

Pamela Martin

From: Jen Beattie <[REDACTED]>
Sent: Tuesday, January 26, 2016 2:55 PM
To: Victoria Mayor and Council
Subject: 5 storey Cook and Oliphant project

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

Hello,

My name is Jennifer Beattie and I live at 647 Michigan street.

I am writing in support of Leonard Cole's proposed 5 story project on Cook and Oliphant. I am familiar with Leonard's past projects and appreciate his dedication to the synchronicity between and nature and architecture.

I have seen the plans for the development on cook and oliphant and believe it will fit in well as a new addition to the community.

Sincerely,

Jennifer Beattie

Pamela Martin

From: Ashley Paterson [REDACTED] >
Sent: Tuesday, January 26, 2016 12:10 PM
To: Victoria Mayor and Council
Subject: Support for Cook building complex

Good morning Mayor Helps and Councillors,

I recently underwent an extensive search of places to live in the beautiful City of Victoria and became painfully aware of the shortage of new product on the market, that reflected what I felt a young professional was looking for. This included location, necessities and amenities. I steadfastly support the proposed five stories mixed-use building at Oliphant and Cook.

This project offers a much needed housing opportunity in an under-served market.

Please support new product so others can afford the same opportunity to live and work in our city I proudly call home.

Respectfully,

Ashley Paterson
401-100 Saghalie Rd
Victoria BC
V9A 0A1

Pamela Martin

From: Sheila Franchuk <[REDACTED]>
Sent: Tuesday, January 26, 2016 3:49 PM
To: Victoria Mayor and Council
Subject: re: New Development

Attention Mayor Helps and Victoria Councillors:

I bought in the Humboldt Valley at 101-737 Humboldt St because I believe in the value of property in the area and adjacent neighbourhoods. For this, I support the proposed NEW five stories of residential and commercial space at Cook and Oliphant. This area is a gem in our city and to ensure prosperity in perpetuity we need to welcome well-planned expansion.

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

Respectfully,

Sheila Franchuk

Sheila Franchuk
[REDACTED]

Pamela Martin

From: Pilar Solares <[REDACTED]>
Sent: Tuesday, January 26, 2016 3:37 PM
To: Victoria Mayor and Council
Subject: Full support for five stories mixed use building at Cook St and Oliphant Ave. Project

Dear Mayor Helps and Members of Council:

I live in 307-1023 Esquimalt Road, V9A 3M9 Victoria BC ,I write in support of the rezoning application to allow for five stories mixed use building at Cook St and Oliphant Ave.

This Cook Street project is how we should grow.

While my address is understandably in Esquimalt, I visit Cook St. "The Village" quite often and this project not only will enhance the beauty of the area but will also bring newcomers to enjoy a living there and grow businesses.

I fully support this project 100%, please allow this to happen. Thank you for your attention to this matter.

Sincerely,

Pilar Solares Velasco
[REDACTED]
307-1023 Esquimalt Road
Victoria, BC
V9A 3M9

TO: The Planning and Land Use Committee City of Victoria
Subject: Cook and Oliphant development proposal (Page 1 of 2)

26/01/16

It is my understanding that the City Planning Department has to recommend this project for Public Hearing as is because the project complies with the current OCP allowing up to six stories and density uplift to 2.5. There are no other "policies" for staff to justify doing otherwise.

On February 11, 2015 in the Application Review Summary Planning Staff stated that
"The building will be a major landmark for Cook Street Village"

In that same report of February 11, there were long list of Conditions to be met prior to the Planning and Land Use Committee, but only a few smaller items were addressed. I'm not aware of any concerns brought forth at either CALUC meeting being addressed. WHY IS THAT?

Most documents pertaining to the "village," including the OCP, talk about new developments matching the FIT, CHARACTER, SCALE, of the village. Would you be happy to duplicate this development throughout the village? Do the design, use of materials and height, blend in and complement the village?

If there is a list of reasonable changes to any development proposal needed to rectify concerns raised, then doing so is the correct course of action. And if there are numerous concerns, requiring significant, drastic and complex changes to address a wide spectrum of issues, then maybe the entire project needs rethinking.

Comments made by speakers at the December 7th CALUC Meeting about this project

Supporters of this project at the December 7th CALUC gave almost identical reasons for their support: affordable housing for young people, increased density and aging in place. The only exception was one person who supported the project solely for the commercial element.

Others who spoke at that meeting or who have submitted letters have raised the following concerns:

Is this proposal the only way to achieve density? Family housing can increase density, reduce construction cost, parking requirements and provided a much needed service to a community.

Smart Growth BC and CMHC define housing as affordable when a household can spend less than 30% of their income on accommodation. Is this project really providing Affordable Housing?

Are there any environmental standards for this building such as LEED standards, green features, a green roof, rainwater management and wastewater retention? Looking to the future has to mean more than density, global warming is not just an expression.

The project has 93% site coverage and we believe the other 7% are concrete planters on top of concrete. The OCP calls for the development of urban centres alongside healthy and productive green infrastructure.

TO: The Planning and Land Use Committee City of Victoria
Subject: Cook and Oliphant development proposal (**Page 2 of 2**)

26/01/16

As with 240 Cook Street, the third and subsequent floors need to be terraced back on Cook and Oliphant to preserve the skyline, allow for natural sunlight in the village and reducing massing.

At 165 feet long, a mid-block walkway is needed to reducing significant massing on Cook.

This project is 23 feet higher than the neighbouring apartment building at 1050 Park Ave, not to mention the houses on Oliphant

The project needs double-wide sidewalks and no physical barriers to protect public space and the rights of citizens/scooters, under the transportation policy to have an unobstructed corridor.

The lack of any setbacks on Cook and Oliphant impinges on public space for outdoors seating that is being promoted in the new Sidewalk Café policy and would offer a social return to the village

Commercial space past Oliphant is contrary to the OCP and Cook Street Village Guidelines. The removal of commercial space could be a step towards addressing some of the other issues.

The City of Victoria's definition for transitions says that designs for new buildings should **consider scale, orientation, setbacks, mass and building.**

There are numerous issues with the parking in every aspect - numbers, location, calculations. Insufficient parking will create overflow onto adjacent side streets, which are mostly restricted to residential parking and with Biketoria threatening to remove parking in the Village, there is no room for reducing parking requirements.

There is no physical way a large straight or semi- delivery truck can turn into or fit in the loading zoning for this project. The neighbouring loading area across the street is three times the size, still all such trucks making deliveries park on Oliphant, making it a blind turn and blocking the flow of traffic.

Building access and design are inadequate for seniors. One elevator for both residential and commercial users, located in the commercial parking area is a personal safety issue for residents

No provisions for electrical charging stations, for electric vehicles and scooters, as called for in the OCP.

Is the Density Land Lift Analysis return in proportion to what is being requested and how much is being absorbed within the project itself? What is the return to the community and at what cost?

This proposal is asking for a 100% increase in what was permitted in the previous OCP. Height and density are at the maximum and everything else appears to be at the minimum. It is a bit of a shocking revelation.

Wayne Hollohan

Chair, Fairfield Gonzales CALUC

Pamela Martin

From: Chris Shewchuk <[REDACTED]>
Sent: Wednesday, January 27, 2016 10:08 AM
To: Victoria Mayor and Council
Subject: Support for the project on Cook and Oliphant

Dear Mayor and Council,

I live in Cook street village at 240 Sutlej and want you to know that I and many of my neighbors support this project. I think 5 floors is acceptable and the densification will provide greater support to the small shops and businesses.

Thanks,

Chris Shewchuk

Pamela Martin

From: Jose Albis [REDACTED] >
Sent: Wednesday, January 27, 2016 10:08 AM
To: Victoria Mayor and Council
Subject: Cook St project

Hello Mayor and Council,

As a business and Cook St Village person, I've seen it grow and (with nostalgia) change through out the years and I like how we have almost everything for the neighborhood. However, some other things are missing.

The five stories at Cook and Oliphant, project is one of the opportunities to make our beloved Cook St Village a better neighborhood. I understand that change comes with resistance and worry, however is no different that every iteration I've live throughout the years and I trust that, like every other time, it will be better.

Thank you,

Jose Albis, B.Sc.Eng., M.A.
CEO, Online Marketing Engineer

Albis Consulting Group

Victoria: ([REDACTED])

Skype: josealbis

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Pamela Martin

From: Tim Sommer <[REDACTED]>
Sent: Wednesday, January 27, 2016 9:03 AM
To: Victoria Mayor and Council
Subject: In support of proposed development of Cook & Oliphant

Dear Mayor Helps and Council:

As a resident of Victoria, and a professional within Victoria's real estate community, I am writing to show my full support for the proposed development at Cook & Oliphant for two reasons. First, if permitted uses, densities, and heights are to be specified in the 2012 Official Community Plan then neighboring owners, developers, area businesses, lending institutions and other professionals need to know that these specifications will be upheld when putting forward a carefully thought out and community enhancing project that respects the character of that community. And second, because the developer putting forward the proposed project has a proven track record, and is proposing a sensitive and respectful project that will enhance Cook Street Village, all Victorians can have a heightened level of confidence in an end-product that will see one of Victoria's premier neighborhood villages grow tastefully and within the intentions of land use policies.

Tim Sommer

#3,416 Dallas Road

[REDACTED]

Pamela Martin

From: Alan Rycroft <[REDACTED]>
Sent: Tuesday, January 26, 2016 7:02 PM
To: Ben Isitt; Charlayne Thornton-Joe (Councillor); Chris Coleman (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Lisa Helps (Mayor); Pam Madoff
Subject: Cook and Oliphant Proposal
Attachments: CALUC Cook & Oliphant 6 story.docx

Dear Mayor and Council,

Thank you for your hard work on this and so many other issues.

My thoughts on the development proposal are enclosed. They are personal thoughts that do not reflect upon my professional work.

I appreciate your consideration of my sentiments.

Sincerely,

--

Alan Rycroft
[REDACTED] home
Victoria, British Columbia, Canada
[REDACTED]

Alan Rycroft

Canada
310-350 Linden Avenue, Victoria BC, V8V 4E9

Media Relations, Development, Digital Communications, Project Management, Writing, Editing

December 7, 2015

in person

Mayor and Council
Fairfield Gonzales Neighbourhood Association
Proponent

CALUC Presentation re Proposed Development, Cook & Oliphant

Good evening. My name is Alan Rycroft. I will start with a short presentation and then provide my questions to the chair to read to the proponent.

I live in the neighbourhood, a 5-minute walk away on Linden Avenue.

I love this neighbourhood, and the Cook Street Village, where I do a significant amount my shopping, dining out, and, of course, coffee and pub night.

I walk to work downtown, where I raise funds for the Victoria Cool Aid Society to develop new housing for people who are homeless. We have three properties and 185 units currently under development.

I am pro development and will be happy to see more homes available along Cook Street at Oliphant, particularly if some are affordable rentals.

But I want good development in Fairfield and throughout the community.



Proposed: Large Box Abutting Sidewalks 1

If a density bonus is to be awarded, I would like to see this project contribute to the critical need for affordable housing. I encourage City Council to ask for a permanent covenant on the development, ensuring a reasonable number of affordable rental units for the lifetime of the building. Just like what Bosa & Blueskies Properties voluntarily committed in their new development on the St. Andrews lands on Pandora.

I will now talk about transitions; and the appropriateness of this proposal, as currently presented, to its unique location.

I love to walk. You will often find me wandering along the ocean and throughout Beacon Hill Park – one of the City's most fabled treasures.

A lot of pedestrian traffic naturally flows out of Beacon Hill Park into the Cook Street Village. This is good for business and makes for a lively neighbourhood centre with local employment.

Presently along the Cook Street Village you see many buildings of 3 to 4 stories. You also see many buildings that are just 1 or 2 stories. Even in the Village core.

This proposal is for 5 stories plus a service floor on *top* of that.

As well, the property as currently proposed, is massed with very little setback on any side. The 5+ stories will loom. A walled canyon is proposed.

Perhaps, in 10 years, a 5-story development will be appropriate for the Village core. But it is in no way appropriate for the one, short-block transition from Beacon Hill Park to our Village.

The building needs to be appropriately set back, particularly along the busy Cook Street pedestrian and cycling corridor. It requires generous landscaping that reflects the natural beauty of the neighbourhood. The building's bulk would be lightened with more ground-floor windows and a mid-block walkway.

In the Cook Street Village we live on the sidewalk. The architecture of the area needs to not only respect, but build upon and amplify the unique, lively, Village atmosphere we are privileged to enjoy and would be wise to enhance.

In addition to aesthetic setbacks, I would ask Council to consider reducing the size of what would be the tallest building in the Village, by far, abutting the natural jewel of Beacon Hill Park.

In summary:

- ✓ Yes to a rental and condo development along Cook at Oliphant
- ✓ Yes to some affordable rental housing for the lifetime of the building
- ✓ Yes to proper setbacks, landscaping, reduced massing and 4 stories, not 5
- ✓ Yes to building on the strengths of the Cook Street Village as a pedestrian-first commercial centre with a remarkable "sidewalk culture"

I look forward to working with the proponent to create a development that will benefit the Village, neighbourhood and City, by reflecting and enhancing the important transitional role this location will always play due to its close proximity to Beacon Hill Park.

With a new design and affordable units the proponent can respectfully earn a profit *and* leave a legacy for all.



Questions for the Proponent:

1. Are you open to the idea of creating a covenant on the property to ensure affordable rental housing for the lifetime of the building?
2. How does the proposed design integrate with the urban design context of Cook Street Village? In particular the fact that this has the long side of the building facing Cook it has a powerful massing compared with every other building in or near the Village. The Cook Street Village Guidelines note that a development permit will require varied setbacks. The OCP 8.44 calls for infill that responds to context.
3. The Cook Street Village Guidelines note that special attention should be given to the "streethead sites" at T intersections. Are there any renderings which will show how the proposed building will look from Chapman at Cook?
4. The Cook Street Village Guidelines call for mid-block pedestrian walkways from rear parking to the street. Was any consideration given to this, especially since this building is long side to the street?
5. The OCP Map 9 Parks, Open Spaces and Greenways, shows clearly the proximity of this development to Beacon Hill Park. It is the second building from the corner of the Park and will have the closest retail facilities to the north side of the Park and to a very popular playground. On the approach to Cook Street Village from the south, it will be a gateway building for the Cook Street Large Urban Village. How does the design address these aspects of its strategic location?
6. Four of the five proposed stores have no setback from the sidewalk, and the other two, closest to Oliphant, have a setback only sufficient for benches and water fountain. OCP Section 8.31 calls for the animation of the pedestrian realm in urban villages through gateways, sidewalk cafes, street furniture, and the majority of stores in Cook Street Village now have either outdoor seating or display space. How will this design permit patios, and outdoor display if it has such limited setbacks?
7. Retail E as shown on the plan has almost no windows, though OCP 8.47 calls for maximizing shop windows and distinctive entrances at street level. Is this the intention?
8. The Cook Street Village Guidelines call for mid-block walkways which would benefit retailers because it brings people to the store entrances on Cook Street. But the drawings seem to show windows at the back of the stores, so is the intention to orient the stores to the parking lot?