



January 20, 2016

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6

Mayor and Members of Council:

**RE: Statements and Questions from the December 7th, 2015 CALUC Meeting
 212-220 Cook Street and 1041 Oliphant Street - Cook Street Village
 Rezoning and Development Permit Application**

I thought it important to write this letter to address comments and questions raised at the December 7th, 2015 Fairfield and Gonzales Community Association CALUC meeting. I was pleased to see that the meeting was well attended and the discussion seemed to be balanced. As many people spoke in support of the project as those who had questions or concerns.

The following points are based on the comments and questions that we heard:

- **Cook Street Village should not be designated as a Large Urban Village.**

The designation of Cook Street Village as a Large Urban Village is clearly based on principles of Smart Growth and sustainability. Leaving the discussion of the name aside, increasing density in recognized neighbourhood centres, like Cook Street Village, which already have established patterns of residential and commercial land use and well established infrastructure, not only adds to the City's housing stock and opportunities, but also adds to the economic viability and vitality of the centre and neighbourhood. Projects like this make so much sense as we move towards a post carbon economy. They also reduce the pressure for additional housing density in adjoining single family areas.

- **There are no setbacks on the Cook Street frontage or the Oliphant frontage. There is no terracing of the upper floors (say above the 2nd floor) on either street frontage.**

The proposed building's facades and street frontages are by no means a uniform plane. While portions of the upper floors come out to the street on Cook and Oliphant Streets, the face of the building actually steps back in many areas to create visual interest, useable areas and reduce the overall scale of the building. This is especially true at the street level on Cook Street where the building has been deliberately stepped back to widen the area available for pedestrian movement



and allow more active space, prescribed by “Cook Street Village Guidelines”. The centre portion of the building on Cook Street and the 4th and 5th floors also step back to further reduce the scale of the building and provide for balconies and decks.

- **The building will create a “canyon effect” on Cook Street. A massive structure that will block light from Cook and Oliphant Streets and surrounding properties.**

I think it is disingenuous to say that this building will create a “canyon”. A person’s visual perception of a building is typically at street level and the first 3 storeys. In this case the canopy of the mature Chestnut trees, which I have committed to protect, do more to enclose the street than any building (*please also see the comments below*). It should also be noted that Cook Street has an very wide right-of-way (over 30 metres), much wider than most streets, almost twice the height of the proposed building. In fact, the street has been narrowed in a number of areas specifically to lessen the impact of its width; to calm traffic and make it more comfortable for people to cross. This will not be perceived as a “canyon”.

- **The building should be a maximum of 4 storeys in height.**

When I first approached the community in 2014, my proposal was for a full 6 storey building. Since that time the project has significantly evolved with input from neighbours, the community and City staff. The building’s siting, massing and form have been specifically designed to reduce impact on adjacent properties and the neighbourhood. In fact, our visual and shadowing studies show that there is virtually no difference between 4 and 5 storey models. The loss of the 5th floor does not make sense and would significantly reduce the economic viability of the project. It would result in a project with either, a much greater site coverage or a loss of potential units; jeopardizing important aspects of the proposal such as the ability to provide 9 market rental suites.

- **Cook Street Village doesn’t need more commercial space.**

These properties are clearly identified in the *Cook Street Village Guidelines* and the Official *Community Plan* as being part of the commercial core of Cook Street Village. There are no other opportunities to add businesses to Cook Street Village. Redevelopment of other properties will only result in the replacement of already existing commercial spaces. There is clearly interest in more commercial space and I have already received inquiries about the new spaces from neighbours and potential businesses. The spaces provide opportunities to add to more diversity and strengthen the Village.



- **The project does not take into account the ecological value of green space, canopy of the large trees currently in place, consideration for soil cells on property and rain water rewards program.**

I am committed to the protection of the large Chestnut trees on the Cook Street frontage. We will work closely with the Parks Department to evaluate the other street trees and retain or replace them as necessary. I am also committed to a plant material relocation program with the Parks Department and other interested parties. Given all of the requirements for development on a site, there is limited opportunity for landscaping however I am committed to explore additional opportunities, as well as the raised trellises and the plant materials in the parking area at the rear of the building.

We will explore opportunities for alternate storm water management with the City Engineering Department including potential incorporation into boulevard treatments as part of the project. As with the landscaping though, there are limited opportunities for alternative storm water management on sites like this.

- **The proposed building does not have enough “green” or environmental features.**

While the new Building Code already raises the energy efficiency and environmental requirements for new buildings to a high standard, I commit that this building will be designed and built to achieve a Gold Standard under the BuiltGreen™ program. This will ensure an even higher level of energy efficiency. While it is not economically viable to incorporate alternative energy sources as part of the project, it will include appropriate conduit for adaption to future solar or other alternate energy systems. This will alleviate the need for future retrofits.

- **One elevator is not enough for a building of this size.**

Through our architect we are conducting a study to evaluate the type, size and number of elevators for the proposed building. We will ensure that the future residents of this building will be appropriately served by elevators.

- **Not enough parking and not enough provision for freight to the building, loading space, onsite loading. Not encouraged at the idea of more trucks parked loading and unloading.**

The proposed building has all of the parking required by the City for the commercial spaces. The reduction in parking for the residential units is supported by a study by *Boulevard Transportation Group*, based on experience with many other buildings of this size, nature and location in Victoria. As well as providing significant on-site cycling facilities, the site is ideally located for people who don't have or want to use cars. Walking, transit and cycling, offer viable and less costly alternatives to car ownership. We will explore opportunities for electric scooter charging and storage areas in the building. Again, as noted previously this makes so much sense as we move towards a post carbon economy.



While the project already has a designated commercial loading space off of the lane, we will conduct a review of the loading area to ensure that it works well and is as efficient as possible.

- **The Cook Street Guidelines from 1985 call for mid-block walkways.**

The purpose of providing mid block walkways was to provide access to parking in the rear of buildings. As contemplated in the 1980's these walkways were to be between two buildings on a block to access communal parking, rather than as part of one development. This building is on a corner site and has excellent access to and from the parking behind the building. All of the commercial spaces have front and rear access, creating a commercial "mews" on the rear of the building and through access. Similarly residents will have an entrance on the Cook Street frontage and at the rear of the building to allow easy access.

This project is an important and strategic opportunity to add to and strengthen Cook Street Village and to promote City's objectives.

Thank you for your consideration.

Sincerely,

Leonard Cole, President
Urban Core Ventures Ltd.

Mayor and Council

City of Victoria
c/o 1 Centennial Square
Victoria, BC, V8W 1P6

January 23, 2015

RE: Crime Prevention Through Environmental Design (CPTED) and SAFE Design Standard® Review of the Urban Core Ventures Ltd. Proposed Development Project Located at 210 - 220 Cook St. and 1041 Oliphant Ave. in Victoria, BC.

Dear Mayor Helps and Victoria City Council Members,

I write on behalf of the SAFE Design Council. The SAFE Design Council is the non-profit organization responsible for overseeing, administering, and managing the SAFE Design Standard® – the first international crime reduction through design point-based certification program aimed at achieving enhanced site and building security through functional planning, landscape architecture, architecture, engineering, interior design, and space programming. Led by a multidisciplinary team of academics, design professionals, crime reduction specialists, and business/legal experts, the SAFE Design Council is committed to the quality, legitimacy, and rigour of the SAFE Design Standard®. Central to the SAFE Design Council is a focus on providing a scholarly-based certification program that is informed by industry, developed by academics, and delivered by trusted professionals committed to service excellence.

On January 8, 2016 I conducted a comprehensive review of the proposed Urban Core Ventures Ltd. mix-used building project slated to be developed at 210 - 220 Cook St. and 1041 Oliphant Ave. in Victoria, BC. Specific to my qualifications for conducting this review, kindly note that I hold a Doctor of Philosophy degree in Criminology from Monash University, Master of Arts in Justice and Public Safety Leadership and Training from Royal Roads University, and a Bachelor of Arts in Political Science from the University of Victoria. Likewise, I am currently a full-time tenured Associate Professor in the Department of Economics, Justice, and Policy Studies at Mount Royal University, one of the co-developers of the SAFE Design Standard®, served two terms as the Alternate Representative to the United Nations for the Academy of Criminal Justice Science, and prior to my academic career, served fourteen years in federal law enforcement. Lastly, my scholarship specific to crime reduction through design has been published in numerous academic and industry journals, as well as peer-reviewed by the American Institute of Architects (AIA).

Drawing from over a century of social science and design research and scholarship, the SAFE Design Standard® (***Security Achieved*** through ***Functional Environmental Design***) constitutes one of the most significant and recent advancement in study of environmental criminology since Dr. C. Ray Jeffery introduced Crime Prevention Through Environmental Design (CPTED) in 1971. The key aims of the SAFE Design Standard® are to reduce both the risk and fear of crime through the application of informed design. By expanding upon established criminological and design scholarship (including CPTED), while also drawing on best practices in planning, architecture, engineering, and interior design, the SAFE Design Standard® offers a systematic methodology for assessing a built environment and ensuring desired design, aesthetics, and functionality are retained. In essence, the SAFE Design Standard® includes all that is found within modern CPTED, yet also includes a locational and site-type risk analysis, and reflection on contemporary design practices and standards.



Upon reviewing the proposed Urban Core Ventures Ltd. development plan, and after completing both a locational and building-type risk analyses relating to this project and site, it is my informed position that this project as planned reflects the core tenets of modern CPTED and would likely be eligible for certification under the SAFE Design Standard®. Additionally, having completed a field review of the neighbourhood, I am very confident this project will both complement the neighbourhood and serve as an example of how desired design can unobtrusively contribute to physical security. In all regards, this proposed project clearly reflect an adherence to Jane Jacobs' notion of desired mixed use development, the core tenets of modern CPTED, and the SAFE Design Standard®. Specifically, having a design whereby residents can have a clear view of Cook St. through large windows, in conjunction with activated retail and business spaces, this project will exemplify a property whereby passive observation is promoted and mix-used activity encouraged. The only issue of concern identified was the possibility that a mid-block walkway may be required. If such a walkway were required, it is my opinion this could increase criminological risk within the area. Aside from the concern regarding a possible mid-block walkway being developed, it is evident the plan for this development will likely result in more 'eyes on the street' and increased pedestrian activity – ultimately encouraging community interactions and reducing both the risk and fear of crime on the site and within the surrounding area.

It is understood that Urban Core Ventures Ltd. will seek an architect or engineer who is also a SAFE Design Standard® accredited professional (SAFE-AP™) to conduct a formal SAFE Design Standard® assessment of this development project and seek SAFE Design Standard® certification. Although the SAFE Design Council does not provide consulting services, it does assist design and engineering professionals apply the SAFE Design Standard® to the projects they are involved in developing. Having already completed the initial risk analyses, neighbourhood review, and also assessing the proposed plans, I am confident this project will be eligible for SAFE Design Standard® certification once fully assessed, design recommendations applied, and audited by the SAFE Design Council. Likewise, I am equally confident that this project will fully reflect both the tenets of modern CPTED and Jane Jacobs notion of mixed-use development.

Should you require further information regarding the SAFE Design Standard® or the SAFE Design Council, kindly contact me at your convenience by emailing ksundberg@safedesigncouncil.org or reviewing our website at www.safedesigncouncil.org.

Sincerely,



Dr. Kelly W. Sundberg
President

Victoria Mayor and Council
#1 Centennial Square
Victoria BC V8W 1P6

January 19 2015

Support Cook and Oliphant re-zoning

Dear Mayor and Members of Council:

I am writing in support of Leonard Cole's building with both residential and 9000 square feet of commercial space in the Cook Street Village because I know his high standard for quality.

I am confident the principles that guided the design of his award winning project "*Latitude Living*": will be applied to his Cook Street project.

This is a gem from the current wilting, non-heritage structures on the site. They are stagnant and ready to retire. I am keen to witness Leonard's construction and know he will ensure it becomes a welcomed addition to the Village.

3rd 220 Cook S.T. Village V8V 3X1

Tina Wiibe Letourneau

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

202-335 St James St
Victoria BC
V8V 4S8

January 15 2016

Re: Support proposed Five Storey Residential and Commercial
building at Cook Street and Oliphant Avenue

Dear Mayor and Members of Victoria Council:

I am writing to endorse the proposed five storeys to be built at Cook and Oliphant. I offer my unwavering support for what will be a welcomed addition to my neighbourhood. I live and proudly work in the area.

The developer has listened to the neighbours, community at large and City staff and this is reflected in the newest current plans. I know he first proposed a full 6 storey building and since that time the project has significantly evolved. For instance, the building's massing and form have been designed to reduce impact on adjacent properties. The design has evolved; the developer has listened.

I also applaud the developer's commitment to the protection of the large Chestnut trees on the Cook Street frontage.

Sincerely yours,



Louisa Feary

Jan 17 2015

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

Re: Letter in Support of Urban Core Ventures Re-zoning
Application at Cook and Oliphant

Attention Mayor Helps and Council:

I work in the area and write in support of the five storeys of commercial and residential building proposed at Cook and Oliphant. I especially support Cook Street's Village designation of a Large Urban Village. This recognition is based on increasing density in pocket neighbourhood centres, like Cook Street Village, as a forecast for absorbing projected growth over the next thirty years.

Building up and not out is especially valuable when looking to reduce one's carbon footprint.

Regards



SARA RUMLEY
101-932 JOHNSON ST.
VICTORIA BC
V8V 3N4

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

Champion Renewal and Support **Replacement**

Dear Mayor and Members of Council:

I am encouraged to learn of a new development coming to Cook Street Village. Early signs of renewal acknowledge hope for sustainability and future planning. Replacement of old buildings with outdated and expired safety standards is imperative.

I support the proposed five-storey development of new condominiums and commercial space at Cook and Oliphant.

For this I ask Mayor Helps and Victoria City Councillors to support the rezoning of Cook and Oliphant.



1746 Carrick St.
Sarah Rumley

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

Mayor Helps and Members of Victoria City Council:


Design Details Visually Appealing

I write in support of the proposed five storeys to be constructed at 212-220 Cook Street and 1041 Oliphant-both commercial and residential. I also write to counter the comments that the proposed project offers no setbacks on Cook or Oliphant frontages.

The street frontages are not uniform and dull. Portions of the upper floors come out to the street on Cook Street and Oliphant Avenue while the face of the building steps back in many pockets to stimulate a visually appealing interest. The variety in the building's façades overall reduce the scale of the building. The centre portion of the building on Cook Street and the 4th and 5th floors step back to graciously allow form welcomed balconies.

The platitude of design has been mis-represented.

Thank you for your time.


J. K. LEE
12. NOV. 2017

#1 3131 DELTA ST.
VICTORIA, B.C.

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

Mayor and Members of Council:

Welcome NEW commercial space to CSV

I write in support of the proposed five storeys to be constructed at 212-220 Cook Street and 1041 Oliphant-both commercial and residential. I also write to counter the comments that Cook Street Village doesn't need more commercial space. The above-mentioned properties are clearly identified in the Cook Street Village Guidelines as being part of the commercial hub of Cook Street Village.

Redevelopment of other properties in Cook Street Village will accomplish the replacement of already existing commercial spaces but not creating any new. The lackluster flavor of the same bland will contribute to the wilting nature of the Village if we do not effort as a neighbourhood, to keep commerce alive!



Brett Runley 101-932 Johnson St.

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

Celebrate Great and Champion Renewal!

Dear Mayor Helps and Members of Victoria Council:

I am encouraged to hear of a potential new development at Cook Street and Oliphant Avenue. Early signs of renewal acknowledge the necessity for sustainability in perpetuity. Replacement of old, out dated, non-heritage buildings will both aesthetically enhance while soundly accelerating the value of the Cook Street Village and adjacent neighbourhoods.

The Cook Street Village is already bathed in prosperity, lush in natural beauty with active social participation.

I believe the proposed project will enhance Cook Street Village.

For this I ask Mayor Help and Victoria City Councillors to offer their unequivocal support.

Warm regards

 Richard C. Benning 568-240 Douglas St
Victoria, B.C.