on this plan are to be retained unless otherwise noted.

LEGEND



* Based on tree inventory report from David MacKenzie, dated April 28, 2016. Refer to Appendix Report for details on tree condition and removal recommendations.

EXISTING TREE INVENTORY*

| TREE TAG # | DIA (cm) | HGT (m) | STRENGTH | CROWN SPREAD (m) | STATUS |
|------------|----------|---------|----------------|------------------|--------|
| 0001 | 31 | 4.0 | Big leaf Maple | 17.0 | NA |
| 0002 | 31 | 4.0 | Big leaf Maple | 17.0 | NA |
| 0003 | 21 | 27.47 | Big leaf Maple | 10.0 | NA |
| 0004 | 48 | 4.0 | Big leaf Maple | 9.0 | NA |
| 0005 | 44 | 4.5 | Grey Oak | 12.0 | NA |
| 0006 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0007 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0008 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0009 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0010 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0011 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0012 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0013 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0014 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0015 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0016 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0017 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0018 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0019 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0020 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0021 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0022 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0023 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0024 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0025 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0026 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0027 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0028 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0029 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0030 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0031 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0032 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0033 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0034 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0035 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0036 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0037 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0038 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0039 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0040 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0041 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0042 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0043 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0044 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0045 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0046 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0047 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0048 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0049 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0050 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0051 | 42 | 4.5 | Grey Oak | 12.0 | NA |
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| 0054 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0055 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0056 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0057 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0058 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0059 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0060 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0061 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0062 | 42 | 4.5 | Grey Oak | 12.0 | NA |
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| 0065 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0066 | 42 | 4.5 | Grey Oak | 12.0 | NA |
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| 0068 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0069 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0070 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0071 | 42 | 4.5 | Grey Oak | 12.0 | NA |
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| 0073 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0074 | 42 | 4.5 | Grey Oak | 12.0 | NA |
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| 0077 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0078 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0079 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0080 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0081 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0082 | 42 | 4.5 | Grey Oak | 12.0 | NA |
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| 0086 | 42 | 4.5 | Grey Oak | 12.0 | NA |
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| 0090 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0091 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0092 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0093 | 42 | 4.5 | Grey Oak | 12.0 | NA |
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| 0097 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0098 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0099 | 42 | 4.5 | Grey Oak | 12.0 | NA |
| 0100 | 42 | 4.5 | Grey Oak | 12.0 | NA |

REMOVED TREES

| TREE TAG # | DIA (cm) | HGT (m) | STRENGTH | CROWN SPREAD (m) | STATUS |
|------------|----------|---------|---------------------------|------------------|--------|
| 0001 | 45 | 3.5 | Douglas Cedar | 9.0 | NA |
| 0002 | 32 | 31.31 | Scot Pine | 10.0 | NA |
| 0003 | 25 | 4.0 | Douglas Fir | 5.0 | NA |
| 0004 | 25 | 4.0 | Douglas Fir | 5.0 | NA |
| 0005 | 21 | 7.1 | Redwood Pine | 5.0 | NA |
| 0006 | 134 | 14.0 | Sequoia/Redwood/Giant Fir | 11.0 | NA |
| 0007 | 138 | 14.5 | Sequoia/Redwood/Giant Fir | 11.0 | NA |
| 0008 | 38 | 4.5 | Crataegus/Spina | 5.0 | NA |
| 0009 | 44 | 3.5 | Crataegus/Spina | 4.0 | NA |
| 0010 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0011 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0012 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0013 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0014 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0015 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0016 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0017 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0018 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0019 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0020 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0021 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0022 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0023 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0024 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0025 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0026 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0027 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0028 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0029 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0030 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0031 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0032 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0033 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0034 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
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| 0049 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0050 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0051 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0052 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0053 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0054 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0055 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0056 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
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| 0058 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0059 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0060 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0061 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0062 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0063 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
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| 0079 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0080 | 41 | 4.0 | Crataegus/Spina | 4.0 | NA |
| 0081 | 41 | 4.0 | | | |

JAN 19 2018
Planning & Development Department
Community Planning Division



GRADING NOTES

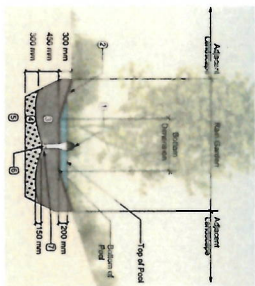
1. Except where noted, all adjacent ground floor entrances and residential patios shall be 25 to 30mm below FF.
2. All downpipes rear patios shall have 0 to 2.5 litres per second capacity. Final number of trees dependent upon final grades.

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs, or used to irrigate from dedicated landscape (paving and patios) shall flow to the rain gardens located throughout the site. The rain gardens are sized such that the bottom of the rain garden is a minimum of 5% of the impervious area (as per City of Victoria Stormwater Guidelines). Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the on-site stormwater system. Permeable paving areas will be used to manage hardscape where drainage toward rain gardens is not feasible. At patios, townhome patios and where possible building entrances, permeable paving shall be used to provide a desirable landscape cover or rain gardens.

LEGEND

| | |
|--|--|
| | Property line |
| | Eject Protrusions below Roof plane - TOP OF FOOT |
| | Rain garden - BOTTOM OF FOOT |
| | Direction of flow |
| | Vegetative Slope with direction of overland flow |
| | Direction of slope or flow (rain) (down) |
| | Architectural grade, provided for reference only |
| | Proposed landscape grade |
| | Apartment Roof Area (Building A + B) |
| | Townhome Roof Area (Building C, D, E) |
| | Hardscape, Carportment Area |
| | Concrete, flat, with gravel |
| | Paved/Flagstone Paving |
| | Vehicular and Paving Areas, use permeable paving where indicated |
| | Call to face concrete paving |
| | Round Deck or Superimposed Slab over protected roof zone |
| | Rain Garden / Rain Paver |



- RAIN GARDEN DETAILS**
1. Consideration of the rain garden's location
 2. Considered rainfall: 50-70mm depth
 3. Considered runoff: 100-150mm depth
 4. Existing site conditions
 5. Existing underground services
 6. 100mm diameter perforated pipe
 7. 200mm diameter gravel: 100mm depth
- 1 Rain Garden Detail
Scale: 1:50

DRAWING NOTES

1. DO NOT SCALE DRAWING. Verify all property lines, existing structures, vegetation, to human, prior to commencing work.
2. Field quantities are for quantities over partial quantities.
3. Field quantities are for quantities over partial quantities.
4. Contractor to confirm location and extent of existing services and adjust to prior to start of construction.
5. Contractor to provide regular updates to consultant to current status, standards and Contract documentation.
6. Landscaper to provide regular updates to consultant to current status, standards and Contract documentation.
7. General Contractor and/or sub-contractor are responsible for all costs related to production and submission to consultant of all drawings and specifications.
8. General Contractor and/or sub-contractor are responsible for all costs related to production and submission to consultant of all drawings and specifications.
9. General Contractor and/or sub-contractor are responsible for all costs related to production and submission to consultant of all drawings and specifications.
10. All landscape areas shall be 300mm below building finished floor elevation.

| <p>CASCADIA ARCHITECTS INC 1201 Fort Street Victoria BC V8W 2R6 Canada T: 250.681.1111 www.cascadiaarchitects.ca E: info@cascadiaarchitects.ca</p> | | <p>Murdoch de Greeff Inc 1201 Fort Street Victoria BC V8W 2R6 Canada T: 250.681.1111 www.murdochdegreeff.ca E: info@murdochdegreeff.ca</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>Stormwater Management Plan 1201 Fort</p> <p>Author: Designworks</p> <p>1201 Fort Street Victoria BC V8W 2R6</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>DATE: 11/18/17 SCALE: 1:50 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

JAN 19 2018

TREE PLANTING PALETTE



SHRUB AND PERENNIAL PLANTING TYPOLOGIES



HARDSCAPE MATERIALS



CASCADIA ARCHITECTS INC
1040 Fern Street, Canada
7 250.703.1111
E info@cascadiaarchitects.com



Murdoch de Greeff Inc.
Landscape Planning & Design
1000 West 28th Street
Victoria, BC V8T 1A2

NOT FOR CONSTRUCTION

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 12/12/17 | ISSUED FOR PERMIT |
| 2 | 12/12/17 | ISSUED FOR PERMIT |
| 3 | 12/12/17 | ISSUED FOR PERMIT |
| 4 | 12/12/17 | ISSUED FOR PERMIT |
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| 24 | 12/12/17 | ISSUED FOR PERMIT |

PROJECT: **1201 Fort Metlenis Palette**

CLIENT: **Ashford Developments**
1201 Fort Street
Victoria, BC V8V 3E1

PROJECT NUMBER: **118_16**
DATE: **1/15**

DESIGNER: **SHAWNG**
CHECKED BY: **SHAWNG**
DATE: **1/15**

SCALE: **1/4" = 1'-0"**
DATE: **1/15**

PROJECT NUMBER: **118_16**
DATE: **1/15**

SCALE: **1/4" = 1'-0"**
DATE: **1/15**



DATE: **1/15**

19 January 2018

City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Received
City of Victoria

JAN 19 2018

Planning & Development Department
Community Planning Division

Attn.: Mayor & Council

Re: REVISION 6: 1201 Fort Street ReZoning & Development Permit Application

Attn.: Mayor & Council

The following adjustments to the application have been made in response to the Committee of the Whole meeting held December 14th as directed to the design team by Abstract Developments. The changes have been jointly prepared by Cascadia Architects (CAS), and Murdoch de Greeff Landscape Architects (MDI) and are summarized below in point form, and correspond with numbered bubbles in the drawing package. The town house designs, by Zebra Design, remain unchanged from the previous revision.

Revisions

1. **CAS** A single storey community space previously connected building A and building B has been removed. The current proposal shows landscaping and pathways connecting the west edge of the site to the central green space and beyond to Pentrelew Place, which enhances overall site access and connectivity. This central green space is characterized by rain gardens, access to ground oriented units, and a rhythm of radially oriented masonry pillars which act as a transition element between the geometry of the two buildings. A generous shared patio space serves the community room in its new location (see point #2).

MDI The community room patio has been reoriented to the new floor plan and a green space connection now runs East-West between Buildings A and B that follows site circulation desire lines. Radial design lines play off the curved central path and Architectural features. Repeating masonry wall elements acts as sculptural cues which assist with wayfinding, add to the sense of place and provide interesting opportunities for passive recreation within the Landscape. Seating steps have been proposed at the patio edge which acts as a transition to the raised lawn areas, a further extension of passive recreation and social interaction opportunities. (8) Japanese Maple and (2) Japanese Snowbell trees have been added in strategic locations for screening, spatial design and shade. Most of the same program elements centered around the community room have been retained, i.e. outdoor kitchen / BBQ, seating and a gas firepit. The new design includes a soft landscaped creative play zone, we envision small natural elements acting as subtle, playful features in the landscape. A bike kitchen / wash station has been added and is in good proximity to both Bike Rooms (Building A and B).

2. **CAS** The community room is now located in Building A on the ground level. It continues to be centrally located within the development, but takes advantage of the now enhanced green space and the reoriented south facing patio. Coupled with the new amenity space is a bike room. Bike room access has improved site wide, as all three bike rooms have direct routes from upper and lower Pentrelew, as well as both access points off of Fort Street.

3. **CAS** A convenience exit has been added to the under-building parking, and improves general access across the site. The exit paths and bike patio have been consolidated to allow for additional landscaping.

MDI The new Bike Room access and landing patio provides easier maneuvering into and out of the bike room as well as servicing Building B exit corridor and covered surface parking better. The new design allows for a larger separation to the west property line which has enabled us to continue the evergreen conifers for screening further south. We have extended the 6' high, solid wood fence north to the parkade corner. Both interventions keep the landscape treatments to this section of the west property line consistent.

4. **MDI** Design changes have been made to the retaining wall layout. Upon further exploratory work in this area the Project Arborist and design team have reduced the size and extent of retaining walls to better protect root zones of trees #0023 (Atlas Blue Cedar) and #0025 (Monetary Cypress). Our tree retention and removal strategy in this location has changed based on further Arboricultural assessment of the existing trees by the Project Arborist. We have added additional new trees to develop a better buffer to the adjacent property. A mixture of evergreen large shrubs and medium sized conifer species are proposed. Previously proposed 6' high, solid wood fence now returns north at property corner and abuts the parkade edge.
5. **MDI** The parking layout has been adjusted to better avoid the protected root zones of tree #0025 (Monetary Cypress). Parking layout conforms with the City of Victoria, Off-Street Parking bylaw requirements. As in the previous submission, we are proposing to utilize the vehicle overhang zone to develop a better planting buffer to the adjacent single family residential zone. It has been designed so that the vehicle overhang is above low shrub planting (height less than 0.6m), Douglas Maple trees have been positioned between stalls and Chamaecyparis trees are offset and are against the property line. A guardrail has been added along the west edge of the parking to address safety from falling issues.
6. **MDI** The proposed alignment of the new Pentrelew sidewalk as been adjusted to better avoid the protected root zones of tree #0028 (Red Oak) as directed by the Project Arborist. The new retaining wall layout follows the existing position before returning into the property at the drive aisle edge. Planting bulges have reduced in size slightly.
7. **CAS** Continued concerns related to the massing, overlook and transition of Building B's southern edge have been addressed by increasing the setback, going from 6.1m to 11.6m, a gain of 18 feet, to a total of 38 feet. As a result, Building B's unit count has been reduced by 2. Additional views through the site are established from the east and west directions. The entry to the building is now more prominently expressed via an undulating canopy that wraps the corner, borrowing the architectural language of the balcony screens seen throughout the site.

MDI In response to the Architectural design changes to the south end of Building B, we have added rain garden and planting areas against the building edge. The addition of this green space helps separate the vehicle drive aisle and soften the building façade as well as improving the amenity value and visual interest for the Building B lobby.

8. **MDI** A small design change to the screening treatment to the adjacent ground floor private residential unit. In principle the design achieves the same design goals of separating the public realm from the private.

9. **MDI** Small design change to the bike parking layout. New design is better screened from Pentrelew street and improves pedestrian safety in proximity to the vehicle drive aisle.
10. **CAS** The penthouse layouts have been adjusted as part of the evolving design development of the project. Roof lines, setbacks, and the visual impact of the penthouse on the site remain unchanged.
11. **MDI** Retaining walls that formed raised planter against patio edge have been removed. This avoids the protected root zones of adjacent trees as directed by the Project Arborist. Outdoor spaces labeled *patio* are revised to read *raised deck*. *At grade planting* now replaces *raised planter*.
12. **MDI** Small design change to Building B, Level 2 patio Landscape. The terrace slightly extended south. Design improvements include a more generous planting buffer at south end. Otherwise the design remains the same as the previous submission.
13. **MDI** A new 6' high, solid wood fence has been added to the design. It will be at grade to screen adjacent parking area and driveway of 1195 Fort Street. The fence transitions to stand 4' high adjacent to neighboring gravel driveway.
14. **CAS** The underground parking arrangement has been altered to allow for private garages. Parking stalls have been relocated to account for the additional space required by the private garages.

The changes have resulted in a total reduction of 3 condominiums, resulting in a total unit count of 83. The parking ratio has improved to 1.46:1.

If you have any questions or require further clarification of any part of the application, please do not hesitate to contact our office.

Sincerely,
CASCADIA ARCHITECTS INC.



Peter Johannknecht, Architect AIBC, LEED AP
Principal



Gregory Damant, Architect AIBC LEED AP
Principal

Murdoch deGreeff Inc.



Scott Murdoch
Registered Landscape Architect



301-1106 Cook Street
Victoria, BC V8V 3Z9

T 250 883 5579 F 250 995 8611
abstractdevelopments.com

September 25, 2017

City of Victoria
No. 1 Centennial Square
Victoria, BC V8W 1P6

Attn: Mayor and Members of Council

Re: Affordable Housing Amenity Contribution
Rezoning and Development Permit Application – 1201 Fort Street and 1050 Pentrelew Place

Introduction

In conjunction with the development application for the property located at 1201 Fort Street and 1050 Pentrelew Place, Abstract Developments (the “Developer”) is committing to offer an affordable housing component that will be linked to 1201 Fort. In establishing this amenity offering, the following documents were considered:

1. City of Victoria Strategic Plan (2015-2018)
2. Mayor’s Task Force on Housing Affordability Recommendations
3. Victoria Housing Strategy (2016-2025)

City of Victoria Strategic Plan (2015-2018)

The City of Victoria Strategic Plan identifies Objective 6 as “Make Victoria More Affordable”. This objective goes on to further identify a 2017/2018 outcome of:

- Increased the range of affordable housing not only for those in need of supports but also for working people, families and youth.

Mayor’s Task Force on Housing Affordability Recommendations

This Task Force provided recommendations to the Governance & Priorities Committee on July 16, 2015. The recommendations state a goal/target (#2) of:

Goal & Target #2: Have a minimum of 19% of New Housing Units Built as Affordable

It goes on to further state “Table 1 provides a summary of the number of units required to meet future affordability needs within the second and third income quartiles.” Table 1 is provided below for reference:

Table 1 – Affordable Housing Targets

| Quartile | Target Household Income | Housing Type | Units Needed | | Rental/Price Range |
|----------|-------------------------|-----------------------|-----------------------|-----------------|---------------------|
| | | | Total | Per Year | |
| 2 | \$18,147 - \$35,647 | Low End Market Rental | 1,319 to 1,382 | 44 to 46 | \$454-\$891 |
| | | Near Market Rental | 243 to 255 | 8 to 9 | |
| 3 | \$35,648 - \$57,771 | Affordable Ownership | 1,092 | 36 to 39 | \$120,000-\$250,000 |
| | | Total | 2,654 to 2,729 | 88 to 94 | |

In addition, Item 3 within Appendix A identifies Inclusionary zoning as a means to increase the City of Victoria’s capacity to support the development of affordable housing. The rationale states:

“Affordable housing mandates (also called Inclusionary zoning) require that a portion of new housing units (typically 10-20%) be sold or rented below market prices, or developers contribute to an affordable housing fund... A variety of approaches to inclusionary zoning exist, each of which should be examined prior to being considered for use within the City’s housing market.”

Victoria Housing Strategy (2016-2025)

The goal of the Victoria Housing Strategy is to increase the supply and diversity of non-market and market housing across the housing spectrum and throughout Victoria that meets the current and future needs of low and moderate income households. The Housing Strategy was informed largely by the Mayor’s Housing Affordability Task Force (as identified above), who focused primarily on the development of housing that meets the affordability needs of households that fall within Statistics Canada’s middle two income quartiles (households incomes ranging from \$18,147 to \$57,772 per annum).

The City of Victoria defines affordable housing as costing no more than 30% of gross household income. For example, if a household is earning a gross annual income of \$40,000 (falling within the 3rd quartile of Table 1 – Affordable Housing Targets), a near market rental unit would be limited to \$1,000 per month.

Affordable Housing Amenity Contribution

In consideration of the City of Victoria’s commitment to affordable housing as expressed through the three documents outlined above, Abstract Developments (the “Developer”) is committed to supporting these initiatives through the development application for 1201 Fort Street and 1050 Pentrelew Place (the “Proposed Development”).

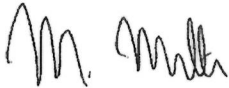
Details:

- 10% of the approved unit count, being no less than 10 units, of the Proposed Development will be built and have received an Occupancy Permit on another property within the City of Victoria (the “Affordable Units”) by no later than December 31, 2020.

- The Affordable Units will be Low End to Near Market rental units, with monthly rental rates limited to no greater than 30% of Gross Household Income with qualifying incomes being within either the second or third quartiles as identified by the BC Non-Profit Housing Association through the Rental Housing Index. Of the Affordable Units, 50% of them will be rented to households with incomes in the second quartile, and 50% of them will be rented to households with incomes in the third quartile.
- Should the Affordable Units not be completed with an Occupancy Permit received by December 31, 2020, the Developer shall pay \$25,000 per Affordable Unit to the Victoria Housing Reserve Fund as cash-in-lieu of building the affordable units.
- The Developer will register this Amenity Contribution as a Covenant against title to the property located at 1201 Fort Street and 1050 Pentrelew Place.

We look forward to working with the City of Victoria to help achieve the goals and objectives of increasing the supply of affordable housing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Miller', with a stylized, cursive script.

Mike Miller
President & Founder

It's Your Neighbourhood

January 12, 2018

The City of Victoria is seeking your input on the proposed changes to 1201 Fort Street and 1050 Pentrelew Place, and amendment to the Official Community Plan.

The City is considering an application to amend the Official Community Plan (OCP) Bylaw for 1201 Fort Street and 1050 Pentrelew Place. The amendment would allow the construction of a six-storey multi-unit residential building, a four-storey multi-unit residential building and nine townhouses.

Under the OCP, the property at 1050 Pentrelew Place and the south portion of 1201 Fort Street are designated as Traditional Residential, whereas the north portion of 1201 Fort Street is designated as Urban Residential. The proposed number of storeys for the multi-unit residential buildings, and the overall floor space ratio of 1.29:1, exceeds the height and density envisioned for sites designated as Traditional Residential. To facilitate the proposed rezoning application for the site, the OCP amendment would designate the Traditional Residential portions of the site as Urban Residential to redistribute some of the height and density to the south. In addition, the amendment would extend the boundary of Development Permit Area 7B (HC) – Corridors Heritage to encompass the entire site.

Detailed information on this proposal is available at www.victoria.ca/devtracker. Launch the tracker and search for the property by address.

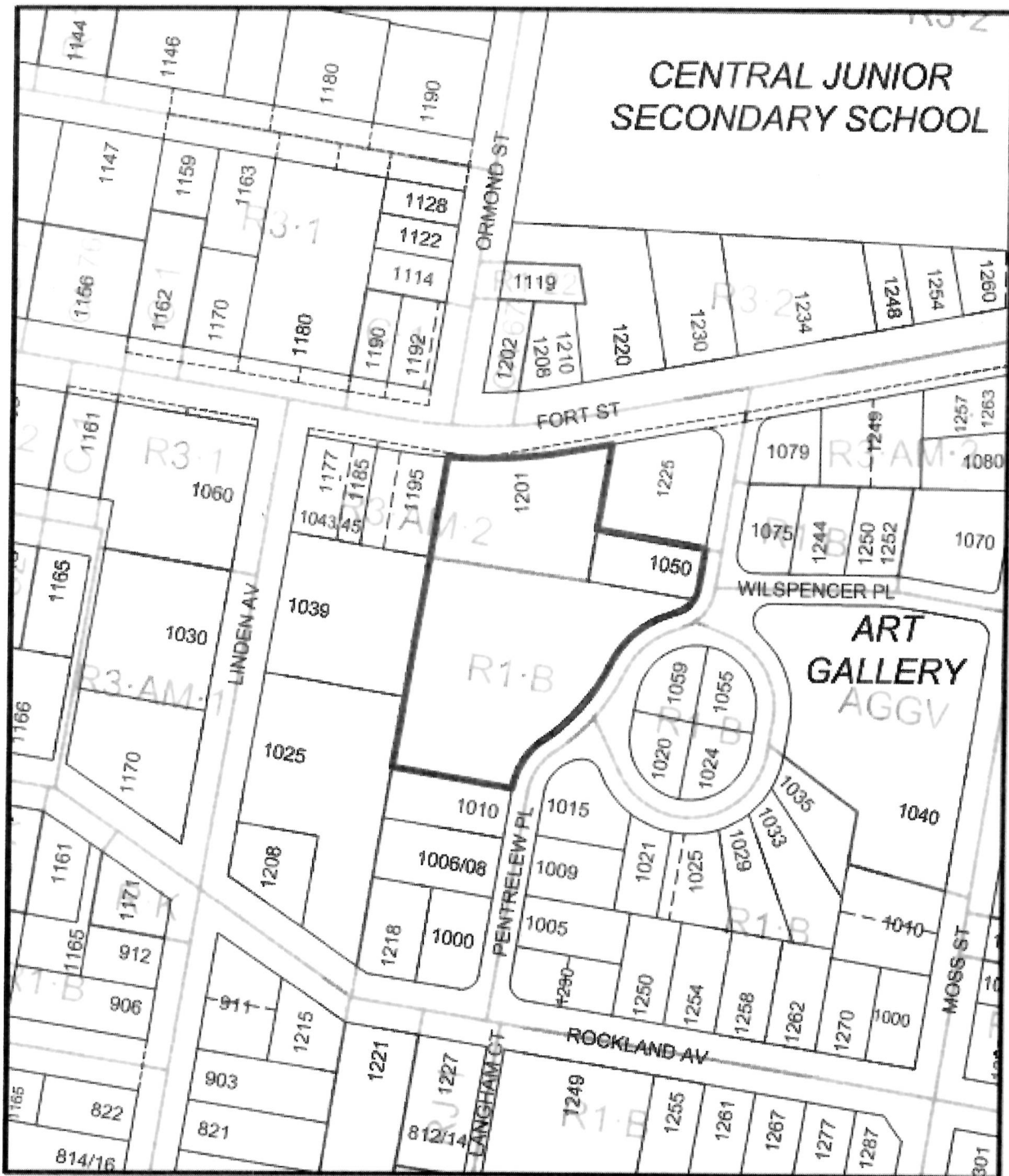
Please provide your questions and feedback on this proposal by end of day Monday, February 12, 2018 to:

Alec Johnston, Senior Planner
P: 250.361.0487
E: ajohnston@victoria.ca

All input received will be shared with City Council for their consideration prior to the public hearing. Once a date for the public hearing has been set, notice will be posted at www.victoria.ca/publicnotices.

We look forward to hearing from you.

It's Your Neighbourhood



1201 Fort Street and 1050 Pentrelew Place
Rezoning No.000525



Lacey Maxwell

From: Anna Cal [REDACTED]
Sent: February 11, 2018 2:45 PM
To: Alec Johnston
Cc: Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council
Subject: 1201 Fort proposal, It's your neighbourhood

Thank you for the notification "It's Your Neighbourhood" regarding the 1201 Fort St. proposal. It is too bad, that after three COTW meetings, my neighbourhood is still facing the possible rezoning of RB-1 to urban, and 10 massive variances on top of it.

Extending the Urban Residential density into our traditional, ground-oriented neighbourhood, using existing apartment buildings on the Linden corridor as an excuse, is seen by me and the majority of my neighbours not as interpretation of OCP, but as a promotion of certain ideology.

I request a more suitable proposal for this site.

This proposal lacks a vision for the neighbourhood. It is too massive, too tall, too insensitive to the neighbours. In its massiveness and height it disregards a heritage orientation of Fort St. corridor.

The Art Gallery will be completely obscured from Fort Street.

Most of the old, stable ecosystem will be lost together with the green space.

The request for 100% rentability in this proposal guarantees to push the price of each unit higher than needed as it invites investors to buy units for gain. Investors can always afford to pay more. Possible short term rentals and airbnb rentals will disrupt the human ecosystem, A.K.A. as closely knitted community. The possibility of long term rentals in proposed developments will push the rent up in older rental stock in vicinity.

The paragraph from the UBCM below clearly shows the way of densifying this RB-1 zone.

1.9 Review the Residential Tenancy Act provisions relating to secondary rental -Secondary suites and second dwellings on what were previously single-family parcels have become a housing option for new renters and a means by which new owners help finance purchases. These are an increasingly important source of supply, and in many communities, regulations have been altered over the past 20 years to provide clearer legal status to these dwellings.

This is largely an area where local government has current authority and discretion to act in ways that are consistent with community needs. However, it is important that property owners who have rentable accommodation are willing to put that onto the rental market as opposed to utilizing it for short-term rentals or leaving it vacant.

The Report on Housing from Union of BC Municipalities' executive summary says clearly, that the market is driven by investors and speculators

"Available data suggest that housing prices have been driven up by investor demand and speculation. While this has created wealth for existing homeowners, it has also placed the possibility of purchasing a home out of reach for many British Columbians. "

I could not see that this report agrees on Mayor Helps' only reason for increased density, BUILD, BUILD, BUILD to get prices to come down.

Nor, did it mention Tod Litman's mantra that affordability will occur through the trickle down method of building whatever you can, whenever you can and it will eventually become affordable.

The 1201 Fort proposal requires too many sacrifices for the wrong ideology of building for unknown people, who might come in the future; for investors and the wealthy who can afford many properties; for realtors and mortgage brokers who also profit greatly from escalation in price from pre-sales and after sales.

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Respectfully

Anna Cal

Noraye Fjeldstad

From: Anna Cal <[REDACTED]>
Sent: Sunday, February 11, 2018 2:45 PM
To: Alec Johnston
Cc: Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council
Subject: 1201 Fort proposal, It's your neighbourhood

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for the notification "It's Your Neighbourhood" regarding the 1201 Fort St. proposal. It is too bad, that after three COTW meetings, my neighbourhood is still facing the possible rezoning of RB-1 to urban, and 10 massive variances on top of it.

Extending the Urban Residential density into our traditional, ground-oriented neighbourhood, using existing apartment buildings on the Linden corridor as an excuse, is seen by me and the majority of my neighbours not as interpretation of OCP, but as a promotion of certain ideology.

I request a more suitable proposal for this site.

This proposal lacks a vision for the neighbourhood. It is too massive, too tall, too insensitive to the neighbours. In its massiveness and height it disregards a heritage orientation of Fort St. corridor.

The Art Gallery will be completely obscured from Fort Street.

Most of the old, stable ecosystem will be lost together with the green space.

The request for 100% rentability in this proposal guarantees to push the price of each unit higher than needed as it invites investors to buy units for gain. Investors can always afford to pay more. Possible short term rentals and airbnb rentals will disrupt the human ecosystem, A.K.A. as closely knitted community. The possibility of long term rentals in proposed developments will push the rent up in older rental stock in vicinity.

The paragraph from the UBCM below clearly shows the way of densifying this RB-1 zone.

1.9 Review the Residential Tenancy Act provisions relating to secondary rental -Secondary suites and second dwellings on what were previously single-family parcels have become a housing option for new renters and a means by which new owners help finance purchases. These are an increasingly important source of supply, and in many communities, regulations have been altered over the past 20 years to provide clearer legal status to these dwellings.

This is largely an area where local government has current authority and discretion to act in ways that are consistent with community needs. However, it is important that property owners who have rentable

accommodation are willing to put that onto the rental market as opposed to utilizing it for short-term rentals or leaving it vacant.

The Report on Housing from Union of BC Municipalities' executive summary says clearly, that the market is driven by investors and speculators

"Available data suggest that housing prices have been driven up by investor demand and speculation. While this has created wealth for existing homeowners, it has also placed the possibility of purchasing a home out of reach for many British Columbians. "

I could not see that this report agrees on Mayor Helps' only reason for increased density, BUILD, BUILD, BUILD to get prices to come down.

Nor, did it mention Tod Litman's mantra that affordability will occur through the trickle down method of building whatever you can, whenever you can and it will eventually become affordable.

The 1201 Fort proposal requires too many sacrifices for the wrong ideology of building for unknown people, who might come in the future; for investors and the wealthy who can afford many properties; for realtors and mortgage brokers who also profit greatly from escalation in price from pre-sales and after sales.

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Respectfully

Anna Cal

Lucas De Amaral

From: Loretta Blasco [REDACTED]
Sent: Sunday, February 11, 2018 9:14 PM
To: Alec Johnston
Cc: Victoria Mayor and Council
Subject: Truth Centre Development/1201 Fort Street

Categories: Planning

Dear Mr. Johnston, Mayor, and Council,

Abstract Development is proposing a massive new project on the Truth Centre Property. I am against the Rezoning Application for many reasons.

Abstract Development has failed to address City Council's two directives given on October 26, 2017 to "revise the density, height, massing, and setbacks of the building to the south" of this project. Also Abstract Development has not demonstrated how the proposal enhances the "heritage character of the Fort Street corridor."

The current proposal does not adhere to the Official Community Plan which must be amended to allow this rezoning, in order to create another site specific zone. The 10 variances add extra massing to the buildings, with extra height, larger footprints and decreases the setbacks among the buildings and to the street. The ten variances requested by the developer to bolster the rezoning application is not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.

Since 2012, Victoria has vastly overshot it's Official Community Plan target for building condo units, but has failed to meet its target for building ground-oriented housing. The southern portion of the 1201 Fort Street property, which is currently designed for this much needed ground-oriented housing, and therefore should not be rezoned for multi height condos. The city has not required sufficient Community Amenity Contributions and Density Bonuses from the developer to help fairly offset the capital costs of future amenities the new residents will expect, such as parks, community centres, transportation infrastructure, and emergency services. Does this mean the increased future capital costs will be borne entirely by City taxpayers?

The destruction of an historic parklike environment dating from the 1870's is also a concern, with many heritage trees being removed for construction, and if there are any trees left, they will most likely be damaged through the extensive blasting envisioned in the proposal. The city seems to be cutting down many of our trees for the sake of progress.

The increased traffic and parking issues this project will bring will likely eliminate any street parking for the Langham Court Theatre and the Victoria Art Gallery. Both of these businesses have been part of this neighbourhood for years.

This proposal is a bad fit for the neighbourhood and for Victoria. Two proposals have already been sent back for revision. Over the last two years, the developer has not changed the plans in any meaningful way, and most importantly, has not addressed two important directives of the City Council in the third proposal.

The absence of affordable housing is also troubling with this proposal. Victoria does not need more luxury condominiums, we already have too many expensive condominiums for the luxury condo market. I think we could do better, for a better Victoria. Say no to the rezoning application of this property, this project is wrong for the neighbourhood.

Thank you for listening to my concerns.

Loretta Blasco

Please inform me of the date, time and location of the Public Hearing for this Proposal.
[REDACTED]

Sent from my iPad

Lacey Maxwell

From: Alison Heldman [REDACTED]
Sent: February 12, 2018 7:15 PM
To: Victoria Mayor and Council; Alec Johnston
Cc: 'Don Cal'
Subject: FW: 1201 Fort Street Development Proposal

Dear Mayor and Council:

Below is an email written to you by Don Cal concerning the 1201 Fort Street Development Proposal.

We too have read the Union of BC Municipalities Report on Housing Affordability.

We agree with Don Cal's views on the applicability of the Report to the 1201 Fort Street Development Proposal.

In particular we agree that: "There is no valid reason to approve this proposal", and that "... this development proposal epitomizes everything that is wrong with our current housing policies in Victoria and will only exasperate housing problems in our City further..."

We urge you to seriously consider the Report and reject the 1201 Fort Street Development Proposal.

Yours truly

Alison Heldman and Ronald Bell
1005 Pentrelew Place
Victoria, BC

From: Don Cal [REDACTED]
Sent: Monday, February 12, 2018 2:35:00 AM
To: mayorandcouncil@victoria.ca; Alec Johnston
Subject: 1201 Fort Street Development Proposal

Dear Mayor and Council:

I have finished reading the Union of BC Municipalities' Report on Housing Affordability (94 pages long) published in January 2018. There is a lot in this report that shows the 1201 Fort Street Development Proposal to be a poor one, one that should not be approved.

The is only one reason to accept the 1201 Fort Street Proposal. And, that is whether or not it answers the problem of housing in Victoria. It does not. The only problem of housing in Victoria is one of affordability. The development proposal for 1201 Fort Street and 1050 Pentrelew Place does not provide any tangible affordability component for the size and scope of the rezoning required, along with the amendment to the Official Community Plan and the ten generous variances. This Proposal should be denied.

It should be noted that the UBCM report debunks the concept that building more supply will lower the costs of housing. The rise in prices is not because we are not building enough - it is based on speculative demand. The narrative surrounding the affordability crisis has in recent years been almost exclusively framed as deriving from limits on housing supply. This argument has intuitive appeal because it points towards the supposedly simple solutions of reducing development processing times and associated fees. What it ignores is a substantial body of evidence built up over a decade highlighting the role of speculative demand – both foreign and domestic – in driving prices upwards.

The report does not mention the theory of trickle down affordability, (a concept I would put in the dustbin of ‘zombie economics’.) It simply suggests that one reject simplistic single dimension approaches to housing supply.

It does start by saying the obvious, known elsewhere but still current here, that what we are doing is no longer working. We need evidence based solutions based on good data collection, data development and data sharing. We can no longer rely on Mayor Help’s estimates of our future population growth, nor surveys of people who say they want to move here as THE reason to build, build and build more. We need transparent data from City Hall to identify and number the units built over the last 5 years, we need this data on units approved and those being built, as well as data on those applications in the pipeline. We need to be able to agree on the actual facts including real population inflow in order to make decisions, especially with the propensity of amendments to the Official Community Plan for the ‘ghosts’ that Mayor Helps and Mr. Tinney continually suggest want to move here. We also need to agree on the number of units that have been removed from the housing market by being empty or used for short-term rentals.

It does emphasize that the market with its skyrocketing prices is being driven up by speculation and very poor regulatory management - many of which fall within municipal control.

For instance, allowing 100% rentability increases speculative demand and raises prices. We also need to control the number of short-term rentals. And, we are building more units (by changing the OCP) at a faster rate than the increase in actual household formation. We are ‘in effect’ building and exporting our housing to investors, a new ‘profitable industry’. But, we are not providing housing for our citizens. There is now an extreme disconnect between housing prices and income that is historically unprecedented. Not only are we over-building to the benefit of investors, we are building more of what we do not need, and not enough of what we do need - affordable housing that will be used as housing.

It also talks about Development Cost Charges and Community Amenity Contributions as a cost-effective way to cover the costs a City incurs with new development...in a demand driven market, such as that currently experienced in Vancouver, [and Victoria] the impact of exceptionally strong demand easily outpaces the impact of development charges. Cutting development charges in such a market would simply increase profits to sellers while creating gaps in the capacity of local government to finance needed infrastructure. We are impoverishing ourselves and putting ourselves on the path of financial insolvency by forcing these capital costs onto house taxes alone. In order to keep up with increased capital costs from increased density our taxes will rise faster than inflation.

It also acknowledges that there is a cost to taking a development through the rezoning process and the cost increases with the number of times a proposal is revised. However, it is also important to note that this is not the reason for B.C.’s very high housing prices. Over the past 12 years, the price of a benchmark residential property in the lower mainland has increased over 250% from under \$400,000 to over \$1,000,000. That clearly is not a result of changes in development approval times or the cost of the development approvals process. The number of times that Abstract has chosen to bring revisions back to City Hall falls squarely on his unwillingness to respond to Council’s recommendations. Now, after 3 revisions and nearly two years, two recommendations are still unanswered.

It is also important to highlight the very large volume of developments being approved. In 2016, B.C. housing starts exceeded 40,000, and 2017 estimates are in line with that estimate. This represents a rate of supply expansion that is, and has for a considerable length of time, been on par with, or higher than, the rate of household formation.

We are over building. And, we are building too much of the wrong type of housing. A recently released study examined Census data between 2001 and 2016, to find that 1.19 net units of housing were added for each new household in Metro Vancouver in that period.

We are operating in a vacuum of factual information. Our building policies in Victoria are based on surveys of wealthy

individuals, nameless 'ghosts' who may want to live here in the future, and more concretely, on wealthy investors, speculators and insiders working in a regulatory desert where profits are high and taxes avoidable.

We are not managing what we are building and we are losing a good percentage of that to short-term rentals and empty units that take them out of the market as homes, creating more scarcity and raising the prices of what is left. Census data point towards a large and increasing number of vacant homes. 2016 data indicates that in Metro Vancouver 6.5% of all homes were unoccupied, a growth of 14% over the past 5 years. A number of these units are seasonal second homes for foreign buyers, others are pure 'buy and hold' investments, not seeking rental income.

The development proposal for 1201 Fort Street does not answer the housing problems that are before us. Instead, this development proposal epitomizes everything that is wrong with our current housing policies in Victoria and will only exasperate housing problems in our City further. There is no valid reason to approve this proposal. The only benefits are to the developer.

Yours truly,

Don Cal

1059 Pentrelew Place.



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Noraye Fjeldstad

From: Don Cal <[REDACTED]>
Sent: Monday, February 12, 2018 2:35 AM
To: Victoria Mayor and Council; Alec Johnston
Subject: 1201 Fort Street Development Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council:

I have finished reading the Union of BC Municipalities' Report on Housing Affordability (94 pages long) published in January 2018. There is a lot in this report that shows the 1201 Fort Street Development Proposal to be a poor one, one that should not be approved.

The is only one reason to accept the 1201 Fort Street Proposal. And, that is whether or not it answers the problem of housing in Victoria. It does not. The only problem of housing in Victoria is one of affordability. The development proposal for 1201 Fort Street and 1050 Pentrelew Place does not provide any tangible affordability component for the size and scope of the rezoning required, along with the amendment to the Official Community Plan and the ten generous variances. This Proposal should be denied.

It should be noted that the UBCM report debunks the concept that building more supply will lower the costs of housing. The rise in prices is not because we are not building enough - it is based on speculative demand. The narrative surrounding the affordability crisis has in recent years been almost exclusively framed as deriving from limits on housing supply. This argument has intuitive appeal because it points towards the supposedly simple solutions of reducing development processing times and associated fees. What it ignores is a substantial body of evidence built up over a decade highlighting the role of speculative demand – both foreign and domestic – in driving prices upwards.

The report does not mention the theory of trickle down affordability, (a concept I would put in the dustbin of 'zombie economics'.) It simply suggests that one reject simplistic single dimension approaches to housing supply.

It does start by saying the obvious, known elsewhere but still current here, that what we are doing is no longer working. We need evidence based solutions based on good data collection, data development and data sharing. We can no longer rely on Mayor Help's estimates of our future population growth, nor surveys of people who say they want to move here as THE reason to build, build and build more. We need transparent data from City Hall to identify and number the units built over the last 5 years, we need this data on units approved and those being built, as well as data on those applications in the pipeline. We need to be able to agree on the actual facts including real population inflow in order to make decisions, especially with the propensity of amendments to the Official Community Plan for the 'ghosts' that Mayor Helps and Mr. Tinney continually suggest want to move here. We also need to agree on the number of units that have been removed from the housing market by being empty or used for short-term rentals.

It does emphasize that the market with its skyrocketing prices is being driven up by speculation and very poor regulatory management - many of which fall within municipal control.

For instance, allowing 100% rentability increases speculative demand and raises prices. We also need to control the number of short-term rentals. And, we are building more units (by changing the OCP) at a faster rate than the increase in actual household formation. We are 'in effect' building and exporting our housing to investors, a new 'profitable industry'. But, we are not providing housing for our citizens. There is now an extreme disconnect between housing prices and income that is historically unprecedented. Not only are we over-building to the benefit of investors, we are

building more of what we do not need, and not enough of what we do need - affordable housing that will be used as housing.

It also talks about Development Cost Charges and Community Amenity Contributions as a cost-effective way to cover the costs a City incurs with new development...in a demand driven market, such as that currently experienced in Vancouver, [and Victoria] the impact of exceptionally strong demand easily outpaces the impact of development charges. Cutting development charges in such a market would simply increase profits to sellers while creating gaps in the capacity of local government to finance needed infrastructure. We are impoverishing ourselves and putting ourselves on the path of financial insolvency by forcing these capital costs onto house taxes alone. In order to keep up with increased capital costs from increased density our taxes will rise faster than inflation.

It also acknowledges that there is a cost to taking a development through the rezoning process and the cost increases with the number of times a proposal is revised. However, it is also important to note that this is not the reason for B.C.'s very high housing prices. Over the past 12 years, the price of a benchmark residential property in the lower mainland has increased over 250% from under \$400,000 to over \$1,000,000. That clearly is not a result of changes in development approval times or the cost of the development approvals process. The number of times that Abstract has chosen to bring revisions back to City Hall falls squarely on his unwillingness to respond to Council's recommendations. Now, after 3 revisions and nearly two years, two recommendations are still unanswered.

It is also important to highlight the very large volume of developments being approved. In 2016, B.C. housing starts exceeded 40,000, and 2017 estimates are in line with that estimate. This represents a rate of supply expansion that is, and has for a considerable length of time, been on par with, or higher than, the rate of household formation.

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We are operating in a vacuum of factual information. Our building policies in Victoria are based on surveys of wealthy individuals, nameless 'ghosts' who may want to live here in the future, and more concretely, on wealthy investors, speculators and insiders working in a regulatory desert where profits are high and taxes avoidable.

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The development proposal for 1201 Fort Street does not answer the housing problems that are before us. Instead, this development proposal epitomizes everything that is wrong with our current housing policies in Victoria and will only exasperate housing problems in our City further. There is no valid reason to approve this proposal. The only benefits are to the developer.

Yours truly,

Don Cal

1059 Pentrelew Place.

Noraye Fjeldstad

From: Daniela Marsman <[REDACTED]>
Sent: Monday, February 12, 2018 12:03 PM
To: Alec Johnston
Subject: "It's Your Neighbourhood"

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Johnston,

Thank you for the flier distributed to us residents in an attempt to pacify us into believing that you care about what happens in our neighbourhood.

I don't agree with your proposal.

I feel that our once beautiful city is being raped by the developers while we watch helplessly as all the beauty, historical places and green spaces are being demolished in favor of the monstrous erections as big as the developers' egos. So no, I personally don't want ANYTHING built at 1201 Fort Streer and 1050 Pentrelew Place. I wish that the developers would move out of our city and leave it alone. It seems that one monstrosity on Cook and Fort isn't sufficient for Abstract Developments.

Respectfully,

Daniela Mulhall

Noraye Fjeldstad

From: Doug Woodall [REDACTED] >
Sent: Monday, February 12, 2018 7:19 PM
To: Alec Johnston
Subject: 1201 Fort Street and 1050 Pentrelew Place

Follow Up Flag: Follow up
Flag Status: Flagged

Date: Feb. 13, 2018

To: Mr. Alec Johnstone, Senior Planner
City of Victoria

From: Douglas Woodall
1011 Moss Street (owner)
Victoria, BC

I am writing in response to the City's letter of January 12, 2018 re: proposed changes to the developer proposal for the site identified above in the subject line, and the requested amendment to the Official Community Plan.

I recommend that January 2018 revised plan by the developer be denied.

I request that you review my previous correspondence to the City Council " From: Doug Woodall Date: April 6, 2017 at 8:46:51 AM PDT To: Cc: Subject: Rezoning Proposal for 1201 Fort/1050 Pentrelew." It is my opinion that the revised proposed changes submitted by Abstract and its architects fails to address the primary issues I identified in this correspondence, and the objections of many other residents.

Please include the points I made in my previous correspondence as an attachment to the further points below.

I hold strongly that:

- a) No approval should be granted until there is a revised Community Plan.
- b) The Rockland Community Plan be given considerable consideration.
- c) The revised plan (3rd) with its proposed two large condominiums and townhouses does not fit with the character of existing housing in the area including the heritage features of many nearby homes or businesses (eg: dental office on the west side); the Art Gallery; houses on Pentrelew.
- d) There should be no re-designation of the s. portion of the lot from the existing Traditional Residential designation. It is an issue of developer interest in encroaching into neighbourhoods that are traditionally deemed residential.
- e) The proposed heights of the proposed condominiums overwhelm the existing housing in the area.
- f) The setbacks of the townhouses on Pentrelew are inadequate.
- g) The number of condo units proposed are excessive.
- h) The proposal by the developer to include funds for a future development for lower income units is unreasonable and insignificant - it should be rejected.
- i) The proposal does nothing to address affordable housing alternatives within the proposed development.
- j) The development, if it proceeds in its current form, will raise the ire of the neighbours and many others which will reflect poorly on the idea of community-building and visioning.

k) I repeat my earlier point that Rockland has very little public park space and that this property provides a unique opportunity for a green space; resting spot for tourists and others walking up the hill to the Art Gallery and Craigdarroch Castle.

Summarizing, The revisions made are minimal; do not address issues of height, size and density; and fail to consider some of the creative alternatives proposed by articulate community members, many with exceptional creative ideas for vibrant neighbourhoods. I suggest the City see this as an opportunity to envisage for the future but only in the context of community input about a revised community and neighbourhood plan.

Thank you for the opportunity to provide feedback. Would you please confirm receipt of this correspondence.

Yours truly,

Douglas Woodall

Table 2. Cash Contributions Negotiated to Receive Through Development, 2016

| Date of Bylaw Adoption | Development Project Address | Total of Cash Contribution Secured |
|-------------------------------|---|---|
| Monday, July 11, 2016 | 119-131 West Esplanade and 120 Carrie Cates Court (SITE 8) | \$ 1,370,740 |
| Monday, November 21, 2016 | 711 West 14th Street | \$ 456,049 |
| Monday, November 21, 2016 | 1301-1333 Lonsdale Ave | \$ 2,022,758 |
| Total | | \$ 3,849,547 |

Lacey Maxwell

From: Geanine Robey [REDACTED]
Sent: February 12, 2018 4:22 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: Letter re: Development Services request for neighbours' input re: 1201 Fort St
Attachments: PastedGraphic-1.pdf

Alec - FYI - The notice I received said that today, Feb. 12th, was the deadline for submissions. Since today is a statutory holiday and I have other letters to deliver on behalf of neighbours, would you please confirm that the deadline will be extended to tomorrow, Feb.13th?

Dear Mayor, Council & Alec Johnston,

Re: Development Services request for input on 1201 Fort/1050 Pentrelew rezoning proposal

I am writing for the fifth time to state my clear and unequivocal opposition to the rezoning and variances requested for the above property. My reasons are as follows:

- The **forest** is a **heritage feature** of our community with its diverse tree species, including 10 by-law 'protected' trees proposed for destruction. In 2017, 11 by-law protected trees were destroyed in the entire city for development purposes and now, for just 1 site, 10 more would be lost. With the acceleration of climate change and Victoria's population increasing, our urban forests must be preserved at all cost.
- The proposal would both dominate and diminish the character of our **Heritage Conservation Area**.
- Abstract's proposal lacks **affordable housing**. In fact, it's a luxury development with green space that the Black & White and The Madison don't have. Nonetheless, these have fetched \$800K for a 2 bed lower unit and \$1.5 million for a penthouse. Add to this high-end stock, "**100% rentability**" as proposed and it's clear that these units will be ideal for wealthy investors. Our recent **Vital Signs** report says that 64% of new builds are affordable to only 25% of Victorians. This project will exacerbate the affordability crisis.
- The proposal **far exceeds the OCP's growth targets for condos**. Neighbours asked Abstract (cc'd to Council) for the 2/3 portion zoned 'Traditional Residential' to be sited for badly needed ground-oriented, house-plexes. (83% below 2017 OCP target).
- The 10 **variances** requested for this proposal make a mockery of the OCP and what it allows and particularly rankle the surrounding neighbours. Among the worst:
 - **Increase the max. height for Building A from 12 m to 21.42 m**
 - **Increase the max. height for Building B from 12 m to 15.2 m (Outrageous considering that this is an INCREASE in height over the last proposal and runs contrary to COUNCIL'S Dec. 10th directive and the community's request that the height be DECREASED)**

- Due to archaic City of Victoria policy, this proposal would also fail to confer to the city essential **Community Amenity Contributions and Density Bonuses** that other progressive municipalities are collecting from developers to pay for parks, community and cultural centres, childcare facilities, transportation services, affordable housing and other necessities that will end up being borne by taxpayers and not the developer. \$250k from Abstract is a pittance for the land lift as it would be calculated (albeit with variations) in North Vancouver, Burnaby, Coquitlam and other places. And Victoria is foregoing increasing sums of needed cash as real estate prices for luxury new builds are hitting rates **“in the \$1,000 per square foot range, a significant departure from inventory currently priced at \$650-to-\$700 per square foot. (March 2017) We can already see the first signs of what’s coming with select units pushing well north of \$1,000 per square foot.”** <http://bit.ly/2BmWrhK>

I refer you to the chart below showing the cash paid to the City of North Vancouver (with nearly the same population as the City of Victoria) for just 3 projects:

119 – 131 W. Esplanade/Carrie Cates Court – **107 residential units w/ 6,000 sq. ft. community amenity** (below market offices for non-profits); 711 W. 14th St - **45 strata residential and commercial units** and; 1301-1333 Lonsdale Ave. – **144 residential rentals, gr. floor retail, 2nd floor offices, 3 units yearly for at-risk and homeless youth and a large public realm including promenades, pedestrian pathways, street trees, water feature, a 38’ x 36’ art display area plus an additional \$83k for public art** (art excluded from CACs) — and this in addition to substantial community amenities included in two of the projects.

In summary, I reject the plan to “give away the farm” to the developer with not only negligible public benefits (a pathway, 2 benches, a garbage can and \$250k toward affordable housing) and, to add insult to injury, future costs of community amenities and affordable housing to be off-loaded onto taxpayers. Rezoning with height variances is actually ‘building more land’, the benefits of which will all go to the developer, not our neighbourhood nor our city as a whole.

Sincerely,

Geanine Robey

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

February 12, 2018

Via Email

City of Victoria

Attention: Mayor Helps and Council

And,

Alec Johnston, Senior Planner

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

We are responding to the January 12, 2018 letter from Alec Johnston, Senior Planner, requesting input on the Proposal. We have a number of points to make.

The Proposal does not address any of the concerns we raised in our most recent letter dated December 10, 2017 (see: Attachment 1). Our December letter outlines our concerns and we reiterate our conclusion:

The Proposal is unsupported by any rationale that can withstand even cursory analysis. This means the *Official Community Plan* remains the guide for the development of the properties. Your duty to the community is to prevent massive over-development which results in the destruction of neighborhoods and has the pernicious effect of increasing the real estate product available for speculation and investment in residential housing (which only serves to make residential housing less affordable).

We have read the Union of British Columbia Municipalities' report *A HOME FOR EVERYONE: A HOUSING STRATEGY FOR BRITISH COLUMBIANS* (Published by the Union of BC Municipalities, January 2018) (the "UBCM Report").

The UBCM Report validates the concerns in our December 10, 2017 letter, and lays out strategies that we believe the City of Victoria should act on immediately.

Specifically, the UBCM Report debunks the notion that increased development through increased density (via spot zoning) is a valid way to address the affordable housing crisis (see: pp. 21-24 on "Managing Speculative Demand"). Applying the analysis presented in the UBCM Report to the Proposal shows that it should not be approved.

The UBCM Report indicates that all will benefit from a predictable development process lead by "proactive planning by municipalities" (see: p. 34). In other words it recommends that municipalities create community plans and stick to them.

Victoria has an Official Community Plan and it expressly deals with the need for more zoned housing capacity. The Official Community Plan not only states that there is already "sufficient zoned capacity" for the projected population increases, but also that with the designated additional housing capacity there is "more than sufficient" capacity to meet the forecast demand. In other words more densification is not warranted. The Proposal is asking the City to disregard this fact.

The time to pay attention to the evidence based strategies in the UBCM Report is now. Fulfil your role as a Local Government to build a sustainable community that works in the long-term. Join with the other levels of Government to implement the strategies in the UBCM Report.

Start to build a better City now: say no to the Proposal.

Respectfully,



Alison Heldman



Ronald L. Bell

Attachment 1 – to February 12, 2018 Letter- page 1

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

December 10, 2017

Via Email

City of Victoria

Attention: Mayor Helps and Council

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

This is our third letter to you indicating our unequivocal opposition to the Proposal. We understand that the Committee of the Whole will receive the third report on 1201 Fort/1050 Pentrelew Proposal on December 14, 2017.

In our view the changes to the Proposal are so insignificant that the Proposal can be said to be substantially the same as the last two times it was presented and rejected by the Committee of the Whole.

So what more can be said when the Proposal remains entirely incompatible with the site, the neighbourhood, the Official Community Plan, and the zoning?

First, as per our October 24, 2017 letter, you cannot approve the Proposal. No reasonable basis (e.g., need, hardship, or new overriding consideration) for approving the massive over-development has been demonstrated. Acting properly in discharging your "duty" to the community at large requires you to reject the Proposal. It would be patently unreasonable for the Council to approve the Proposal.

Second, various adverse consequences would flow from approving the Proposal:

- (a) You will be making a decision to destroy the neighborhood.
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Attachment 1 – to February 12, 2018 Letter- page 2

(d) You will perpetuate a development process in which the burden is misplaced. In the current situation the burden seems to have been placed on the citizens to demonstrate why the Proposal is non-compliant and unjustifiable. Surely, it must be the case that the developer should bear the burden of showing why the existing planning decisions reflected in the Official Community Plan warrant modification. (This has not been the process we have observed).

Third, we are also aware of a number of very thoughtful communications sent to you that detail the ongoing concerns, problems, and deficits of the Proposal. All of these make a persuasive argument against the Project.

Fourth, there have been various "wedge" issues, and other spurious concerns raised. We say that the Council must focus on the Proposal itself; and, when that is done the absence of any reasonable basis for the long list of variances can only lead to the Proposal being rejected.

Fifth, there is a reasonable development solution within the current zoning: a strata building along the Fort Street (where the zoning allows 4-storeys), and normal residential structures on the balance of the site. The Committee of the Whole should direct the developer to start with that configuration and come back with an appropriate proposal.

Conclusion

The Proposal is unsupported by any rationale that can withstand even cursory analysis. This means the Official Community Plan remains the guide for the development of the properties. Your duty to the community is to prevent massive over-development which results in the destruction of neighborhoods and has the pernicious effect of increasing the real estate product for speculation and investment in residential housing (which only serves to make residential housing less affordable).

Your duty requires you to say "no" to the Proposal.

Respectfully,

signed "Alison Heldman"

Alison Heldman

signed "Ronald Bell"

Ronald L. Bell

Lucas De Amaral

From: Ronald Bell [REDACTED]
Sent: Monday, February 12, 2018 8:13 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: 1201 Fort Street and 1050 Pentrelew Place - Request for Input
Attachments: 18Feb12_LT City-1201 Fort.pdf
Categories: Planning

Dear Mayor Helps and Council

And

Alec Johnston, Senior Planner

Attached is our February 12, 2018 letter responding to the January 12, 2018 letter from Alec Johnston, Senior Planner seeking input on the 1201 Fort Street and 1050 Pentrelew Place proposed development:

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Via Email

City of Victoria

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Specifically, the UBCM Report debunks the notion that increased development through increased density (via spot zoning) is a valid way to address the affordable housing crisis (see: pp. 21-24 on "Managing Speculative Demand"). Applying the analysis presented in the UBCM Report to the Proposal shows that it should not be approved.

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Victoria has an Official Community Plan and it expressly deals with the need for more zoned housing capacity. The Official Community Plan not only states that there is already "sufficient zoned capacity" for the projected population increases, but also that with the designated additional housing capacity there is "more than sufficient" capacity to meet the forecast demand. In other words more densification is not warranted. The Proposal is asking the City to disregard this fact.

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Attachment 1 – to February 12, 2018 Letter- page 1

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[End of Letter]

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Noraye Fjeldstad

From: Ronald Bell <ronald.bell@telus.net>
Sent: Monday, February 12, 2018 8:13 PM
To: Victoria Mayor and Council
Cc: alison.heldman@telus.net; Alec Johnston; Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor); Margaret Lucas (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor); Chris Coleman (Councillor); Marianne Alto (Councillor); ronald.bell@telus.net
Subject: 1201 Fort Street and 1050 Pentrelew Place - Request for Input
Attachments: 18Feb12_LT City-1201 Fort.pdf

Follow Up Flag: Follow up
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signed "Alison Heldman"

signed "Ronald Bell"

Alison Heldman

Ronald L. Bell

[End of Letter]

Regards,

Ronald Bell and Alison Heldman

From: Andrew Sund []
Sent: January 15, 2018 10:48 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: 1201 Fort St. & 1050 Pentrew Pl.

Hi,

I received a note in the mail soliciting feedback for a proposed development at 1201 Fort Street and 1050 Pentrew Place. I appreciate the ability to make my input known without attending a long meeting filled with neighbours who'd rather not have neighbours. It's disheartening to see that we still retain bylaws to restrict density in the city. I think the project should be permitted with no further reductions in dwelling units or increases in the number of parking spaces that each must ultimately pay for.

Thanks for your time,

Andrew Sund
102-1146 View St.

From: Bob June <[REDACTED]>
Sent: January 16, 2018 9:12 PM
To: Alec Johnston
Cc: Vanessa Dingley; Dave McWalter; Lawrence Bortoluzzi; Sue Wynne-Hughes
Subject: re: City Notice for 1201 Fort OCP Amendment

Hi Alec;

A little confusion here.

The neighborhood has seemingly just received Notice of OCP Amendment Comment to Feb. 12., Though the postmark is January 1 on at least one I have seen comment on.

Again, delivery seems erratic from the comments I have seen.

The RNA LUC does not appear to have received one; I would expect our mail box to be emptied several times since early January. I would have expected an e-mail as well as that is the usual form of communication with the city. I presume the RNA LUC would be copied in on this.

So where do we stand.

Is this a 200 m. notification or did it go to all addresses you have from comments on the project?

If they are just reaching recipients now will the comment date be extended?

Would the RNA not be made aware of this action?

Bob June

From: Gillian Moll <[REDACTED]>
Sent: January 15, 2018 5:53 PM
To: Alec Johnston
Subject: proposed changes to 1201 Fort Street and 1050 Pentrelew Place

Dear Mr Johnston,

I have tried to access victoria.ca/devtracker and am unable to gain access to this app. Is there another way to get detailed information on this development please?

Regards,
Gillian Moll.

From: Lynnette Kissoon <[REDACTED]>
Sent: January 16, 2018 10:38 PM
To: Alec Johnston
Cc: Victoria Mayor and Council; Jonathan Tinney; Alison Meyer; Lisa Helps (Mayor); Pam Madoff (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Ben Isitt (Councillor); Chris Coleman (Councillor)
Subject: It's Your Neighbourhood notice for 1201 Fort Street
Attachments: IMG_2326.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Alec,

Thank you for your invitation to participate in the public process for the 1201 Fort Street and 1050 Pentrelew proposal for development.

I am concerned that not all of the close residents received this notice. As a matter of fact, I know of those on Linden who did not receive the notice.

Can you please let me know to whom you sent this notice? Is it to the residents within 200 metres or to the "broader public" who wrote to Mayor and Council regarding this proposal.

Thanks in advance for your response,

Lynnette

From: Lorraine Scollan []
Sent: January 16, 2018 7:19 AM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: OCP 1201 Fort feedback

Hi Alec,

I oppose changing the community plan. We have only 1% of the Garry oak ecosystem left in our community! The trees on this property should be protected. As well, the proposal & density don't fit this neighbourhood. Once breached the floodgates will open for even more of this kind of development in our neighbourhood.

I have lived in this quiet neighbourhood for 5 years. Over that time I've seen many large beautiful heritage trees that our forefathers planted taken down by neighbours.

I phoned Victoria parks when even more trees were being taken down next door & asked them to investigate & see whether they had a permit. Their answer, "Do you really want to open that can of worms?" This from a department who should care about our urban forests.

Who is minding the store? Are the fines large enough? Why aren't all heritage trees & native trees protected? Trees filter out pollution and noise, reduce flooding and offer shade. Studies have shown people are much more relaxed and at peace around trees and their very presence adds value to a property. We need to take a much more serious look at what we are losing.

This is a wonderful, quiet neighbourhood and we don't need more traffic and higher density in this community.

Tell the landscape architect of the project to come up with a more creative solution that protects these Garry Oak trees.

Thank you for seriously considering not changing the zoning.

Lorraine Scollan
6-1015 Gillespie Pl.

From: John Rogers <[REDACTED]>
Sent: January 19, 2018 11:52 AM
To: Alec Johnston
Subject: Rezoning No.000525. 1201 Fort St & 1050 Pentrelew Place, Victoria

Hi, whilst development for housing is definitely needed we feel it should comply with the existing OCP. We own property at 1225 Fort St and on the Development Plans submitted by Abstract it is shown as a 4 storey building. That is correct except it is sunk into the ground so that from the street it only appears as a 3 storey building which we believe was to comply with Zoning.

Abstract are proposing a 6 storey building fronting onto 1201 Fort which would seem to be over-the-top and not conforming to the height of other neighbourhood buildings.

As such we are opposed to this rezoning Application as submitted.

Regards
John & Janice Rogers

From: Lynnette Kissoon <[REDACTED]>
Sent: January 22, 2018 3:28 PM
To: Alec Johnston; Jonathan Tinney; Alison Meyer; Victoria Mayor and Council; Pam Madoff (Councillor); Lisa Helps (Mayor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor)
Subject: Re: It's Your Neighbourhood notice for 1201 Fort Street

Follow Up Flag: Follow up
Flag Status: Completed

Hi Alec,

The person I referred to contacted your office.

I do have another question though. I went to the [City of Victoria's Public Notices site](#) because I was curious about the process involved for public hearings.

I wondered why we were receiving the notice you issued re: the 1201 Fort Street and 1050 Pentrelew Place application (dated January 12, 2018) when a public hearing date has not been set and we were told that there won't be one likely until March or April.

While visiting the site, I noticed that there are three public hearings slated for January 25th, 2018. The It's Your Neighbourhood notices issued for those hearings were dated Jan. 12, 2018 giving residents a week to submit their input (I am going to assume they received their notices the same time we received ours - we received ours the week of January 15th).

Can you please answer the following questions for me?

- 1. Why are we receiving this request for our input on the 1201 Fort Street and 1050 Pentrelew Place application at this date when no public hearing has been set?**
- 2. When do you anticipate the public hearing date will be?**
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- 4. When we do receive notice, will the date stated be tentative or firmly set?**
- 5. If the date is tentative, when will we receive notification that the date is firmly set?**
- 6. Can you provide me a weblink to the public hearing process so that we know what is expected of engaged community members who want to participate?**

Thanks in advance,

Lynnette

On 18 January 2018 at 10:12, Alec Johnston <[REDACTED]> wrote:

Hi Lynnette,

Thank you for your enquiry. The letter was sent to residents and property owners within 200m of the subject properties (see attached map). If you know the address of those who may not have received a letter, I'd be happy to check our mailing list to see if one was sent.

Best regards,

Alec

From: Lynnette Kissoon [mailto:[REDACTED]]

Sent: January 16, 2018 10:38 PM

To: Alec Johnston <ajohnston@victoria.ca>

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Alison Meyer <ameyer@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Marianne Alto (Councillor) <MAAlto@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <c Thornton-joe@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>

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Thanks in advance for your response,

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From: Michealle Skwara <[REDACTED]>
Sent: January 22, 2018 7:54 AM
To: Alec Johnston
Cc: 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); s [REDACTED]; 'Gary Beyer'; 'Anna Cal'
Subject: 1201 Fort_1050 Pentrelew

Dear Mr. Johnston

In response to the notice "It's Your Neighbourhood" regarding the amendment of the "Official Community Plan Bylaw" as it pertains to 1201 Fort Street and 1050 Pentrelew Place:

I have a few simple questions for you...

Why is the community being asked to agree to compromises ('amendments') on the ***Official*** Community Plan Bylaw? Should it not be the ***developer*** who is ***required*** to abide by the OCP Bylaw? Should it not be the developer, who makes the compromises? Should it not be the developer, who purchased the parcel of land, knowing the terms of the OCP Bylaw, who figures out a way to work with the existing OCP Bylaw, and still make a 'buck'?

Let me be very clear – I am not opposed to developing the property. However, I do ***not*** support amending the OCP Bylaw.

Sincerely

Michealle Skwara
1170 Fort Street
Resident since September 2, 1985!

From: Kate Vallance <[REDACTED]>
Sent: January 23, 2018 12:50 PM
To: Alec Johnston
Subject: 1201 Fort feedback

Hello Mr. Johnston,

I received the notification in the mail about providing feedback on the proposed amendment to the OCP bylaw for the 1201 Fort project. I live in the condo building at 1039 Linden Ave and face directly over the site where the 6-story building is being proposed. I have some questions about the realities of how the community input process and outcome works. I wonder if it would be possible to have a call with you about it? I would be happy to call you if there might be a convenient time.

Many thanks,
Kate Vallance
406-1039 Linden Ave
[REDACTED]

Alec Johnston

To: Jonathan Tinney
Subject: RE: It's Your Neighbourhood notice for 1201 Fort Street

From: Dwayne Leskewitch [mailto:]
Sent: January 24, 2018 9:23 AM
To: Jonathan Tinney <JTinney@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fwd: It's Your Neighbourhood notice for 1201 Fort Street

Hi Jonathan

I am curious about why the communications process undertaken regarding the 1201 Fort Street and 1050 Pentrelew Place development applications has not been duplicated for the Empresa Burdett application.

Several questions arise for me:

- Is this a regular part of the planning approval process?
- Is this perhaps a personal initiative of Alec Johnston, his "style" perhaps?
- Is there in fact a "Shadow Process" hitherto undeclared?
- Do some communities qualify as 'worthy of sentiment' and a custom "Neighbourhood Feelings" staff report?

I would appreciate responses to these questions in addition to the questions below from Lynnette.

Dwayne

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Sent: January 16, 2018 10:38 PM
To: Alec Johnston <ajohnston@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Alison Meyer <ameyer@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <c Thornton-joe@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>
Subject: It's Your Neighbourhood notice for 1201 Fort Street

Hi Alec,

Thank you for your invitation to participate in the public process for the 1201 Fort Street and 1050 Pentrelew proposal for development.

I am concerned that not all of the close residents received this notice. As a matter of fact, I know of those on Linden who did not receive the notice.

Can you please let me know to whom you sent this notice? Is it to the residents within 200 metres or to the "broader public" who wrote to Mayor and Council regarding this proposal.

Thanks in advance for your response,

Lynnette

From: Lynnette Kissoon <[REDACTED]>
Sent: January 24, 2018 10:17 PM
To: Alec Johnston; Jonathan Tinney; Alison Meyer; Victoria Mayor and Council; Ben Isitt (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Lisa Helps (Mayor); Margaret Lucas (Councillor); Pam Madoff (Councillor)
Subject: Re: It's Your Neighbourhood notice for 1201 Fort Street
Attachments: Public Hearing Process QnA with Alec Johnson Jan 2018.pdf

Hi Alec,

Thank you for your responses below. Please see my comments to your responses below.

Unfortunately, your responses left me with more questions than they were helpful.

I've attached a PDF of the email thread for anyone's convenience.

I look forward to hearing your responses to my questions below bolded in red.

Lynnette

On 24 January 2018 at 10:04, Alec Johnston <[REDACTED]> wrote:

Hi Lynnette,

I've provided answers to your questions below in blue.

I hope this information is helpful. Please let me know if you have any further questions.

Best regards,

Alec

From: Lynnette Kissoon [mailto:[REDACTED]]
Sent: January 22, 2018 3:28 PM
To: Alec Johnston <ajohnston@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Alison Meyer <ameyer@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Ben Isitt (Councillor)

<BIsitt@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>

Subject: Re: It's Your Neighbourhood notice for 1201 Fort Street

Hi Alec,

The person I referred to contacted your office.

I do have another question though. I went to the City of Victoria's Public Notices site because I was curious about the process involved for public hearings.

I wondered why we were receiving the notice you issued re: the 1201 Fort Street and 1050 Pentrelew Place application (dated January 12, 2018) when a public hearing date has not been set and we were told that there won't be one likely until March or April.

While visiting the site, I noticed that there are three public hearings slated for January 25th, 2018. The It's Your Neighbourhood notices issued for those hearings were dated Jan. 12, 2018 giving residents a week to submit their input (I am going to assume they received their notices the same time we received ours - we received ours the week of January 15th).

Can you please answer the following questions for me?

1. Why are we receiving this request for our input on the 1201 Fort Street and 1050 Pentrelew Place application at this date when no public hearing has been set?

At the Committee of the Whole meeting on December 14th, Council directed staff to notify residents within 200m of the subject site of the proposed OCP amendment. This approach is standard for proposed OCP amendments. A staff report on the feedback received will be brought to a future Council meeting in advance of the Public Hearing. Please note that Council merely voted in favour of referring the application to a Public Hearing. There was no mention of the highlighted details above. The minutes to the CoTW meetings posted on the City's website only go up to Dec. 7, 2017.

2. When do you anticipate the public hearing date will be?

The public hearing date for this application will be set once the conditions of rezoning have been fulfilled. The conditions include preparation of several legal agreements and the notification on the proposed OCP amendment. **Do you have a public hearing process site for me to verify this? Is the process different for each application?** You list two conditions. **What are the others?** Again, if this information was publicly available, I wouldn't have to keep writing you.

3. When will we receive notice (for example, how many weeks or months in advance of the public hearing date will we receive notice)?

Legislation requires the City to send the notification out a minimum of ten days in advance of the public hearing. **Which legislation are you referring to specifically? The *Local Government Act* or some other legislation?** Based on my readings of sections 464 to 470 of the *Local Government Act*, what you have stated here does not correlate. Typically staff send the notification two weeks before the hearing to ensure the legislated requirements are met. **Is this in compliance with section 466(3)?**

4. When we do receive notice, will the date stated be tentative or firmly set?

The date on the notice will be the planned hearing date, however, the application could be rescheduled if necessary. **What conditions would deem it necessary and how will the public be made aware of the rescheduling if the applicant pulls the proposal 24 hours prior to the set date?**

5. If the date is tentative, when will we receive notification that the date is firmly set?

See above - based on correspondence others have had with your office, some dates are tentative. If this is what the public is being told, then your staff needs to be informed. Again, I make the point, if you had a public hearing process visible on your website, it would mitigate the number of questions you receive on a daily basis and it would hopefully standardize the responses from your office. It is very confusing to keep track of the conflicting information coming from your offices. It is also disrespectful to the engaged communities who want, and have a right, to know.

6. Can you provide me a weblink to the public hearing process so that we know what is expected of engaged community members who want to participate?

The mailed notice (which is also posted on the City's website) details the different ways that one can be involved in the Public Hearing process:

- Anyone interested in the proposal is entitled to provide their comments at the Public Hearing. The Mayor will open the meeting and allow the applicant to make a brief presentation. The floor is then opened for anyone interested to speak on the proposal. Each person is given 5 minutes to address Council.

- For those who are unable to attend, input can be via mail, an email to publichearings@victoria.ca, or by dropping off written feedback at Victoria City Hall to the City Hall Ambassador located to the left of the main entrance. Correspondence should be received by 11 a.m. the day before the Council meeting.

Please note that all correspondence submitted will form part of the public record and will be published in the meeting agenda. Your address is relevant to Council's consideration of this matter and will be included as part of the public record. If you choose to share your phone number and email address with us and wish that it not be disclosed, please let us know and we will ensure it remains confidential.

Alec, when I compare two different public notices they provide me with different information. Which, from a public perspective, this could appear that the public hearing process is tweaked for each public hearing. If that is the case, then this is very confusing and does not provide a standard process by which to prepare all applications fairly for a public hearing. Compare the [It's Your Neighbourhood notification for the 1201 Fort Street](#) and 1050 Pentrelew Place application to the [1105 Caledonia Avenue proposed changes](#), you can see that the information provided in both are different. So again, you can understand why the public is confused.

The following is from the notice we received in relation to the 1201 Fort Street application: Please provide your questions and feedback on this proposal by end of day Monday, February 12, 2018 to: Alec Johnston, Senior Planner P: 250.361.0487 E: ajohnston@victoria.ca. All input received will be shared with City Council for their consideration prior to the public hearing.

You still have not made it clear to me why this step is necessary when other public hearing notices do not include this step, or do they? I am confused. Perhaps if there was a website with the public hearing process, I could understand. But this, I don't.

Wouldn't it be simpler, more efficient and less problematic for your office and the public to have the process clearly written out and published on your website so that everyone, including your staff, is on the same page? If this information is not public, it could be perceived as the process is applied differently for different applications.

Once again, thanks in advance for any further clarification you can provide.

Lynnette

On 18 January 2018 at 10:12, Alec Johnston <[REDACTED]> wrote:

Hi Lynnette,

Thank you for your enquiry. The letter was sent to residents and property owners within 200m of the subject properties (see attached map). If you know the address of those who may not have received a letter, I'd be happy to check our mailing list to see if one was sent.

Best regards,

Alec

From: Lynnette Kissoon [mailto:[REDACTED]]
Sent: January 16, 2018 10:38 PM
To: Alec Johnston <ajohnston@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Alison Meyer <ameyer@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorton-joe@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>
Subject: It's Your Neighbourhood notice for 1201 Fort Street

Hi Alec,

Thank you for your invitation to participate in the public process for the 1201 Fort Street and 1050 Pentrelew proposal for development.

I am concerned that not all of the close residents received this notice. As a matter of fact, I know of those on Linden who did not receive the notice.

Can you please let me know to whom you sent this notice? Is it to the residents within 200 metres or to the "broader public" who wrote to Mayor and Council regarding this proposal.

Thanks in advance for your response,

Lynnette



January 24, 2018

City of Victoria

Dear Mayor Helps and Council,

At the December 14, 2017, COW meeting regarding 1201 Fort Street, several Councillors indicated that they wanted to hear back from a broader public.

In response to that request, the RNA takes the following position:

1. We are opposed to the City's allowing spot zoning that increases density which necessitates an amendment to the Official Community Plan.
2. We believe that the current process for defining Rockland's Local Area Plan must, if it is to retain its integrity and value, be completed before any substantial amendments to the OCP that increase density are allowed.
3. The OCP not only states that there is already "sufficient zoned capacity" for the projected population increases, but also that the designated additional housing capacity is "more than sufficient" to meet the forecast demand. We believe this is being disregarded by Planning and Council.
4. In light of the fact that current developable capacity is more than sufficient to meet forecast demand, we request that the City clearly state its policy on what a developer must demonstrate to justify a re-zoning application when an Official Community Plan amendment is requested.
5. We believe the City's Elected Officials should impose a stringent burden on a developer to adhere to the OCP unless the developer can demonstrate:
 - (1) a real and pressing need,
 - (2) a real hardship, or
 - (3) a new unanticipated overriding considerationthat makes the amendment to the OCP necessary.

Sincerely,

Janet Simpson, President

From: Scott Clark <[REDACTED]>
Sent: January 25, 2018 10:10 AM
To: Alec Johnston
Subject: 1201 Fort Street and 1050 Pentrelew Place

Follow Up Flag: Follow up
Flag Status: Flagged

We are appalled that this proposal has even reached this stage. The City expended large sums of taxpayers dollars to develop the OCP. Considering this proposal which varies so greatly from the OCP puts the OCP on the long list of wasted City endeavours. While Fort St has many multi unit properties this proposal shows no respect for the neighborhood along Pentrelew Place. A respectful proposal consistent with the OCP will be accepted by the neighborhood. This is neither.

Council should be reminded that when the persecution of a harmless golden retriever on Fort street became public it universally emphasized the need to respect bylaws and enforce them equally. The OCP is enshrined in a bylaw so the council needs to avoid hypocrisy and follow their own principles in this case. The OCP was designed to give developers guidance on what a suitable development could be in various areas of the City. This developer has clearly ignored this and to even consider this in fact rewards bad behaviour; something none of us would condone with children little on adults. Unless my information is wrong this same developer forced council to amend a development approval at Oak Bay and Richmond utilizing provisions of the OCP when it was first released. The City cannot create a culture in the development sector where they use the OCP to their benefit and ignore it when it constrains them.

One final note from voters going to the polls in less than a year. The mayor has vocally supported this proposal as well as other ones infringing on the OCP. While there is no conflict with this developer the significant funding she received from the development community in the 2014 election could create an appearance of conflict.

Scott and Vicki Clark
1091 Moss St.
Victoria, BC

 Virus-free. www.avast.com

From: Sally Hamilton <[REDACTED]>
Sent: January 25, 2018 3:19 PM
To: Alec Johnston
Cc: Victoria Mayor and Council
Subject: Proposed Changes to 1201 Fort St abd 1050 Pentrelew Place,

Dear Mr Johnston,

My name is Sally Hamilton and I have been resident at 1020 Pentrelew Place for 46 years.

I do not support the application to amend the Official Community Plan (OCP) Bylaw for 1201 Fort St and 1050 Pentrelew Place.

Primarily I take great exception to the proposed 4 storey multiunit residential building on land designated as Traditional Residential. In a city that lacks ground level housing for families this is a real travesty and a missed opportunity.

Abstract Development can do better and in the past has done better. I ask that the Planning Department take another look at this proposal.

Respectfully,

Sally Hamilton

From: Donald Hamilton <[REDACTED]>
Sent: January 30, 2018 11:04 AM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: 1201 Fort Street

RE: 1201Fort Street/1050 Pentrelew Place

In Alec Johnston's "It's Your Neighbourhood" letter of January 12, 2018 I noted this paragraph:

Under the OCP, the property at 1050 Pentrelew Place and the south portion of 1201 Fort Street are designated as Traditional Residential, whereas the north portion of 1201 Fort Street is designated as Urban Residential. The proposed number of storeys for the multi-unit residential buildings, and the overall floor space ratio of 1.29:1, exceeds the height and density envisioned for sites designated as Traditional Residential. To facilitate the proposed rezoning application for the site, the OCP amendment would designate the Traditional Residential portions of the site as Urban Residential to redistribute some of the height and density to the south. In addition, the amendment would extend the boundary of Development Permit Area 7B (HC) – Corridors Heritage to encompass the entire site.

Since April 2016 we have been directly affected by the proposal put forward by Abstract Developments to change our street, our neighbourhood and our lives by accepting (or having the City Council and Mayor) accept these changes. They are profound.

They change everything we have come to believe would not happen in our Traditional Residential area protected by the R1B designation. We are expected to embrace the removal of the Truth Centre, its school building and almost every major tree on the 2 acres assembled by the developer. The catch is that he needs your approval to do it.

He wants an OCP amendment that would "designate the Traditional Residential portions of the site as Urban Residential to redistribute some of the height and density to the South" part of the lands. In fact he wants to move the largest portion of the property away from the restrictions of R1B and build a 26 unit-4 storey condominium building and 9 "appropriate" townhouses. Without this rezoning or modification to the OCP he will be required to build appropriate buildings under R1B on the South side of the lands.

I have heard few arguments why this should be allowed to happen. The latest proposal is the Third Version. The first two drafts were sent back by the Council to address serious elements related to our long standing distress over excessive size, massing, congestion and lack of attention to the proposal's effect on the neighbourhood. All three of the plans presented were built on the need to amend the OCP to undertake those plans!

Please defend the OCP. The area along Pentrelew Place is clearly part of Traditional Residential. The OCP was drafted to allow change AND to prevent the excess requested in the current development proposal..

Your truly

Donald Hamilton
1020 Pentrelew Place
Victoria, BC V8V 4J6
V8V 4J6

From: Gerald Houlden <[REDACTED]>
Sent: January 31, 2018 12:03 PM
To: Victoria Mayor and Council; Alec Johnston
Cc: lbtstrata; Janet Simpson
Subject: 1201 Fort Street and 1050 Pentrelew Place.

Hey....we need your help....the people in this community totally oppose the redevelopment of these properties in the form the developer has proposed. We feel confident that you will agree when viewing the plan.

Housing can be provided on this site in a much more attractive design. First the OCP should be recognized.

Density is too great and attractiveness leaves a lot to be desired. Try to visualize what we as residents would be looking at as we drive up Fort Street on our way home. Yikes.....What a tragedy we would face.

Please don't accept the present plan which could prove to be a disaster and an unacceptable legacy for those who have been serving us. Gerald and Junine Houlden, #405--1220 Fort Street. Victoria. V8V3L2 phone [REDACTED].(directly across from the site).

From: David Harvey <[REDACTED]>
Sent: February 1, 2018 12:14 PM
To: Alec Johnston
Subject: Changes to OCP 1201 Fort / 1050 Pentrelew

Follow Up Flag: Follow up
Flag Status: Flagged

Alec Johnston, Senior Planner
City of Victoria

David and Rita Harvey, owners
1009 Pentrelew Pl.

Re: proposed amendment of OCP regarding 1201 Fort St/1050 Pentrelew Pl.

We object to the proposed amendment of the OCP and zoning in the strongest possible way. The development proposed by Abstract Developments is incompatible with the site, neighbourhood, OCP and zoning.

We do not believe Abstract can demonstrate any need, other than sheer greed, for the high density proposed on the south portion of the property which is zoned Traditional residential. The zoning currently in place would provide a suitable transition between the multi family condominium proposed for the Fort Street Portion of the property and the single family homes currently on Pentrelew and Rockland. (An aside, At the COTW meeting in early 2017 Mayor Helps commented that "Pentrelew already has several multi family dwellings condominiums". This is not true. She is confusing Pentrelew with Pemberton which is several blocks away. We have lived at 1009 Pentrelew for 35 years, as well as owned 1006 Pentrelew for 25 years, and there are no multi family units whatsoever on the street.)

One must ask " what is the purpose of the OCP and zoning regulations if planners and council can disregard these regulations at the whim of a developer?" Abstract was aware of the OCP and zoning when they acquired the property.

Traffic and parking is already a huge concern on Pentrelew. There has been no traffic study by the City. Owners and residents are inundated by workers who park vehicles during the day, walk downtown to work and return after work to drive off to their suburban homes. The parking in the evening is then taken up entirely by residents of suites on Linden and

Rockland, as well as Langham Court and Art Gallery patrons. We have been unable to park in front of own house during the day or night for years.

Abstract is not proposing nearly enough parking for residents or visitors.

While we agree that the property will be developed, the absurd density and mass proposed by Abstract is totally uncalled for and inappropriate. The Art Gallery of Greater Victoria will presumably enter into its expansion program in due time. How much pressure and loss of quality of life can the City expect a quiet, single family residential area to withstand? It appears the City, Mayor and Council have very little regard for tax paying and voting citizens.

This proposal cannot be implemented.

We are outraged that we, the longstanding neighbours, are being asked to bear the entire burden of the increase in density.

David A Harvey.

Rita E. Harvey

From: Lora-Beth Trail <[REDACTED]>
Sent: February 1, 2018 12:26 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: Input letter regarding 1201 Fort Street development
Attachments: Input letter to City Mayor and Council Feb. 1, 2018.docx

Follow Up Flag: Follow up
Flag Status: Completed

Please let me know if you require the previous three letters I have written regarding this development in my neighbourhood. I hope that we will be informed by mail if there is to be a public hearing regarding this proposal as I most definitely plan to attend. Thank you. Lora-Beth Trail

February 1, 2018

Dear Mayor and Council:

I was pleased to receive "It's Your Neighbourhood" letter dated January 12, 2018 from Alec Johnston, a senior city planner requesting input on the proposed changes to 1201 Fort Street and 1050 Pentrelew Place from Abstract Developments. I have written to you before regarding this development and my input has not changed. I have written to you on January 14, October 30, and December 2, 2017. I am very distressed to see not only changes being requested to amend the Official Community Plan Bylaws which is in place to protect our corridor but also 10 variances being requested by the developer as well. It is very upsetting to see such an obvious mismatched development even being suggested for our neighbourhood. The development is too large, too dense, too massive and simply not in keeping with the nature of area residences and green spaces. Please come out to the site, walk around our neighbourhood and then you will see that this plan is the wrong one for us to have. Read and reread letters residents have sent to you and you will get a loud and clear message that this development must be declined and more thought must be put into developing this land so it meets the needs of the times and the location called "Our Neighbourhood".

Sincerely,

Lora-Beth Trail

#102-1220 Fort Street, Victoria, BC

████████████████████

From: Jane Wheatley <[REDACTED]>
Sent: February 2, 2018 3:14 PM
To: Alec Johnston
Subject: 1201 Fort and 1050 Pentrelew

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Alec,

Thank you and your colleagues in planning for your attention to the proposed Abstract Development of 1201 Fort and 1050 Pentrelew Place.

As residents of the Rockland neighbourhood, we are upset by the direction on this project. This is our home and the proposed development, if passed with the current proposal of 6 and 4 storey multi-unit residential buildings plus townhouses would drastically change the feel of our neighbourhood in a very negative manner.

Rockland already has a density higher than any other area of City of Victoria, except the downtown core. This is not downtown, this is a residential neighbourhood. As you mention, the overall floor space ratio of 1.29 exceeds the height and density.

Is this development addressing the lack of affordable housing? No.

Does this development compliment the heritage in our neighbourhood? No

There is really nothing in this development that would benefit our Rockland neighbourhood.

Thank you for listening.

Jane, Ken, Pauline Wheatley

Yuna Lee and Gordon Wheatley

Michelle Dobie
#311 - 1025 Linden Avenue (resident for 14 years)
Victoria, BC V8V 4H4
[REDACTED]

February 3, 2018

Alec Johnston, Senior Planner
P: 250.361.0487
E: ajohnston@victoria.ca

Hello Alec:

Re: It's Your Neighbourhood Notice

Please note, I did not receive this notice until after I contacted you. My neighbour living on Pentrelew Place mentioned it to me; otherwise, I would not have the opportunity to voice my opinion. It has been an on-going issue not receiving notifications when my home is 10 feet from the property line.

I am **against** the proposed changes to 1201 Fort Street and 1050 Pentrelew Place (1201 Fort Street) and the amendment to the Official Community Plan (OCP).

The consideration to amend the OCP Bylaw for 1201 Fort Street would be a tragedy for this beautiful property, not to mention the damage it would cause to this unique Rockland neighbourhood.

The developer should not have purchased 1201 Fort Street unless they considered preserving the old-growth green space and building within the definition of Traditional Residential. Why did they buy this property if they wanted to drastically change it? There is only one answer, they want to build as many high-end units as possible and make as much money as possible with no consideration for the residents, the wildlife, greenspace or unique Traditional Residential setting.

I am **against** the amendment to allow the construction of a six-storey multi-unit residential building and nine townhomes. 1201 Fort Street is far too small to properly accommodate buildings of this size and proportion. Also, how much will these condos and townhomes cost? Will the average person living in Victoria be able to afford these units? I am 100% confident they will not – based on previous developments completed by this developer.

I am **against** the amendment to the rezoning application for the site which would designate the Traditional Residential portions of the site as Urban Residential to build a four-storey unit in the South end of the property. Please note, the South end of the property line is 10 feet from my balcony which has a beautiful green space with old growth trees, flowering shrubs and is a wildlife habitat for Great Horned and Barred Owls, Hawks, deer, racoons, squirrels and song birds. Also, the garden at the back has human remains (urns and ashes) buried and scattered throughout this greenspace for many decades. This space should be preserved and protected.

... /2

A development of this size and a complete change in character for the Rockland Neighbourhood is setting a dangerous precedent. If this development is approved then the City of Victoria is at complete risk of losing all its beauty and other unique neighbourhoods. It will be a tragedy if this development is approved. With respect, please consider the consequences of your decisions, I am trusting you will listen to the residents that have lived in the Rockland Neighbourhood for many years – we should have a voice in what happens to our neighbourhood, our home.

I can only hope you make the right decision. I appreciate the amount of work and responsibility you have taken on with this development and protecting our city. Thank you.

If you have any questions, please call me.

Kind regards,

Michelle Dobie

cc: Victoria Mayor and Council (mayorandcouncil@victoria.ca)

From: Aaron Anderson <[REDACTED]>
Sent: February 4, 2018 10:00 AM
To: Alec Johnston
Subject: OCP 1201 Fort Street

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Alec,

I'd like to contribute my "2 cents worth" in regards to amendment of the OCP Bylaw 1201 Fort Street / 1050 Pentrelew Place which would permit the construction of six storey and four story residential units; as a long term resident in the area, I'm dead set against the proposal. Slowly but surely this city is losing its residential charm for sake of compacting more and more people into each square foot of real estate and lining the pockets of contractors with maximum profits. More often than not, said residential units are sold out long before construction has begun to wealthy individuals who's only interest is to flip the unit for sale upon completion and earn even more money - this does not solve the affordable housing crisis in the city of Victoria.

Furthermore, we are losing our single family dwellings and neighbourhoods in favour of high rise condominiums, and I do not believe this kind of development and construction belongs in the Rockland area - it would be a great disservice to the tax payers and current residents / home owners in the area. The current zoning of Traditional Residential should remain in force, and this proposal rejected. There is more to life than profit and urban expansion.

I'd like to also take this opportunity to reiterate my great displeasure in the insanely expensive and poorly thought out modifications to Fort Street and Pandora Avenue to accommodate cyclists - my previous issues and concerns have fallen on deaf ears at city hall, and mine is undoubtedly only a drop in the bucket of discontent. However, many drops combined become a driving force that must eventually be reckoned with - perhaps this will become more evident come Election Day.

Best wishes,

Aaron Anderson

1200 block Rockland Avenue.

From: David McCurrach <[REDACTED]>
Sent: February 4, 2018 2:37 PM
To: Alec Johnston
Cc: 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: Feedback: Public Hearing 1201 Fort / 1050 Pentrelew Place
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Johnston:

I oppose the subjected application for the following reasons:

[] I am dismayed by the **massing** of the development, its size, the number of buildings, the height of the buildings, and the overall density.

[] I am concerned about the number of heritage **trees** that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive the amount of blasting needed for this development and thrive in direct sunshine, not the shadows of tall buildings.

[] The current proposal does not adhere to the Official Community Plan which must be amended to allow the **rezoning**. This proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%), arriving at a stated FSR of 1.29. The combined FSR should be much less, and the amount of new floor space created much closer to the 6,253 square meters allowed by the rezoning.

[] The ten **variances** requested to bolster the rezoning application (and increase the floor space to 10,219 square meters) are not supportable, and no hardship has been shown by the developer to consider allowing any of these variances.

[] The two multi-family buildings, up to 6 storeys in height, are **too high** for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor.

[] I am concerned about the increased **traffic and parking** issues caused by this new development. When Pentrelew is full where will the patrons for the Langham Court Theatre and the expanded Art Gallery park?

[] I am concerned that the City is not looking after its own best interests by allowing this development to go forward without adequate income from **Community Amenity Contributions** and **Density Bonuses** gathered on developments in other BC municipalities. Where will the money come from to pay for the community amenities demanded by these new residents for parks, community centres, transportation infrastructure, fire halls, emergency services, etc?

[] I encourage you to insist that this proposal comply with the **two directives** given by Council to the developer October 26, 2017 to "revise the density, massing, height and setbacks of the building to

the south” and to demonstrate how the condominium on Fort “enhances the heritage character of the Fort Street corridor.”

[] Since 2012, Victoria has vastly overshot its Official Community Plan target for building condo units, but has failed significantly to meet its target for building **ground-oriented housing** like townhomes or single family dwellings. Council has no mandate to rezone the southern portion of 1201 Fort property for condos, which is currently designated for much needed ground-oriented housing.

[] I am troubled by the absence of **affordable housing** in the proposal. We do not need to build more of what we already have - too many expensive condominiums.

Thank you,

David McCurrach

1075 Pentrelew Place

From: Kate Vallance <[REDACTED]>
Sent: February 5, 2018 7:54 PM
To: Alec Johnston
Subject: Re: 1201 Fort feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Alec,

Here is my feedback for the OCP amendment proposal for 1201 Fort. If you have any questions or need any further information, please let me know!

Thanks!!
Kate

Re: Proposed Amendment to OCP Bylaw for 1201 Fort St.

February 5, 2018

Dear Mayor and Council,

Please accept this feedback on the proposed amendment to the Official Community Plan bylaw to allow for a 6-story condominium building on Fort St ("Building A") as submitted by Abstract Development. I had written a letter of support to Mayor and Council for an earlier iteration of Abstract's design for the property. I have been following the proposal submission and revision process and noted that the townhouses on Pentrelew Pl. have subsequently been scaled back from 12 units down to 9 and that "Building B" went from 5-stories down to 4-stories. I still appreciate the amount of effort that Mike Miller and the Abstract team have put into making a very cohesive design with some lovely community elements such as the right-of-way path and preserving many of the trees on the property. However, upon reflection I do feel that a 6-story building on the Fort St. side of the property ("Building A") would be rather incongruous given the height of the surrounding buildings. I think the site for Abstract's Black and White development at the corner of Fort and Cook St. works well for a 6-story building and is mirrored by the Robbins Parking building which is also that height. However, as you move up the hill, the buildings are all 4-stories or lower and there is a more residential feel. I recognize that the city needs to plan ahead for future density but given the new 20- and 27-story towers starting to move ahead in the downtown core, it seems to me that it should be possible to keep some of the buildings heading out of town at a lower scale. I am reminded of some of the very tall buildings in James Bay and on Dallas road that are significantly taller than their counterparts and look rather out of sync and I think it would be a shame to have the same effect on the sight-line going up Fort St., especially since the current building heights provide a complimentary back drop to both Art Gallery and the striking Craigdarroch Castle.

I want to acknowledge the work that the Rockland Neighborhood Association and others have done to ensure that the City has very carefully considered the proposed development on this

unique lot to preserve the character of the neighborhood. This work seems to have resulted in the reduction in the density and height of the townhomes and Building B. As a resident of the 4-story building at 1039 Linden Ave. looking directly into the Fort St. side of the property where Building A would be built, I do not feel I can support approving the amendment to the OCP bylaw allowing Building A to be 6-stories and feel that a maximum of 4- or 5-stories (set back) is feasible. Part of my motivation for supporting Abstract's earlier overall proposed design was that I had understood from their team that if the proposed design didn't go through as planned that they might be forced "build to right" along Fort St. with 6-stories right to the property and zoning line that would mean getting rid of all the trees. Six stories with no trees was certainly less appealing to me than 6-stories with trees as they had proposed in initial their plan. However, if given the choice, 4- or 5-stories with trees for Building A would definitely be preferable and I feel would better fit into the property size and the scale of the neighborhood.

I appreciate all the time and consideration that is going in to the approval process for this project and I want to thank you for taking the time to read my comments.

Best wishes,
Kate Vallance
406-1039 Linden Ave
[REDACTED]

On 26 January 2018 at 09:21, Kate Vallance <[REDACTED]> wrote:

Thanks so much! I will plan to call you next week.

Have a wonderful weekend!

Kate

On 24 January 2018 at 10:53, Alec Johnston <[REDACTED]> wrote:

Hi Kate,

I would be happy to discuss the proposal with you. My office hours are 8am – 4:30pm. Please feel free to call at a time that's convenient for you.

Best regards,

Alec Johnston

Senior Planner – Development Services

Sustainable Planning and Community Development

1 Centennial Square

Victoria, BC V8W 1P6

Phone: [250-361-0487](tel:250-361-0487)

Fax: [250-361-0386](tel:250-361-0386)

Email: ajohnston@victoria.ca



From: Kate Vallance [mailto:████████████████████]
Sent: January 23, 2018 12:50 PM
To: Alec Johnston <████████████████████>
Subject: 1201 Fort feedback

Hello Mr. Johnston,

I received the notification in the mail about providing feedback on the proposed amendment to the OCP bylaw for the 1201 Fort project. I live in the condo building at 1039 Linden Ave and face directly over the site where the 6-story building is being proposed. I have some questions about the realities of how the community input process and outcome works. I wonder if it would be possible to have a call with you about it? I would be happy to call you if there might be a convenient time.

Many thanks,

Kate Vallance

406-1039 Linden Ave



Dear Alec Johnston,

Re: 1201 Fort Street and 1050 Pentrelew Place development application from Abstract Developments

Once again I ask you to reject the above proposal for the former Truth Centre site for the following reasons.

Reason 1:

The motion from Mayor and Council after the October 26th, 2017 Committee of the Whole meeting - in which the second submission of the development proposal for the Truth Centre site was reviewed - is shown below:

Council Motion – October 26, 2017

- **Revise the density, massing, height and setbacks of the building to [the] south, to provide a more sensitive transition to the ground-oriented adjacent and nearby properties and mitigate concerns relating to overlook;**
- **Revise the massing, height and visual appearance of the townhouses, and remove the rooftop decks, to provide a more sensitive transition to the Pentrelew Place frontage and nearby properties;**
- **Revise the design and visual appearance of the driveway access on Pentrelew Place;**
- **Consider fixtures for public use and enjoyment in the landscape plan for the greenspace bounded by the proposed pathway, Fort Street and the property to the east subject to CPTED principles.**
- **Demonstrate how the application is consistent with the objectives of Development Permit 7b that is to encourage buildings that enhance the heritage character of the Fort Street corridor.**

(Image taken from Alec Johnston's presentation to the CotW on Dec. 14, 2017)

To this slide you stated:

"At the Council meeting of October 26, Council carried a motion to refer the application back to staff to work with the applicant to address siting and design related issues; discuss the potential for fixtures for public use in the landscape plan and to report on the proposal's response to the heritage objectives in development permit area 7B." (3:02:14 of the video)

What you did not include in those points is the first bullet. Councillors Isitt, Young, Coleman, Loveday, Madoff all spoke to the inadequate revisions to Building B. Five of nine Councillors – a majority of the Councillors - addressed the inadequacy of the proposal in revising Building B.

That is the first reason to reject this proposal. You and your staff did not work with the applicant to adequately revise Building B. Once you and the developer follow direction from Council then the

public would have a better sense of the commitment from the developer to make this proposal a fit for the neighbourhood, for Rockland and for the greater good of Victoria's residents.

Reason 2:

The adjustments made to the townhouses was less in response to the neighbourhood's outcry about the Wall of Pentrelew and more likely compliance with the R1-B zone bylaw that governs the height of townhomes in traditional residential areas and disallows roof decks.

So the satisfaction with the reduction of the height of the townhomes by Council is misleading in that they believe that the developer was working to satisfy the community's concerns.

If your department at the start advised the developer to:

1. comply with the by-law instead of supporting his push to amend the OCP
2. not maximize the height of townhomes with roof-gardens
3. not push to have the number of variances being requested to maximize development on the Truth Centre property
4. truly represent the heritage corridor with its design to make it blend with the surrounding buildings and neighbourhood homes

- then perhaps we wouldn't have had three CotW meetings and now a prelude to a Public Hearing in which you have to gather more letters that tell you the same thing over and over again.

This updated development proposal has manipulated both your department and Council's impression that it is compromising with neighbours when in fact it was so egregiously out of scale to begin with that any reduction would seem as though they are respecting the neighbours' concerns – concerns they created to begin with by proposing such an outrageous development. This developer is wasting your time and ours, playing with Council's emotions and obfuscating the truth.

The current proposal is still too massive, too dense, too tall and too inappropriate for the neighbourhood, for Rockland and for greater Victoria. Less luxury condos and more green space is what Victoria needs.

Reason 3:

In her February 2, 2018 Victoria News: Mayor's message (see p. 6), Mayor Helps refers to the Conde Naste Reader's Choice selection of Victoria as the second best small city to visit in the world because of the experiential experience they have hiking, visiting breweries and whale watching.

Overdevelopment is depleting the breathing space of our city which over 3 million tourists visit a year. They do not come to see inappropriate luxury condo developments that replace urban forests.

According to Mayor Helps Victoria is a "small scale compact community, on Indigenous land with strong indigenous presence where we share the values of environmental sustainability, stewarding natural assets, community, connection, smart growth and prosperity. "

This proposal does:

- NOT respect the urban forest on Indigenous land
- NOT promote environmental sustainability or stewarding of natural assets
- NOT respect the community's input into making the development less massive, lower in height and less damaging to the natural environment
- NOT reflect smart growth because it is too dense and the number of units does NOT reflect the breathability of the surrounding neighbourhood
- NOT respect the OCP in most of its goals
- demand too many variances for a project that does NOT support the great good for Victorians
- represent is the developer's chance to prosper financially
- promote developing unnecessary luxury condos
- NOT consider that luxury condos drive the unit prices of housing and other types of residences up which is NOT good for the broader public
- NOT provide adequate income-appropriate housing options for families (Millennials will likely one day want to have families)

This proposal does not support the Mayor's vision of Victoria as a sustainable small scale city because it will deplete the environment of healthy trees, breathable land for people to live, and a historical urban forest archive that over 3 million tourists would enjoy. Again, tourists do not come to Victoria to see luxury condos and tall apartment buildings. They can see that anywhere, like Hong Kong.

Noraye Fjeldstad

From: Jeff Hayes <[REDACTED]>
Sent: Tuesday, February 06, 2018 2:55 PM
To: Alec Johnston
Cc: 'Peter Johannknecht'
Subject: 1201 Fort Street and 1050 Pentrelew Place

Dear Mr. Johnston,

I received a mailing from the City concerning a proposed development at the referenced addresses.

My family's company, of which I am the managing director, is the owner of 1471 and 1475 Fort Street. The buildings at those addresses are market rental buildings and have been since they were constructed. Lantern purchased them over a year ago and will continue to operate them as market rental apartment buildings.

In connection with the application to amend the OCP to allow for densification and construction of a new multi-unit residential development, Lantern Properties Ltd. supports the development. The area is in need of more housing (rental and otherwise) and Lantern will itself be applying in the near future to add more rental units to its existing site.

Jeff Hayes

Jeff Hayes
Managing Director

[REDACTED]
#101-1176 Burnaby Street
Vancouver, B.C. V6E 1P1
[REDACTED]



Lacey Maxwell

From: Loretta Blasco [REDACTED]
Sent: February 7, 2018 10:34 AM
To: Victoria Mayor and Council
Subject: Fwd: 1201 Fort Street/1050 Pentrelew Place

From: Loretta Blasco <[REDACTED]>
Date: February 7, 2018 at 10:32:51 AM PST
To: ajohnston@victoria.ca
Subject: 1201 Fort Street/1050 Pentrelew Place

February 7, 2018

Dear Alec Johnston, Mayor and city council,

This is my fourth letter regarding proposed changes to 1201 Fort Street and 1050 Pentrelew Place, and amendment to the Official Community Plan.

I have reviewed Abstract Development's rezoning proposal and found that it has failed to address the concerns that city council expressed at the COTW and the concerns of the neighbourhood.

Abstract Development has failed to address the height reduction on Building A, as well as the height reduction on the townhomes.

Building A is out of proportion and should only be 4 stories tall to better compliment the surrounding buildings in the Fort Street Heritage Conservation Area. This proposal, the way it stands, does not fit into the neighbourhood. Good development should be sensitive to its surroundings, and not over power it.

If Abstract Development cared about city council concerns as expressed in COTW, and the community's concerns, we would have seen a reduction on Building A to 4 floors.

The townhomes are set too close to the street, and the new design has their height taller than the original design. Again, if Abstract Development cared about the community's concerns, they would have listened to the suggestions and reduced the setbacks and the height of the townhomes.

Massing, height, and setbacks of a project are important considerations as well as the considerations of the local community, neighbourhood, which should be more important than the outside wealth of investors and private profits.

A big compromise from the neighbourhood perspective, is the destruction of the Garry Oak ecosystem, along with the sequoia trees. This property has a park like setting.

And yet, Abstract comes to the table ignoring the concerns raised at the COTW, and the many letters written by the neighbours who will be adversely effected by the scale of this project.

Abstract Development has not proposed any viable changes. This developer appears to be trying to wear down the city planner, Mayor, council, and the neighbourhood, and build whatever he wants, no matter how it fits into the neighbourhood, all to protect his bottom line.

This development will not ease our housing crisis, a project of this magnitude is designed for foreign investors and the luxury condo market. This is a neighbourhood development not a downtown Victoria corner.

"The housing question should always be, What is best for the community? What is best for the neighbourhood?"

Please say no to the application to amend the OCP Bylaw for 1025 Fort Street and 1050

Pentrelew Place.

It is the responsibility of the city planner, the Mayor, and the council to hold these developers accountable for the projects they propose to build in our neighbourhoods.

It is our neighbourhood, after all, and we care about what happens here.

Thank you,

Loretta Blasco

301-1025 Linden Avenue

Sent from my iPad

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC

Re: 1201 Fort Street / 1050 Pentrelew Place Development Proposal

IT'S YOUR NEIGHBOURHOOD

Dear Mayor and Council and Mr. Alex Johnston, Senior Planner

In the December 14, 2017 COTW meeting Council wanted to know what was possible if the rezoning was not approved. The concern is that if this development proposal is not approved there is a fear that may not be an **AFFORDABLE HOUSING** component in another proposal.

Well, let's be clear: the **AFFORDABLE HOUSING** component attached to this proposal is negligible. It would be laughable, were it not such a serious subject. At first glance, ten units of affordable housing somewhere else at some other time for 83 units here looks pretty good. It is a return of 12% But, of course, the first question is, "Why do these affordable units have to be segregated from this area?" What about diversity of housing, people, and income levels?

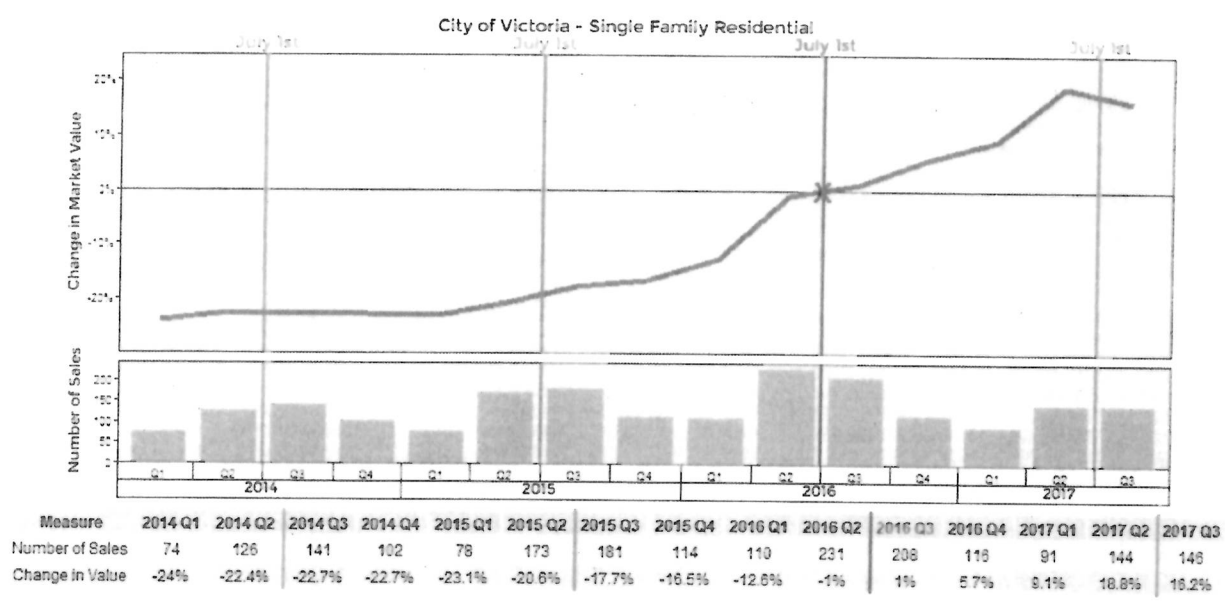
On closer examination it should become apparent that these units will never be built, simply because the offer contains a caveat in the form of a "penalty". It will always be **CAVEAT EMPTOR**. As explained by Mr. Tinney, this penalty of \$250,000 (or ten units) is only meant to offset the cost of ten other less expensive units to be built by this developer somewhere else at some other time. These units will not necessarily be 'affordable' at all. They will simply be lowered in price by \$25,000.00 each. Did you just see the 'affordability' aspect of these units disappear?

Today, this total 'penalty' (or should I say 'sweetener') would not buy one family-size unit in another condo development in Victoria, built now or the future. The total penalty for not building ten 'affordable' units somewhere else at a later date is about half the price of one unit in the current proposal. That's half of one unit out of 83 units (or 0.006%). Looked at it from the cost side, the \$250,000 penalty is only a very small fraction of the cost of building those ten 'affordable' units.'

This offer becomes less palatable the more one looks at the numbers. My argument is that the numbers suggest something else than the words express. This so-called 'affordable housing' component is not about housing people affordably at all. The words are meant to hide what the numbers tell us. The numbers tell us that it is only about the money to be gained by lessening the cost of the promise to build ten 'affordable' units by opting to pay the 'penalty'. It is all about the money.

Further, one has to remember that this so-called "penalty" of \$250,000.00 was made one year ago when condos were priced 17% less than they are today. (See B.C. Assessment). If, as Mayor Helps predicts, Victoria will benefit from the greatest influx of new residents we have ever experienced (which is the underlying reason for **DENSITY**), then we can assume that prices for condos will continue to rise at a pace well above the inflation rate of 2%.

Despite Mayor Helps' best efforts to out-build this swell of buyers (not necessarily residents), the rapid rise in units on the market has succeeded in adding fuel to the fire of escalating prices. It appears to be, "Build them and the investors will come!" Land speculation is rampant in this marketplace. If you live out of town and you are thinking of moving here when you retire, buy now, or you will not be able to buy here when you do retire.



July 1 marks the date BC Assessment estimates the market value of properties in B.C. by analyzing current sales in the local area, and evaluating factors such as a property's size, age, quality, condition, view and location. On the graph, July 1, 2016 is the reference point against which other quarters are compared. Note that the number of sales in the most recent quarters will increase as sales continue to be registered at the Land Titles and Survey Authority (LTSA).

Table information from B.C. Assessment graph.

| Date and % Increase | Baseline % | Condo Price | \$25,000 as % of Price | Decrease in value of Penalty |
|------------------------------------|------------|--------------|------------------------|------------------------------|
| July 2016 base line | 100 | \$500,000.00 | 5.00% | 0 |
| July 2017 20% increase (actual) | 120 | \$600,000.00 | 4.17% | -16.6 % |
| July 2018 10% increase (guess) | 132 | \$660,000.00 | 3.79% | -24.2% |
| July 2019 10% increase (guess) | 145 | \$725,000.00 | 3.45% | -31.0% |

We can, then, remain confident, because of the great inflow of new residents foreseen by Mayor Helps, that in two years time, when the AFFORDABLE HOUSING penalty comes due, that the prices of newly-built condos will continue to rise in value at a rate well above inflation. So, according to BC Assessment, the price of a condo at \$500,000 in July 2016 has now increased to \$600,000. At the time the \$25,000 was negotiated, it represented 5% of a condo priced at \$500,000 and it diminishes in purchasing power as time marches on.

In two years time, if prices increase at a more modest 10% per year, the \$25,000 penalty will reduce the price of a similar condo by only 3.49% This is a 31% decrease in the value of the penalty compared to the baseline price of a condominium.

Now, if you were the developer would you build ten units that could sell for \$7.25 million, or would you pay the penalty of \$250,000.00? The penalty is an effective tax rate of 3.45% Do you think that this is also a tax deductible expense?

The value of money depreciates as time goes by as a result of a change in the general level of prices. The time value of money is a well-known feature of finance. I am confident that City Staff know this. The largest community amenity that City Staff was able to negotiate to award this \$76 million

project to Abstract Developments amounts to a net benefit to the City's Affordable Housing Initiative of \$250,000.00 That is 0.0034% of the income the developer will earn on this project.

| Square Meters | Square Footage X 10.76 | \$ per square foot | Value of Project | Penalty for Affordable Housing | % of Final Prices |
|---------------|------------------------|--------------------|------------------|--------------------------------|-------------------|
| 10,219 | 109956 | \$700.00 | \$76,969,200.00 | \$250,000.00 | 0.00342 |

Of course, it is worse than this. By the time the project is started, and built, in about 2 years time, (possibly more) the actual average price per square foot will be higher than \$700.00 per square foot. This is the time value of money, again. The relationship of the \$250,000.00 penalty to the retail price will be even lower at that time. The effective tax rate of 0.003 % on the gross sales of the units in this building ensures that the developer will pay out in cash once the two years passes.

To wrap this all up, then, the amount of money in the penalty is a negligible amount compared to the price of ten affordable units built elsewhere and, in the future. We know that it diminishes in time, as the price of those affordable units rises over time. We also know that the penalty is a very small percentage of the earnings from the project when priced in today's dollars. This amount, then decreases even more as the general price of housing units climb over time.

But, wait. It gets even worse. In other jurisdictions of British Columbia, of our size or larger, they have actually figured out a way to ensure a fair deal when a developer wants to build more residential housing. It is based on the simple fact that an increase in population will demand more community amenities: affordable housing, community centers, pools, libraries, emergency services, transportation alternatives, etc. These two contributions to the increased capital costs of a larger population are called the **COMMUNITY AMENITY CONTRIBUTION** and the **DENSITY BONUS**.

While the details vary from municipality to municipality, the essence of the argument is based on the actual increase of residential floor space awarded to the developer. There are two calculations. When built to the zoning already in place there is a **COMMUNITY AMENITY CONTRIBUTION** payable. Secondly, when additional floor space is sought above the current zoning, there is a **DENSITY BONUS**. When applied to this proposal by the methods and rates of other municipalities in the Lower Mainland, the amounts would be in the range of \$500,000 and \$2,000,000.00 respectively. (The total of \$2,500,000.00 is an effective tax rate of 3.25% on the retail price of the housing built.) But, for some reason, when the City of Victoria calculates these two contributions on this development proposal the net amount is zero. Well, you can get much for zero. You certainly won't be building any affordable housing.

The City of Victoria insists on doing things their own way. We might earn \$250,000.00 on this project, if approved, while Burnaby or Port Moody, or any other city on the Lower Mainland would receive somewhere in the range of \$2,500,00.00 But, we'll take ten percent, because...we are Development Services and we are **OPEN FOR BUSINESS!** What it takes other Cities one year to earn, would take us ten years. Actually, it would take us thirteen years, because we will wait another two years to take the money and will lose at least 30% in purchasing power.

Finally, there are two other community amenities that may give Council a powerful reason to vote for the proposal: a path to connect one street to another, saving most walkers less than one minute in time, and a few benches and a garbage can. The cash value of these amenities have not been calculated for the public to know, but they are certainly less than the cash penalty of \$250,000.00 payable, if the ten 'affordable' condo units are not built in two years. These other two amenities do not change in any appreciable way what the numbers tell us.

What are we to make of these community amenities, these reasons to accept this development proposal? Personally, I am not impressed with these community amenities on offer, either in isolation,

or in comparison to the wealth gifted to the developer by the rezoning and the ten variances, if accepted. And, I am shocked that the City does not have in place a mechanism to match the ability to generate a modest contribution towards community amenities gained by B.C.'s other cities in the Lower Mainland, all of whom operate under the same B.C. statutes.

My question is quite simply, **"IS THIS ALL THERE IS?"**

Well, we all know that this is all there is. This is the best the developer will do. This is all we get.

WE KNOW WHAT HE WANTS AND THIS IS ALL WE GET!

The developer is a successful businessman with many projects to his credit. He has experience with City Hall. He has spent many months with City Staff going over and over this proposal. He has been before Council three times. The first time, City Council sent the proposal back for revision because of its obvious flaws. The second time, the proposal was not accepted because the floor space actually increased. It was sent back for revision with the same four recommendations. (I must admit that I was extremely disappointed with these requests as I believed that they were too weak, asked too little and gave away too much.) The third time, the new proposal dealt with only two of the four requests. In a very short meeting of about 40 minutes the proposal was forwarded to the Public Hearing. This is what Council wanted. And, this is all the developer believes he needs to give in order to get what he wants, **TWO OUT OF FOUR.**

If you believe that the proposal is heavy on the wealth created by the rezoning, and light on the benefits to the community, you must conclude that the numbers when analyzed express something very different than a high regard for the concerns of City Council, and very little regard for the goal of affordable housing.

IS THERE ANY REASON TO APPROVE THIS DEVELOPMENT PROPOSAL?

Thank you,

Don Cal
1059 Pentrelew Place
Victoria, BC

P.S. Has anyone heard from the Heritage Planner?

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: February 9, 2018 6:50 PM
To: Alec Johnston
Cc: Victoria Mayor and Council
Subject: 1201 Fort Street Development Proposal IT'S YOUR NEIGHBOURHOOD
Attachments: Affordability Argument 2018 02.pdf

Dear Alec:

Please accept my letter (or, my input) regarding the development proposal for 1201 Fort Street and 1050 Pentrelew Place and the amendment to the Official Community Plan.

I am against the rezoning application for many reasons, one of those reasons is expressed in this letter. For example, as you state in the letter the proposed number of storeys exceeds the height and density of the area, which is why there must be an amendment to the Official City Plan. This begs the question, as to why we have an Official Community Plan at all, if it must be constantly amended. How is it my neighbourhood, when after 20 months of 'engagement' with the developer, he has not amended the plans to encompass the desires of the neighborhood, nor the OCP? The amount of Floor Space is also far greater than this zone allows.

Also, there is no mention of the further necessity of 10 variances, all of them substantial. And, no one seems to concern themselves with the request to make all the units fully 100% rentable. One small thing that I cannot forget is why all the balconies will be dealt with at a later date to the sole satisfaction of the Director of Planning and Sustainability. Why is this necessary?

You may have guessed that I find your letter somewhat misleading. The height and density of the Fort Street Heritage corridor is not REDISTRIBUTED to the residential area, it is EXTENDED to the residential area.

Nor have you detailed how the Development Permit Area 7B (HC) Corridors Heritage is satisfied by the massing, height and set-backs of this proposal. I am still waiting to see the report from the Heritage Planner fully separated from the Recommendations by City Staff. It appears to me that the short notes we get about the Heritage aspect of this Proposal are only written with the view to allow this proposal, not to analyze it in the cold light of day.

But, these shortcomings in the letter aside, I appreciate your attention to this development.

Thank you,

Don Cal
1059 Pentrelew Place
Victoria

Noraye Fjeldstad

From: Anthony Danda <[REDACTED]>
Sent: Saturday, February 10, 2018 3:03 PM
To: Alec Johnston
Cc: 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: Public Hearing Feedback: REZ000525 1201 Fort Street / 1050 Pentrelew Place

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

I oppose rezoning application REZ000525 for 1201 Fort Street / 1050 Pentrelew Place. At this critical inflection point in Victoria's growth, I ask you to uphold the OCP and to base your decisions on sound data about housing solutions and not specious, flawed assumptions and unscientific marketing studies that support tactical solutions to this complex topic. I am an advocate of well-informed development strategies and policies that underpin diverse housing and address the needs of all citizens, not simply the aggrandizement of the applicant. I am against this application as unnecessary overdevelopment, which is an expeditious, short-term means to address a far more complex situation and with long-term consequences.

A vote for this rezoning is a vote against the OCP. I have heard no well supported argument for why the applicant cannot develop within the existing zoning stated in the OCP. No viable hardship has been expressed by the developer to even allow council to consider the ten variances requested to bolster the rezoning application, including drastically increasing the FSR. Let's stick to the city's plan.

The massing and height is still inappropriate to the traditional residential designation in the OCP. By selectively addressing council's concerns, the applicant has hamstrung the city, gambling that council will overlook concerns already expressed about the height of building B, massing on the entire site and the Fort Street heritage corridor for fear of the alternative. The applicant has even reduced the setback of the top floor of building B, moving it closer to Pentrelew Place and therefore increasing the visual height. The renderings supplied by the applicant also give an inaccurate and incomplete view of the impact of having a four-storey building immediately behind the wall of townhomes and next to a single-family home on the south side.

The scale of the applicant's rezoning request is not offset by an equitable amenity to the city or the residents in the immediate vicinity. The offer is neither generous nor adequate compared to the financial windfall the applicant receives if this application is approved. Even the terms of the applicant's bonus offer are not favourable to citizens. There is no obligation for them to deliver anything except a payment of \$250,000, which is a pittance if the city were to utilize an up-to-date Community Amenity Contribution calculation. A vote in favour of this application concedes that Victoria does not believe developers need to fund partially the public amenities and infrastructure that should come with this level of density.

The community has made clear their desire for alternate housing forms, e.g. ground-oriented housing, that achieve density while remaining sensitive to the traditional residential designation and respecting the heritage corridor. The applicant has indeed engaged the public but has chosen not to listen and to select only the feedback, which is in the applicant's best interest. It's one thing to engage. It's another thing to listen. The applicant's design maximizes profit by drastically exceeding what is allowable within existing zoning and neglecting feedback from the community. Even the

city does not want to acknowledge that since 2012 Victoria has exceeded its own target for building condominiums but failed significantly to meet its target for building ground-oriented housing.

Lastly, I urge you to reject this application based on recent data from failed housing experiments and strategies in other municipalities, where simply building more has proven not to achieve sustainable housing solutions. Please help me, as an engaged citizen, meet this challenge by rejecting this application.

Thank you for your service and consideration,

Anthony Danda

1075 Pentrelew Place

Noraye Fjeldstad

From: DOREEN MUELLER <d.mueller@shaw.ca>
Sent: Saturday, February 10, 2018 11:12 PM
To: Alec Johnston
Subject: 1201 Fort St/1050 Pentrelew Place

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for sending the notification for 1201 Fort St. I appreciate your heading for your letter. I agree with your title that it is "Our Neighbourhood". It is unfortunate that the mayor and council have not listened to the many concerns the residents of Rockland have voiced to-date. I believe there is general consensus that the development is too big, too dense and too high. I also believe there is consensus that the property will be developed with a more appropriate proposal.

I object to updating the Official Community Plan Bylaw for one developer's request for the following reasons:

There is no vision for the Rockland neighbourhood;

The Rockland neighbourhood has no parks and it loses significant green space with this development;

Heritage properties, green spaces and historical references are being lost;

There is no vision for the social, economic and environmental concerns of the neighbourhood;

It is time to abandon the one lot at a time redevelopment of the City of Victoria.

I request that the existing designations of Traditional Residential and Urban Residential be retained for 1050 Pentrelew Place and 1201 Fort Street in the Official Community Plan Bylaw until a more suitable proposal is received.

I look forward to having my input shared with City Council prior to the date for the public hearing. Thank you for your cooperation.

Doreen Mueller



February 10, 2018

Re: 1201 Fort Street/1050 Pentrelew OCP Amendments

Dear Mayor and Council:

The RNA remains committed in its adamant opposition to these proposed amendments.

Council approval of such amendments would be profoundly disrespectful of

- the intent and spirit of the OCP, itself,
 - the Rockland Neighbourhood Plan,
 - and the upcoming Local Area Plan for Rockland.
-
- The OCP vision for the Fort Street Corridor is one that promises to “conserve the heritage value, special character, significant historic buildings, and features and character of this area” and complement the “clusters of high quality examples of Italianate, Gothic Revival, Second Empire and Edwardian Vernacular-style houses between Cook and Ormond Street.” It also commits to Traditional Residential areas and the “side by side” dwellings with “direct access to the outside at grade level” that “must be built” there.
 - The Rockland Plan clearly advocates for retention of the R1-B zoning.
 - The process for Rockland’s LAP was supposed to begin last fall. At the very least, the mandate of the OCP should apply until the neighbourhood has its fair chance to determine the direction of its LAP. Allowing profound change in the neighbourhood immediately in advance of the Rockland Local Area Planning process is inappropriate.

These amendments to the OCP would not enhance the neighbourhood. What they would do is further demoralize the neighbours and add to their intensifying frustration with the system.

Sincerely,
Janet Simpson, President

Noraye Fjeldstad

From: H HARLEY <[REDACTED]>
Sent: Sunday, February 11, 2018 1:38 PM
To: Alec Johnston
Cc: [REDACTED]
Subject: 1201 Fort Street and 1050 Pentrelew Place - input on proposed changes

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Alec Johnston

As requested in your letter of January 12th 2017 we are sending you our input on the proposed development of the old Truth Church property.

We live in the condo building at 1039 Linden Avenue and our unit (204) faces on to the part of the site that is currently zoned Traditional Residential. The proposed change to the zoning would allow the construction of a four storey condo building on that part of the site, directly behind our building.

We object to the rezoning and the amendment to the OCP - the main reasons for our objection are:

- The site is further up the hill from our building so the four storey building will appear to be more like a 5/6 storey when viewed from the west of the site.
- As our condo faces east the only direct sun we get is in the morning and the proposed condos will greatly reduce the amount of sunlight that we get.
- We would be overlooked by the residents of at least 3 storeys of the proposed building.
- The density of the whole development is not in keeping with this area on the edge of Rockland - Pentrelew is made up of single family dwellings and we agree with the residents there that the proposed development would change the character of the area.
- I appreciate that Abstract have made efforts to keep as many trees as possible but with a condo building rather than single family dwellings more will have to be removed.
- If the plan were to be amended to keep the condo on the part of the site with the Urban Residential zoning (along Fort) and the rest were developed as town houses it would be in keeping with the vision of the OCP.
- There are something in the region of 1500 condo units under development in Victoria whereas there are few sites like this one that could accommodate housing suitable for families, it would be a shame to miss this opportunity to have some good quality family housing in this area.
- There are still plenty of sites in the downtown area that can still be developed as condos, we don't need to take up land that has not been zoned for it.

We urge you to keep the zoning allowed in the OCP and not allow the start of the ingress of denser development that would change the area.

Best Regards

Doug and Hilary Harley