

Pamela Martin

From: Ginette Gauthier [REDACTED]
Sent: Tuesday, January 19, 2016 5:12 PM
To: Victoria Mayor and Council
Subject: Cook and Oliphant Development

Planning & Land Use Standing Committee
JAN 28 2016
Late Item# <u>3</u>
Page# _____

Dear Mayor and Members of Council:

I live very close to the proposed development at Cook and Oliphant. My address is 1-456 Chester Ave. I work nearby and embrace the opportunity to live so close to my work. When I first came to the Village I would have enjoyed choice in my residential decision. The creation of new homes will afford this opportunity to the new residents of the Cook Street Village that we should all warmly welcome.

This project is a tasteful example of density done right. I look forward to this project becoming a Cook Street Village institution and therefore offer my support for this re-zoning application.

Thank you for your time.

Ginette Gauthier

Pamela Martin

From: sheila [REDACTED]
Sent: Friday, January 22, 2016 9:14 AM
To: Victoria Mayor and Council
Subject: Cook and Oliphant proposal.

Mayor Helps and Victoria councillors:

I write in support of the proposed five stories at Cook and Oliphant. I welcome four residential stories above ground level commercial.

I currently live downtown at (105-844 Fisgard St V8W3M5) and enjoy the vibrancy commerce brings to my neighbourhood. For this, I am

encouraged to learn of new commercial space and excited to welcome more choice in my grocery and entertainment needs. Redevelopment

of other properties in the Cook Street Village will only result in the replacement of already existing commercial spaces. This project will bring

new product to the market, offering choice. For this, I ask the Mayor and Council to support this re-zoning application.

Thank you for your time and consideration,

Sheila Grimes

Pamela Martin

From: colleensarsfield [REDACTED]
Sent: Tuesday, January 19, 2016 5:07 PM
To: Victoria Mayor and Council
Subject: Cook and Oliphant- Support for new development

Attention Mayor and Council:

I last wrote in support of this project at the end of March 2015. I was excited to learn of this new project coming to my neighbourhood. As I previously wrote and still maintain, my husband John and I warmly welcome the creation of new retail space as we will chose to shop in The Village for the majority of our retail needs with more choices offered.

We urged support from the council and mayor for this re-zoning application and strongly maintain that position.

Thank you for your time.

Colleen and John Austin
135 Wellington Ave
Victoria BC
V8V 4H8

Pamela Martin

From: erin glazier [REDACTED]
Sent: Wednesday, January 20, 2016 10:22 AM
To: Victoria Mayor and Council
Subject: Cook/Oliphant Project - Urban Core Ventures

To Whom It May Concern,

I am writing in support of Leonard Coles proposed development at the corner of Cook St. and Oliphant. I understand they are on the January 28th PLUC agenda and I will be in attendance to support.

As a single person in their 30's I found it extremely difficult to buy in this ever rising market, and I'm impressed with the developers thought and commitment to space sharing design as a mortgage helper. If you figure most people who are opposed to this development are those who bought their houses in Cook street years ago for the same price our generation are now looking at for less than 600 sq ft. we need more of these measures available. Additionally, permitting density that will allow people to purchase at a lower price point in such a desirable neighbourhood.

Change serves everyone if done properly and this village could use more options for first time buyers, as well as those looking to downsize and retire.

Thanks in advance for your consideration,

Erin Glazier
402-517 Fisgard St.
Victoria BC
V8M 0C5

Pamela Martin

From: Lisa Pysmenny [REDACTED]
Sent: Tuesday, January 19, 2016 9:47 PM
To: Victoria Mayor and Council
Subject: Cook Street Development

Thriving Communities: Planning the places we need!

(Support for 212-220

Cook St and 1041 Oliphant St Rezoning)

I am pleased to write in support of a new five storey building that will be an integral part of the Cook Street Village offering new living and business opportunities. I am delighted to learn there is an appetite for planning for the future, guiding and absorbing welcomed new growth. By navigating and determining where these pockets of growth will best be enhanced is to ensure the most robust outcome.

Cook Street Village is a prosperous neighbourhood. To maintain and enrich this vitality we need to plan to renew.

This project is a step in the continuum of renewal. I do hope Mayor Helps and Victoria Councillors believe in the importance of renewal as much as I do.

Kindly,

Lisa Pysmenny

302-566 Simcoe Street, Victoria BC

January 16, 2016

Att: Mayor and Council

I am a resident of the Cook Street Village area, residing at 1123 Richardson Street. I spoke in favor of the five storeys of commercial and residential at Cook and Oliphant at the December 7th 2015 CALUC meeting. I write to further endorse my support for Mr. Leonard Cole and his desire to deliver an exemplary product that is tasteful and sensitive to the character of the neighborhood.

Mr. Leonard Cole operates under the conviction that we are all collaborators in the project that is raising the village. I know he has engaged extensively with community stakeholders, neighbors and curious newcomers who want to make Cook Street Village their home and or place of work. Further, he will continue to listen to constructive input and collaborate moving forward.

Sincerely yours,

Anne Tanner

Managing Director

Cushman & Wakefield Ltd.

Pamela Martin

From: Mark Norton [REDACTED]
Sent: Friday, January 22, 2016 3:43 PM
To: Victoria Mayor and Council
Subject: Cooke Street Village - Mayor Helps and Councillors

Attention: Mayor Helps and Victoria Councillors,

I write in support of the proposed mixed residential and commercial development at Cook and Oliphant. Such a project fits in with the Official Community Plan and will provide housing opportunities in the area that will benefit many. These people will get to enjoy the greatness of the Village. In addition, the business space will lead to job opportunities and be an otherwise positive economic impact on the area.

In addition, increased density should be a priority for all municipalities. Especially when that density is close to the downtown core. This means that many will be closer to their work locations, thus reducing the need for driving. In this sense it will be a positive environmental impact overall.

I would also note that the housing on these properties will need to be replaced at some point in the near future. Development will occur on these lands, and I would submit that this type of development is best for this space.

I live downtown at 732 Broughton and feel that this sensible development in my adjacent neighbourhood benefits Victoria overall. I believe it will clearly benefit Cook St. Village.

For this, I ask Mayor Helps and Victoria Councillors to support the re-zoning application for Cook and Oliphant.

Respectfully
Mark G. Norton, Esq.

Attention Mayor and Council:

I write in support of the proposed five storey mixed-use building with retail on the main floor and four storeys of residential suites above. I believe Cook Street Village is ready to accommodate supportive expansion. The tasteful design of the building will not disrupt the character of the Cook Street Village and I am discouraged to hear of criticism that the design has not evolved since the early stages of planning with City staff, neighbours, and community stakeholders.

While navigating the evolution of the design of the building, I can speak to the latest proposed façades and street frontages-they are by no means something uniform and presenting of a monolith. Additionally, the face of the building on both Cook and Oliphant draws back in many spaces, creating variety and an aesthetic appeal.

It is a community imperative to welcome new projects like this one to the Cook Street Village as the entire neighbourhood benefits as a whole.

Warm regards,

A handwritten signature in dark ink, appearing to read 'Bryan McPhail', with a stylized flourish at the end.

Bryan McPhail

Suite 302 – 566 Simcoe St.
Victoria, British Columbia
V8V-1L9

Pamela Martin

From: Elizabeth Weir [REDACTED]
Sent: Tuesday, January 19, 2016 6:04 PM
To: Victoria Mayor and Council
Subject: In Support of Rezoning at Cook and Oliphant

Attention Mayor and Members of Council:

Support rezoning at Cook and Oliphant: Vote for 5 new storeys of commercial and residential!

I avidly support this project because I am excited for new residents and additional businesses that contribute to the hive of activity that draws me to the Cook Street Village neighbourhood. I have lived at my present address of #303-1022 Pandora Ave. for the past three years and the Cook Street Village is an integral part of my daily life. I socialize, shop and walk through the Village and enjoy the hub of activity. It is a wonderful community full of vibrancy with a mix of all age groups. I think this new project would appeal to young adult buyers looking to move into the neighbourhood with an affordable option. **I value how much the Cook Street Village can hospitably supply me with my social and living needs. We need more of these areas to live, work and amuse all within.**

Yours Truly,

Elizabeth Weir

#303-1022 Pandora Ave
V8V 3P5

Pamela Martin

From: Jamie Grimes [REDACTED]
Sent: Friday, January 22, 2016 6:44 PM
To: Victoria Mayor and Council
Subject: J.Grimes-Support Dog friendly 5 stories at Cook and Oliphant

Attention Mayor and Council,

I last wrote in support of the proposed four stories of residential above ground level commercial at Cook Street and Oliphant Avenue last April. My golden retriever, Sunny is now an active 12 years young. As I wrote and still maintain, I appreciate not only the Cook St Village's location—a five minute walk from the Dallas Rd dog run, the best such run in Victoria—but also its dog-friendliness.

The new dog-friendly development would make life for my faithful companion even richer.

Cheers
Jamie Grimes
608-827 Fairfield Rd
V8V 5B2

Pamela Martin

From: Patrick G. Wood [REDACTED]
Sent: Wednesday, January 20, 2016 9:24 AM
To: Victoria Mayor and Council
Subject: Letter of Support

Good Morning,

I am writing in support of the proposed project at Cook and Oliphant Street in the Cook Street Village. I am a resident of James Bay and spend a substantial amount of time in the Cook Street Village area on the weekends. I feel that sensible development in this area benefits the Village as a whole. The proposed project is a good example of what I would consider sensible development.

As our population continues to grow and Victoria continues to be a desirable place to live, the need for new housing continues to grow as well. This project is removing older less efficient housing and replacing it with modern housing that takes advantage of the current zoning regulations on its density. This project will add new business and residents to an already vibrant area while not changing the overall character of the Village its self.

If we do not start to develop sensible density in the surrounding areas of the downtown core, we will find ourselves in a situation of having no housing stock in the coming years. This has already happened in the rental market as Victoria now has an overall vacancy rate of 0.6%. This fact is partially caused by the lack of development in the rental market in the 80's, 90's and 00's. It would be foolish to make this same mistake again.

In closing I feel the proposed project would add to the character of Cook Street Village and is necessary for the continued growth of Greater Victoria.

Patrick Wood

139 Clarence St
Victoria BC

Pamela Martin

From: GOODFELLOW ANITA [REDACTED]
Sent: Tuesday, January 19, 2016 3:43 PM
To: Victoria Mayor and Council
Subject: re. redevelopment proposal for 212 - 220 Cook St. & 1041 Oliphant Street

to Mayor and Council,

we are Dr. Gordon Telford and Anita Telford, owners of unit #4-1035 Oliphant Street, Victoria BC.

we purchased our property in September of 2015 and when we originally looked at the unit, we were aware of the re-development proposal re. the above mentioned property. We are very much in favour of the proposed re-development. We believe that the redevelopment will add to the value of properties in the neighbourhood and it will enhance the quality of life in the area. There will be more commercial businesses within walking distance and the current run down / at the end of their life structures will be replaced with a very tastefully designed complex.

We fully support the proposed development - It is a great mix between residential and commercial space and it will extend the vibrant neighbourhood of Cook St Village.

Gordon & Anita.

Pamela Martin

From: Kurtis [REDACTED]
Sent: Wednesday, January 20, 2016 11:52 AM
To: Victoria Mayor and Council
Subject: Regarding Cook St Development

To whom it may concern,

As a resident of Cook St village, I would like to voice my support for the new condo development being proposed. I live at 220 Cook st, in one of the buildings that is proposed to be torn down and replaced with a larger development. I think this would be a positive thing for cook st village and its residents moving forwards. Being that cook st village is an attractive place to live in Victoria it would be welcome to have the option of living in a newer condo building since other accommodations in the area are outdated. The people it would attract to the area via (potentially wealthier) residents would also boost local business.

Thanks,

Kurtis Newman

Electrical EIT
2-220 Cook St

Pamela Martin

From: JEFF HUNTER-SMITH [REDACTED]
Sent: Sunday, January 24, 2016 10:44 AM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Cc: George Zador; Jacinthe Tremblay; Karen Smith; [REDACTED]
Subject: Rezoning and Development Permit - 212 & 220 Cook and 1041 Oliphant Proposal

Dear Mayor and Council,

My wife and I own the house at 1032 Oliphant St. and we are located one house down and across the street from the proposed development (directly beside the Rexall drugs parking lot). We have lived here for 17 years and raised our family of three kids here. I have written to you all before regarding my concerns about the impact to residential parking on Oliphant street and the increase of commercial traffic that will result from this development. I write today with a new concern.

I deeply disturbed by the January 20, 2016 letter from the developer Mr. Cole to Mayor and Council. This letter I believe demonstrates that Mr. Cole is simply not hearing, nor addressing, the concerns of local residents or the Fairfield and Gonzales Community CALUC. There is a fundamental problem with the way he is presenting his proposal to the residents, the Fairfield and Gonzales CALUC, the media and the Mayor and Council in that he states that his project fits into the current criteria set out in the Community Plan and therefore should be approved while ignoring the fact that his property is not zoned for the project he is proposing. Owners within this Community Plan are not automatically allowed to build to the maximum allowance within the Community Plan designation. Otherwise I too would be allowed to build a 5 story building with commercial on the main floor on my property. His proposal needs to be presented for exactly what it is: a Rezoning to the extreme! Taking 2 story houses and one 2 story small apartment, and rezoning them to a 5 story condo with commercial on the main floor is a very drastic rezoning.

What the residents and CALUC are saying over and over again is that they are not against a reasonable rezoning and development on these properties and that this proposal is pushing the rezoning to the extreme. Being within the Large Urban Village Community Plan does mean property owners can automatically rezone to the maximum level prescribed but this is what the developer keeps presenting to the public.

Height

Specifically, I am not in agreement with his statement in the letter that there is no difference in "shadowing" or the visual impact, between a 4 story or 5 story building. I can tell you for a fact that 5 stories will greatly impact the sunlight onto our property especially in the winter when the sun is lower. Our sunny south-facing house will be in the dark in the mornings and more so if the building goes to 5 stories. It is deeply offensive that the developer in his letter could make such a false statement that there is no difference between the impact of 4 or 5 stories. Common sense and a walk around our neighbourhood is all that is needed here to understand the fact that a higher building blocks more light and casts a bigger shadow.

Commercial

I am also not in agreement with his statement that there are no other opportunities to add businesses to the Cook St. Village. There is massive opportunity for more commercial space in buildings that are already zoned commercial. If you walk around the Cook St. village you will see many under-used buildings that are prime re-development sites in that the buildings are old, small and somewhat unsightly. No doubt these buildings will be re-developed and result in more commercial space. We have an excellent example of this in the recent development of the "Bubbies" building which also has the Pet store and pizza place as tenants. Also we currently have commercial vacancies in the village in the building on the corner of Cook St. and Sulej. It is important to point out that most of the existing commercial space in the Village also has parking such as Oxford foods and the Beagle pub. The developer's rezoning proposal requests commercial space without any adequate parking or loading to support it. The developer's statement that somehow his project is the only answer to more commercial development is blatantly false.

I could go on and on about the false statements in the developer's January 20th letter. Instead I will ask that each of you consider taking a walk in the village and ask yourselves if you want to be responsible for allowing the re-zoning that would allow this project to go forward at 5 stories height and commercial space that is not needed or supported with adequate

parking. If you look around you will clearly see that there are no 5 story buildings in this area and that the lower buildings are what allows the trees to grow up over the buildings creating the village atmosphere allowing both shade in the summer and sunlight in the winter.

The designation of the Cook Street Village as a Large Urban Village does not mean that any property owner can rezone to the maximum height and density allowed and include a commercial component to a development. The developer presents his project as a fait accompli given the Large Urban Village designation. The fact of the matter is that his properties are not zoned for what he proposes.

I appreciate the task before you and your taking the time to read my letter.

Kind regards,
Jeff Smith
Owner 1032 Oliphant
[REDACTED]

KEYVAN SHOJANIA
200-931 Fort Street
Victoria BC V8V 3K3
tel. [REDACTED]

VIA EMAIL
mayorandcouncil@victoria.com

Mayor and Council
Victoria City Hall

Dear Mayor and Council:

Re: Cook & Oliphant Development

I am writing to express my support for this project.

Not only will it contribute to the vibrancy of Cook Street Village, but it will increase the supply of owner-occupied and rental units.

Rents and condo prices are continuing to increase in Victoria based on supply and demand. If we do not increase supply, people in Victoria who do not already own property here will be less likely to be able to afford to live here in the future.

Yours truly,



KEYVAN SHOJANIA
/mh

Pamela Martin

From: Gautam Arora [REDACTED]
Sent: Tuesday, January 19, 2016 2:59 PM
To: Victoria Mayor and Council
Subject: Support five storeys at Cook and Oliphant

To Whom it may concern,

I Have lived in this beautiful city for 40 years and have seen the city go through endless changes, some good some bad . This is an amazing city and has so much potential to be more than what it currently is or has been. Change does not come easy to some people , which is unfortunately taken by some as a bad thing. The New overtakes the Old .

My Family and Myself has had businesses downtown and property for 30 years and have dealt with the city on numerous occasions in Regards to development I can understand UrbanCores position. They're development in cook street village and I believe is one that is good for the city and the community.

I currently live downtown while my house is being built a short walk away and love cook street village especially in the summer. I remember when there was a grocery store and a Mac's convenient store, Now look at it. Urbancore developments is going with the current economic wave of progress.

I am in full support of UrbanCores development and hope the city will help bring the change needed to evolve the city to a current world economic state.

Warm Regards,

Gautam Arora
CEO
Madison Ave Holdings
Head Office
914 Gordon Street
Victoria BC
V8W1Z8

Home Address
513-100 Saghaile Road
Victoria BC
V9A1A0

Gautam Arora
C.O.O.
1116 Government St
Victoria B.C. Canada V8W 1Y2
Ph. [REDACTED]
Fax. [REDACTED]
Email. [REDACTED]

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Pamela Martin

From: Perry Noble [REDACTED]
Sent: Wednesday, January 20, 2016 9:31 AM
To: Victoria Mayor and Council
Subject: Support Leonard's Vision at Cook and Oliphant and approve Five Storeys Commercial and Residential

Support Leonard's Vision at Cook and Oliphant and approve Five Storeys Commercial and Residential

I live at 202-335 St James Street and last wrote in support of the above mentioned project in May of 2015. My letter pointed to the strengths of the developer, Mr. Leonard Cole. I insist and firmly still believe in his vision, quality product and sensitivities to the area. Since I last wrote, another one of Leonard's project is to be applauded and received well-deserved accolades. This for Lattitude Living Project and Awarded for Creating Excellence in Housing Affordability.

I still support five storeys at Cook and Oliphant as I know Leonard's product speaks to quality and he will not disappoint. As I wrote previously, with Leonard at the helm of this project there is no capacity to be underwhelmed.

Thank you for your time and consideration.

Perry Noble

Peony Noble

Pamela Martin

From: Gloria Tsoi [REDACTED]
Sent: Sunday, January 24, 2016 3:08 PM
To: Victoria Mayor and Council
Subject: Support of Proposal for 5-Storey Development in Cook Street Village

Dear Mayor and Council,

It is my pleasure to email you in support of a rezoning proposal for a 5-storey development in Cook Street Village by Leonard Cole of Urban Core Ventures.

This commercial-residential project will significantly enhance the Village's unique sense of character and provide new opportunities for living, of all ages. The current buildings are old and reviving them would improve and revitalize the neighbourhood. The addition of 5 new retail businesses would also give more variety to residents, as well as create new employment, which would have a very positive impact in the community.

In conclusion, I fully support the proposal submitted by Leonard Cole of this unique opportunity to bring greater vibrancy, economic viability, and sustainability to the Village for years to come.

Sincerely,

Gloria Tsoi
2120 Quadra Street
Victoria, BC
V8T 4C5

Pamela Martin

From: Allison Weir [REDACTED]
Sent: Thursday, January 21, 2016 2:27 PM
To: Victoria Mayor and Council
Subject: Support Re: zoning at Cook and Oliphant-bring in 5 stories

Att: Mayor Helps and Council:

January 20th 2015

Support Rezoning for five storeys at Cook and Oliphant!

Dear Mayor Helps and Members of Council:

I write in support of four storeys residential above ground level commercial in the Cook Street Village because I believe in the value of my neighbourhood. Its natural beauty with Beacon Hill park and Dallas Road so close to downtown and the many amenities will help the Cook Street Village area and adjacent neighbourhoods keep its value.

I have lived nearby for over thirty years and may want to downsize while staying in my community. This project is an ideal example of aging in place.

Kindly,

Allison Weir
806 Dereen Pl
Victoria BC V8S 3V4