



November 4, 2015

Re: Letter of support for 1101 Fort Street,
Mixed Use Development Proposed by Abstract Development

Dear Mayor and Council, City of Victoria,

In February of 2014, we wrote to the City in support of the development proposed by Abstract for 1101 Fort Street. It is our understanding that several modifications have been made to the proposed project in the intervening time period in response to changes in the market and in building code. Our support for this project, however, remains consistent as the essentials of the development and the positive changes it would bring to the Fort Street community remain unchanged.

Good urban design principles have been observed at every stage in the design of this development. The current design offers a generous and enlivened pedestrian zone, aesthetic sensitivity to the surrounding neighborhood, supports alternative transportation options for residents, and provides a mix of units to encourage the resilience and diversity of its occupant population. This population, in turn, is needed to play a critical role in the ecosystem of our downtown neighborhood.

Downtown Victoria is characterized by hardworking and talented local business people in the food, services, and retail businesses populating our streets. Every day we see the many financial challenges faced by these businesses in the form of high taxes, operating fees, and challenging approval processes. Additionally, mundane issues such as parking, street vandalism, and the lure of suburban competition undermine their viability. A downtown residential population is a vital part of a thriving urban ecosystem, in that these residents require services, use amenities, eat local food, and in doing so build strong relationships with the business people who make up their neighborhood. Their pedestrian presence on our streets after work hours supports a cultural change on the streets, fostering the sustainability and vibrancy of our city.

We are strongly in support of this proposal.

Sincerely,

Suzanne Bradbury
Director, Fort Properties Ltd.