

January 4, 2016

MAYOR and COUNCIL,

City of Victoria

Sent by email to: mayorandcouncil@victoria.bc

Planning & Land Use
Standing Committee

JAN 28 2016

Late Item# _____

Page# _____

RE: Cook and Oliphant Proposed Development

We are homeowners of 1161 Chapman Street that abuts the site that Urban Core Ventures has proposed the construction of a six-storey mixed-use building. The Official Community Plan is often cited as the rationale for the construction of this building without considering the existing zoning bylaws. We would like the Mayor and City Council to consider the following comments with regard to this proposal.

Parking

The specific area, and Cook Street Village as a whole, currently has a significant parking shortage. The increased density in the area caused by replacing single-family dwellings with duplexes, small lot houses (3 houses on a lot where 2 houses previously existed), garden homes and additional legal suites has not allowed for the increased need for additional street parking.

Recently, the City approved Chapman Street for Residential Parking Only. Even with that status, the street is full. There is an approximately 12-suite apartment complex on the corner of Cook and Chapman that has only four parking stalls available although not used possibly due to a charge for parking. The tenants of this complex and the five suite row housing units on the south side take up a significant amount of parking on Chapman. In addition, an RPO designation does not always prevent non-residents from parking there as it is difficult to enforce and infractions often occur outside of enforcement hours. The City has still not addressed the lack of physical parking spaces even with enforcement.

It is our position that any new proposed development should include the required parking in the zoning bylaw and that it is a critical element to approval. As the City approves more duplexes, small lot houses, garden homes and legal suites, there is no means to increase street parking associated with the increased density.

The proposed development meets only 70% of the parking required by the existing zoning. It is not sustainable to allow inadequate parking in proposed developments.

Building Mass

The City has designated Cook Street as a "Large Urban Village" in the OCP. The designation by the OCP does not mean that Council must approve the construction of developments that do not suit the specific area and are wildly outside of the existing zoning. The frontage of the development will take up approximately 70% of that city block. The developer compared the project as being similar to the condominium at the south end of the block on Park Street. The large difference is, of course, the height, but also the frontage on Cook Street when decreased makes any building appear smaller or more in line with the existing Village features.

The proposed height of the building is in excess of over 170% of the existing zoning. The perspective of a building with such a large mass, in the context of Cook Street Village, would be comparable to constructing a high-rise. The OCP as well as the Design Guidelines for: Multi-Unit Residential, Commercial and Industrial, adopted in July 2012, and referenced in the OCP, states that new developments should respect the character of established areas. Section 3.0 Human scale, massing, height and architectural features, addresses our concerns with approval of such a large scale mass in a small area.

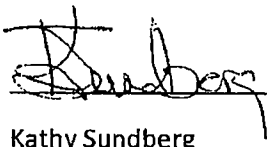
As a visual comparison, the Atrium building is only one storey higher with the top two floors stepped back and is approximately the same length (on the Johnson Street side) as the proposed development. We are distressed to stand and look at this building and imagine it on the lot of the proposed development and the significant adverse change of the streetscape that has made Cook Street Village what it is.

The developer has proposed excessive increases in almost every single existing zoning bylaw to the detriment of the sense of place of the Cook Street Village area. Increased densification in the area can be incrementally achieved by limiting the height of this, and future development, to four stories (3 stories plus the mechanical penthouse) stepping back higher floors and increasing the required setbacks so the development does not overwhelm the streetscape when walking, or riding, down Cook Street. As previously addressed, needed parking is also overwhelmingly absent in the proposal and a reduction in size will at least partially address this.

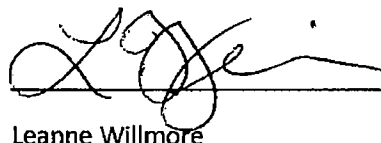
In summary, and in an effort to keep this brief, we are against this development as proposed. We realize that while the City stands to make additional revenue by allowing the development as proposed, it should not come at the cost of a community or to the City that Cook Street Village has become such an integral part. With the City's vision to increase densification, in any area of the City, it is of fundamental importance that the Local Area Planning process is adhered to and continues to enhance the character and special features of areas, streetscapes and cultural landscapes such as those contained in Cook Street Village.

As a side note, when we applied for a variance to increase the height of our house 1' higher than existing zoning, we required written approval from all surrounding homeowners who may potentially be impacted. Additionally, in order to apply for RPO, we required approval of 85% of the homeowners on the block. Both of these events are insignificant compared to the impact the proposed development will have on residents and non-residents of the area however only 7.5% of the population of Victoria were consulted for the OCP and there appears to be no meaningful mandatory consultation related to this project. Our question is, why is the approval process so rigorous for events that have little community impact and seemingly rubber-stamped when an applicant/developer is willing to pay money for the necessary approvals?

We thank you in advance for consideration of our comments and concerns.



Kathy Sundberg
Homeowner, 1161 Chapman St.



Leanne Willmore
Homeowner, 1161 Chapman St.

January 12, 2016

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

RE: Cook and Oliphant proposed development

Since making further enquiries in respect to the development by Urban Core on Cook and Oliphant, I have additional comments since submitting my letter dated January 4, 2016.

After reading minutes from the City's meetings, I see that Leonard Cole is on the Housing Affordability Task Force and at one meeting the minutes read "L. Cole provided the rationale for bringing about immediate changes to Schedule C by reducing parking requirements in housing developments". I find this to be a serious conflict of interest since Mr. Cole is a developer who has long required parking and other variances on his projects. This proposed development is in no way an affordable housing project, however, changing some zoning laws, under the guise of assisting the City in density efforts, is very astute. I would appreciate your comment on this.

I have read the "support" letters provided to the Oct. 29/15 Land Use meeting and observed what appears to be some deceptive practices to get the development approved by running up the "support numbers". I would expect that Mayor and Councillors are already well aware of tactics used by developers to get the result they want and that some of these observations have already been noted by both the Mayor and Councillors.

One thing I can say about the developer is that he is an excellent salesman and obviously charismatic. It is apparent that he has done a lot of campaigning, and hired a marketing consultant, for this project and has many friends from around the community (not necessarily Fairfield). Mr. Cole, under the façade of community input and involvement, had an open house behind Big Wheel Burger in July, 2015. I was aware that this was an attempt to "sell" the project and I did not attend. Mr. Sid Tafer described the event succinctly in his email to Mayor and Council dated Aug. 5/15. I understand that letters of support began pouring in long before anyone else in Fairfield was even aware of this project. Apparently letters were sent to individuals within a 100 meter radius of this new development – how did so many come from far and wide? I find that a little questionable as to the transparency issues that surround this project.

I note, after reviewing letters sent in support and opposition to this project, that letters of support all bear a similar resemblance as to content. In fact, some of them are word for word which would be an impossibility if the letters were written by individuals without coaching. I think it would be fair to say that if the majority of these "supporters" were asked anything about the project they would be incapable of providing answers on any specifics. **The letters support Leonard Cole, they do not support the development.** This isn't a popularity contest! The "supporters" have no idea of the impact of this massive development and most are supporting Mr. Cole as a friend, relative, realtor or fellow developer.

I find this whole process shows the lack of due diligence when giving weight to supporters of developments.

After reading all the “support” letters I have made the following observations. There is often a title containing “rah, rah for this project” (for example, “Yes, for Development Done Right at Cook St. and Oliphant Ave.!”). People simply don’t write letters like this. The first part is a history of how many happy, happy years the person has been around Cook St. Village. Next is a commendation of Leonard Cole (or as many refer to as “Lenny”), his past projects, his care for the environment and deep concerns about how the community feels. Trying to change the closing salutations is an obvious method of making the letters look different. Signatures do not fit where they are supposed to be. People just do not write letters the way these have been written. Is it a coincidence that so many letters are written in the same form? There are many, many letters that appear to have been written by someone other than the signatory on the letter. I would welcome the opportunity to review these letters with you.

I would be very interested to know the relationship Mr. Cole has with some of the people “writing” letters of support, especially ones that have no stake in the Cook St. Village area, to give some credibility (or not) to their support. It is obvious why some of the existing businesses support more density – more people, more money. The business owners in support of the project go home (wherever that is) after their business closes. I do not know the relevance of support from random people who have no stake in Cook St. Village. I don’t believe that due diligence has been done by the City to verify either people who support the application or oppose it – signatures are easy to get.

I have done an analysis of the letters provided by Mr. Cole (as much as is possible with “Google”) and the results were as expected – almost half of the letters come from developers, realtors, mortgage brokers, marketing consultants and others whose business connections relate to land development in some way. In several instances, the address provided is either their place of business or the address of a development they did in the area to make it appear they live in the surrounding area. I have attached a copy of the spreadsheet showing the result. In my view this attempt to “pull the wool” over the City’s eyes would make the remainder of the “supporters” questionable. I’m not seeing the type of integrity required to have an open, honest and transparent review of the application. Mr. Cole is insulting the Mayor and Councillors who have trusted that he is being truthful in his application. I currently have a Freedom of Information request to the Township of Esquimalt to review the list of “supporters” Mr. Cole submitted when he built a development there even though there was strong opposition from the community. I have a feeling that some familiar names will show up on that list.

This project is about money. The more rules (zoning) Mr. Cole can vary, the more money he is going to make and then he will leave Cook St. Village and go to another project and to his home wherever that may be. All developers are charismatic – they have to be to get municipalities to support projects that may not suit the area or zoning. They know their way around the block so to speak. It would be so nice if everything wasn’t about money and that we preserve what money can never bring back.

The letters of opposition are clearly individual thoughts and opinions and address many different issues. Not one letter of support actually addressed any of the specifics other than “support for a five-storey

mixed use building with first floor retail space” while opposing letters have obviously reviewed the plans and all that they entail. One letter supported “the four storey development” – does it appear that someone is trying to give a different perspective to the development? It is clear by the campaigning to garner support, from anyone Mr. Cole knows, that he knew there would be great opposition to this project. That doesn’t show his desire for community input, it shows his desire to get this project pushed through any way he can.

I know that the majority of the Fairfield community is still not aware of this project and it appears it is going to manage to slip through those cracks. I sincerely hope that the Mayor and Council know their “way around the block” and can see the reality of the consequence of this massive building being placed in Cook St. Village. There are many, many significant ramifications to the approval of the project as it is currently submitted.

The representation of the project in the conceptual drawings (as shown during the community meeting held at Sir James Douglas School) tries to limit what the height of the building looks like in that particular space by showing trees that are as tall as the building. There are no, or will there ever be, any trees as high as the proposed building. This appears to be a deceptive attempt to garner support for the project by making the building appear almost quaint in its surroundings and is in no way accurate to scale.

This part of Fairfield is an area with very unstable soil conditions. I know because when I had my house raised the soil gave way and all the supports and my house fell to the ground despite using geotechnical engineers from the beginning of the project to ensure the stability of the ground. Fairfield was an area of streams running to the ocean – in fact I found seashells in the soil under my house. I am concerned that if there is blasting, or even deep digging, that the soil in the surrounding area will be disturbed or displaced and cause damage to house foundations.

I am actually stunned that this development, in it’s current form, has made it this far in the process through a public relations campaign by Leonard Cole. Let’s please look at the actual development and the unsightly footprint it will leave on this neighbourhood. Other developments, like the Essencia Verde on the next block, are pleasant in appearance and fit in well with the village appeal with taller floors stepped back from the Cook Street frontage. I am not opposed to development in the area but it needs to be thoughtful and enhancing to the area.

In case I was not clear, I am deeply opposed to the approval of the development as currently planned. Thank you for taking the time to read my letter and I apologize for the length. I hope that some of my concerns will be considered. Again, I would welcome the opportunity to review “support” letters if serious weight is being given to them in this process.

Kathy Sundberg

[REDACTED]
[REDACTED]

PAYNE	John and Janis	217 Cook Street		V8V 3X2	
RUMLEY	Brett	101 - 932 Johnson Street	Victoria	V8V 4L9	932 Café address - not residence
RUMLEY	Sara	932 Johnson St		V8V 4L9	932 Café address - not residence
GRAW	Erin	310 Lillooet Heights	Victoria	V8S 0A1	Abstract housing development
GRAW	Mike	310 Lillooet Heights		V8S 0A1	Abstract housing development
ALBIS	Jose	305 - 1180 Fort Street	Victoria	V8V 3KS	Albis Consulting (marketing)
MELNYK	Fletcher	301 Cook Street	Victoria	V8V 3X3	Beagle Pub
CARTER	Bruce				Chamber of Commerce
LAURENCE	Mira	205 - 240 Cook Strreet		V8V 3X3	Community Relations and Marketing (formerly CTV V.I.)
LAVACK	Rev. Annie	1 - 380 Cook Street		V8V 3X7	Cook St. Village Activity Centre
BARLOW	Glen	Cook St.			Cook St. Village Liquor
GLOBMAN	Terry	1029 Oliphant Ave.	Victoria	V8V 2T9	Developer - current application in Saanich
STEPHENS	David	620 Cook Street		V8V 3Y7	Developer - Lida Homes - 620 reno location not residence
GITTINS	Mark	1017 - 21 Dallas Road	Victoria		Developer - West Coast Contemporary Homes
EDEN	Norm	1537 Despard Ave.	Victoria	V8S 1T2	Developer w/application pending
CRAIG	Dave	201 - 2067 Cadboro Bay Road	Victoria	V8R 5G4	Devon Properties
BLAIR	Ricky	207 - 240 Cook St.	Victoria	V8V 3X3	Essencia Verde
MCABLEY	Angela	1030 / 1035 Pendergast			EY Properties
TEKHI	Harbinder	1090 Fairfield Rd		V8V 3A5	Fairfield Auto Repair
ROAN	Shad	1123 Richardston St.		V8V 3C7	friend of Norgaard, Jonathan
PAGAN	Daniel	528 Pandora Avenue		V8W 0C6	Law student
OGILVIE	Ernie	910 McClure Streeet		V8V 3E7	Lawyer
BHAGWANANI	Neal	304 Cook Street	Victoria	V8V 3X6	Manager - RBC
BARBOT	Huguette	240 Cook Street		V8V 3X3	Manager, Mother Nature's Market
COLE	Shirley	407 - 1121 Fort Street	Victoria	V8V 3K9	Leonard Cole's mom
CORFIELD	Laura	208 - 1035 Sutlej St		V8V 2V9	Mortgage broker
MACARA	Paul	#2 - 521 Linden Ave		V8V 4G6	Mortgage broker
MILLER	Dan	202 - 1075 Pendergast St.	Victoria	V8V 0A1	Mortgage broker / business address
HAMILTON	David	1 - 408 Dallas Rd	Victoria	V8V 1A9	new Steve Mann development
BESNER	Mark	1171A May Street		V8V 2S7	OT Fitwear Ltd.
REED	Bart	301 Cook Street	Victoria	V8V 3X5	Owner 301 - 307 cook
GRAY	Candice	1121 Fort St	Victoria	V8V 3K9	Owner, Luv Studio - business address - Cole's Zen development
LOUIE	Edmond	271 Cook St.		V8V 3X4	Oxford Foods
CIELEN	Melissa	109 - 935 Johnson St.	Victoria	V8V 3N5	Paralegal, Michael Omara & Company
SAMRA	Paul	1020 Richardson St		V8V 3C5	Paul Samra Developments - address is Terra Verde development
KURL	Shachi	539 Niagara Street		V8V 1H2	polling person, Angus Reid
BEATTIE	Jennifer	608 - 647 Michigan St		V8V 3J7	Project marketing - turner Lane Developments
HARVEY	David	1025 Joan Crescent		V8S 3L3	Realtor
LAWLESS	Mark	1189 Oxford Street	Victoria		Realtor
OLARTE	Johnny	406 - 1500 Elford Street		V8R 3X8	Realtor
PELAN	Nicole	1706-751 Fairfield Rd	Victoria	V8W 4A4	Realtor
AUSTIN	Colleen and John	135 Wellington Ave.	Victoria	V8V 4H8	Realtor - Cushman & Wakefield
SOMMER	Tim	3 - 230 Ontario St.	Victoria	V8V 1N2	Realtor - Cushman & Wakefield
TANNER	Anne	1123 Richardson St.		V8V 3C7	Realtor - Cushman & Wakefield

QUOCKSISTER	Tim	1439 Richardson St		V8S 1R1	Residential rental building owner / questionable property deals
MIKASKO	Adam	#1 - 451 Chester Street		V8V 4C2	Salesman, Three Point Motors
SHARP	Andrew	1107 Oscar Street	Victoria	V8V 2X3	Sharp Wealth Management - financial advisor
TSE	Lillian	101 - 25 King Edward Street	Coquitlam	V3K 4S8	Subway - looking for new opps?
NORGAARD	Scyi	13 - 855 Vancouver St	Victoria	V8V 3V5	typed name name misspelled
NANDA	Lee	451 Cook St	Victoria	V8V 3Y2	Victoria Florist
SINGH	Gurpreet	451 Cook Street	Victoria	V8V 3Y2	Victoria Food and Florist
EDEN	Rick	207 - 1121 Fort St		V8V 3K9	Zen tenant
???		806 Deven Place			
ALMEIDA	Billy	502 - 732 Broughton St.	Victoria	V8W 1E1	
ARORA	Lisa	5 - 2830 Irma Street		V9A 1S2	
ARSENS	Paul	1 - 1040 North Park St	Victoria	V8T 1C6	
AST	Jeannette	1050 Park Blvd			
BRIGGS	Bob	205 - 710 Vancouver St.		V8V 4P9	
BROWN	Tom	203 - 1040 Rockland Ave.	Victoria	V8V 3H5	
CHARETTE	Kate-Lynn	646 Niagara Street	Victoria	V8V 1J2	
CHARLEBOIS	Luc	24 - 616 Battery St	Victoria	V8V 1E5	
CHIVERS	Terry	305 - 1030 Linden Ave		V8V 4H2	
CHRISTOPHER	Paul	1141 Richardson Street		V8V 3C6	
DALY	Quinn	302 - 945 McClure Street		V8V 3E8	
DALZIEL	Lisa	1161 McClure Street	Victoria	V8V 3G3	
DE MACEDO	Jack	1160 Oxford Street		V8V 2V4	
DE MACEDO	Brian	1160 Oxford Street		V8V 2V4	
EASTICK	Rhonda	#6 - 10 Douglas Street		V8V 2N6	
FOOMANI	Mansour	514 - 21 DALLAS RD		V8V 4Z9	
GAUTHIER	Ginette	1 - 456 Chester Ave		V8V 4C1	
GILL	Peter				
GRANT	Kristen	606 - 827 Fairfield Rd		V8V 5B2	
GRIMES	Jamie	608 - 827 Fairfield Rd	Victoria	V8V 5B2	
HERRON	Bonnie and Jim	407 - 1050 Park Blvd.		V8V 2T4	
JANZEN	Matthew	306 - 967 Colinson Street	Victoria	V8V 3B7	
JORGENSON	Dave	502 - 1235 Johnson Street		V8V 3N9	
KABESH	Ahmed	1568 Montgomery Ave		V8S 1T4	
KARLSSON	Stig	300 - 500 Rithet St		V8V 1E3	
KUDRA	Ab	1128 Leonard St		V8V 2S4	
LAIGNEAU	Nathalie	1 - 1019 North Park Street	Victoria	V8T 5L4	
LEE	Nick	403 - 1022 Pendergast St,	Victoria	V8V 2X1	
MacPHERSON	Jim	3 - 906 Pemberton	Victoria	V8S 3R4	
MULLEN	James	305 - 1655 Begbie	Victoria	V8R 1L4	
NOBLE	Perry	202 - 335 St. James Street	Victoria	V8V 4S8	
NORGAARD	Derrold	1173 May Street		V8V 2S7	
PHILLIPS	Bill	603 - 200 Douglas Street	Victoria	V8V 2P2	
PRICE	Edmond	216 - 964 Heywood Ave.	Victoria	V8V 2Y5	

QUINN JONES	Erin	502 - 1235 Johnson Street		V8V 3N9
RAHEEL	Rameez	27 Moss Street		V8V 4L9
REEVE	Andrew	204 - 1050 Park Blvd		V8V 2T4
SANDERS	William	103 - 1157 Fairfield Rd		V8V 3A9
SCHEMMER	Emi	806 Dereen Place		V8S 3V4
SCHREIBER	Yoni	608 - 845 Yates Street	Victoria	V8W 1M1
SHEWCHUK	Chris	206 - 240 Cook St.	Victoria	V8V 3X3
SMITH	Darren	304 - 1144 Rockland Ave		V8V 3H7
SMITHSON	John	202 - 335 St James St		V8V 4S8
TUCKER	Randy	210 - 1035 Pendergast Street		V8V 2W9
WEIR	Allison	806 Dereen Place		V8S 3V4
WILSON	Jeff	25 Cambridge Street		V8V 4A7
WONG	J. P.	909 Pendergast St.	Victoria	V8V 2W7
YAMAMOTO	Tomomi	1231 Richardson St.	Victoria	V8V 3C9

Pamela Martin

Subject: FW: Fairfield Lagoon. (independent geotech study)
Attachments: 1 Cook And Oliphant Land Harzard Area Map.jpg

From: Wayne Hollohan [REDACTED]

Date: January 25, 2016 at 9:37:36 AM PST

To: COV Charlotte Wain <cwain@victoria.ca>, COV J Tinney <jtinney@victoria.ca>, mc Ben Isitt <bisitt@victoria.ca>, "mc Charlayne Thornton-Joe" <c Thornton-joe@victoria.ca>, mc Chris Coleman <ccooleman@victoria.ca>, mc Geoff Young <gyoung@victoria.ca>, "mc Jeremy Loveday" <jloveday@victoria.ca>, mc Lisa Helps <mayor@victoria.ca>, "mc Margaret Lucas" <mlucas@victoria.ca>, mc Marianne Alto <malto@victoria.ca>, "mc Pamela Madoff" <pmadoff@victoria.ca>

Subject: Fairfield Lagoon. (independent geotech study)

The purposed Cook and Oliphant project is located in the Fairfield Lagoon

As of right now according to staff, you are only required to have a geotech study done after the rezoning, prior to getting a building permit.

My request is for a motion requiring any rezoning request seeking Density Bonus or a Site Specific Rezoning in a high/very high risk area as shown in the OCP pg. 123

With hundreds of thousands of dollars on the line for the city, we should require a **independent geotech study** done as apart of the Development Application.

It is my understanding

Under the current Density Bonus Policy, should a developer run into any undo/ unforeseen expenses in developing the property, they may deduct such expenses from the Density Bonus funds

You are also able to absorb a very significant amount of these funds within the project by adding features such as, art, accessibility, green features.

The city and the communities could end up getting pennies on the dollar for the density uplift.

I contacted a couple geotech companies and found out that the average cost of underground parking is between \$25/30 thousand in reasonably good conditions

If you are putting in underground parking in a high/very high risk area, which by the attach map Cook & Oliphant is, the cost will likely be double \$50/60 thousand

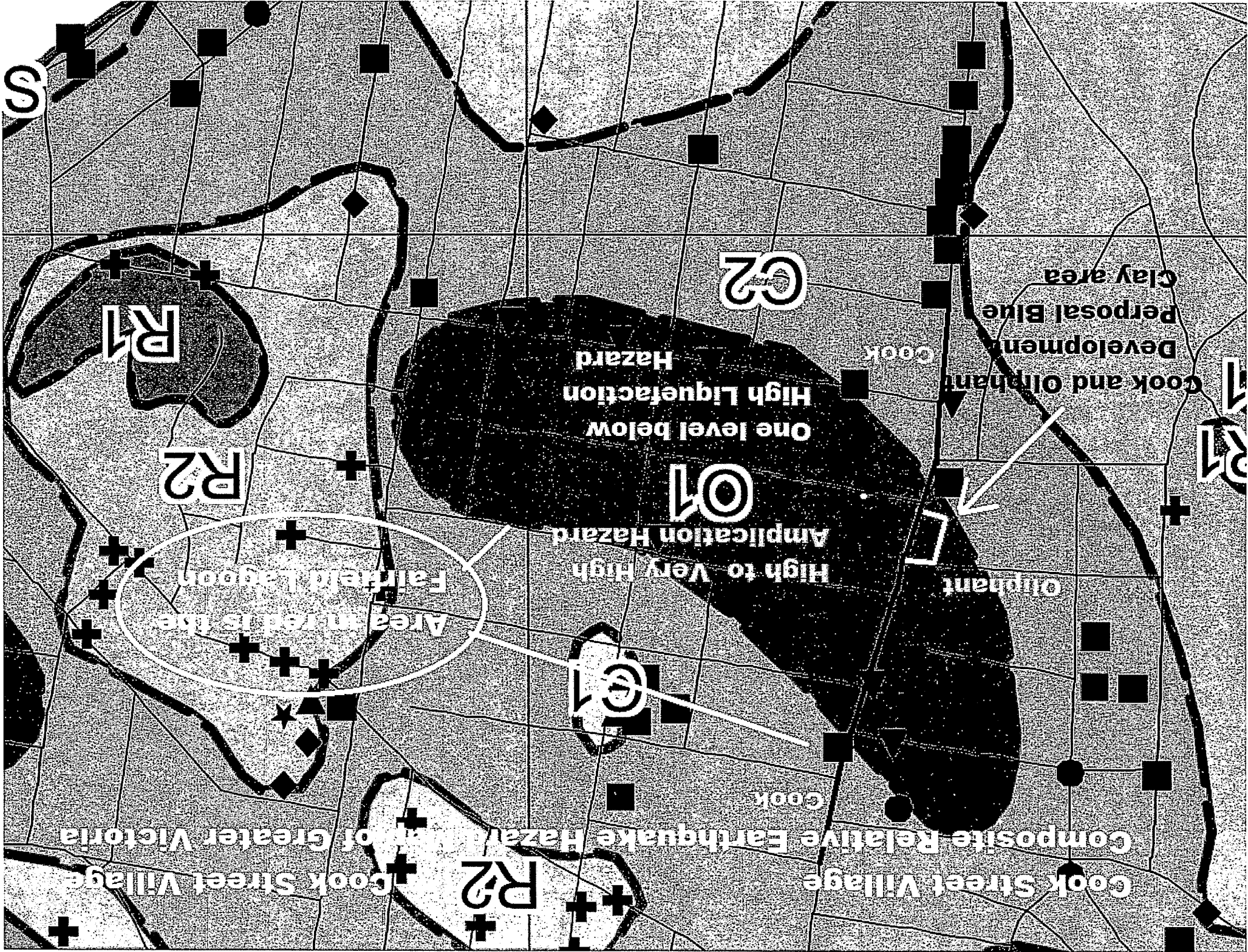
30 underground parking spaces at \$30,000 = \$900,000

30 underground parking spaces at \$60,000 = **\$1,800,000**

How much influence is the underground parking on a project? What part of the project pays the price? (think green)

Money coming from a Density Bonus should be allowed to be spent on the property in question, their return is the increase in density, this is like double dipping.

WayenH



January 27, 2016

Dear Mayor and City Council members,

RE: Development proposal 1041 Oliphant Ave. & 212, 214 Cook St.

Thank you so much for all the hard work City staff and Council have dedicated to this proposal to date.

It is important to develop this tract of land in a way that will meet Victoria's strategic planning goals and provide a model for future projects in Cook St. Village. We have a tremendous opportunity here, and an engaged citizenry to help City planners do it right!

A way to "YES" for development of this site is to implement the City's commitment to:

- Sustainable development: The current proposal does not incorporate basic principles of sustainable development or attention to environmental and climate change concerns. For example, a mass of concrete and asphalt over 93% of the site will present significant stormwater and other drainage concerns that will tax existing infrastructure.
- Densification: The developer states that his 60 units will house 80 persons. This will be only about 50 more people than already live on this site (in affordable housing!) due to his focus on 500-600 sq ft units for single occupancy.
- Affordable housing: If the City is interested in raising funds to apply to affordable housing development elsewhere in the City, I urge councilors to consider the development costs likely to be incurred on this site. The Castena development (one block away) a few years ago should serve as a warning for how much the expected City amenities payment may be 'eaten up' by concrete poured into a site that is predominantly blue clay and sand. This raises a question I would love to have answered: Why does the City not require geotechnical assessment prior to awarding building permits on such sites, especially where the City hopes for payment in exchange for greater height to the developer, and such payment is at risk by exorbitant development costs?
- Cook St. Village character and vibrancy: The Village and its residents are excited to develop a local area plan that will foster creativity and innovation, and reduce urban stress. How about live-work zoning, with walkup townhouses, lofts and green space to promote entrepreneurial ventures and

community interaction? We are ripe for innovation, and Cook St. Village is a perfect location for it!

The “revisions” in the developer’s latest draft of his proposal do not address significant concerns raised by both City of Victoria staff and residents. Over the past 14 months, concerned residents have tried unsuccessfully to engage the developer in discussions to reach a mutually-acceptable design for this site. Instead, the developer has devoted significant resources to a PR campaign of form letters of support without analysis, and presentations that misrepresent his project (e.g., visuals that show Cook St. chestnut trees that are taller than the building).

I urge Council to consider the thoughtful input of residents who are not opposed to development but are interested in good design through meaningful consultation.

Please send this proposal back to the drawing board.

Respectfully submitted

Arlene Carson, PhD, RAUD

1050 Park Blvd.

Victoria



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.

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

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