

**Anita Walper**

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**From:** Sid Tafier [REDACTED] >  
**Sent:** Wednesday, Aug 5, 2015 9:53 AM  
**To:** mayorandcouncil@victoria.ca; Charlotte Wain; W Hollohan; Anne Russo; Ken Roueche; THOMAS DAVIS; arlene carson; Heather Murphy; Crin Roth; Steve New; Rick Olding  
**Subject:** re Cook and Oliphant rezoning proposal--new CALUC

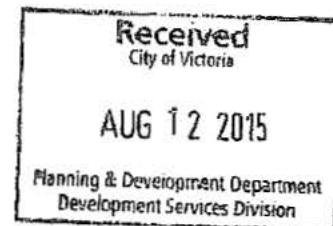
Now that we have experienced the "Open House" held by the applicant in the parking lot of a hamburger restaurant and new information has come to light about the previous CALUC meeting on Dec. 15, it has become imperative that a new CALUC meeting be mandated for this application.

Many immediate neighbours to the proposed site were not given notice of the parking lot event, which was attended by other people from outside the community, supporters of the applicant. Attendees who were asked to sign a form to receive more information about the proposal discovered the top of the form indicated the under-signed were "in favour of the project."

The new information about the previous CALUC meeting is that not a single member of the FGCA CALUC attended this meeting, contrary to city policy.

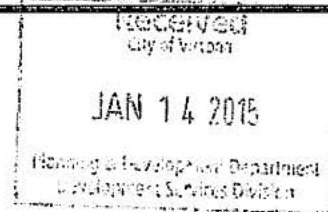
The meeting was coordinated by a non-member of the CALUC and the board of the FGCA.

This further underscores the inadvisability of holding this crucial meeting at the height of the Christmas season, when many residents are pre-occupied or out of town, including CALUC committee members.



**Anita Walper**

**From:** Diana Smith [REDACTED]  
**Sent:** Thursday, Dec 18, 2014 2:45 PM  
**To:** Anita Walper  
**Subject:** Fwd: Local Area Planning - Cook St Village



Forwarded for your attention...originally sent to Deb Day, not knowing that she had retired. Looking forward to your response.

Diana M Smith  
Sent from my iPad

Begin forwarded message:

**From:** Diana M Smith [REDACTED]  
**Date:** December 18, 2014 at 2:00:10 PM PST  
**To:** George Zador <[planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)>, Pam Madoff <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, Deb Day <[dday@victoria.ca](mailto:dday@victoria.ca)>  
**Cc:** Lynn Beak [REDACTED]  
**Subject:** Local Area Planning - Cook St Village

Thank you George for your masterful facilitation of the community mtg. on Monday evening regarding the proposed development in Cook St. Village. As you aptly concluded, the perspectives of the neighborhood are mixed. The current OCP guidelines, from my perspective, are too high level to create an informed context from which to make site-specific decisions. This planning gap reinforces and tends to make very personal the tensions inherent in differing views about the future.

This message is a request that the Fairfield Community Association be strong advocates for a Local Area Planning process in Cook St Village to be a 2015 priority for the Council and staff. I was part of a City of Victoria committee during the OCP process and its aftermath. One of the key expectations was that ALL the designated LARGE URBAN VILLAGES would have a local area planning process...and this has not been implemented to date. Now is the time!!!

Please count on my support to make this happen...be in touch if I can be of assistance or contribute in any way.

THANK YOU, each of you, for the work you do on our collective behalf. Seasons Greetings.

Diana M. Smith  
...committed to a world that works for all and all time.  
301-1035 Sutlej St  
Victoria BC Canada V8V 2V9  
[REDACTED]



Feb. 13

Dear City of Victoria,

Greetings - I was surprised to see an article on the front page of the Victoria News about a development in my neighbourhood.

Our home is on Oxford Street, 2 blocks in from Cook + Oliphant where the proposed 5 story building is to be

built. We did not receive a notice to attend the meeting Dec. 15 but would like to attend the next one. Please

schedule another meeting -- my address

is : 1216 Oxford St.

Victoria

V8V 2V5

I look forward to receiving an invitation.

With Thanks, Senda Richardson



Anita Walper

1034 Oliphant/Cook

**From:** mayorandcouncil@victoria.ca  
**Sent:** Tuesday, Mar 17, 2015 4:42 PM  
**To:** Development Services email inquiries  
**Subject:** Public Feedback - 1034 Oliphant St

Hi, please attach to the 1034 Oliphant file.

Thanks,  
Monica

**From:** Bob [REDACTED]  
**Sent:** Tuesday, March 17, 2015 8:56 AM  
**To:** Charlotte Wain; mayorandcouncil@victoria.ca  
**Subject:** Re: Feedback re rezoning application - Oliphant St

Please record my letter below in the record for Mayor and Council, as feedback from a resident homeowner in the Cook St. Village area. My opinion is the the proposed development at Oliphant and Cook be limited in height to the current zoning, and not be allowed a variance for greater height. I believe a higher variance would benefit the developer but not the neighbourhood. Thank you. Bob McKechnie, 1126 Leonard St.

On Tue, Mar 17, 2015 at 8:50 AM, Charlotte Wain <CWain@victoria.ca> wrote:

Hello Mr. McKechnie,

Thank you for your comments on the application. These have been noted. If you wish to make these formally part of the public record please email [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Kind regards,

Charlotte

**From:** Bob [REDACTED]  
**Sent:** Sunday, Mar 15, 2015 8:48 PM  
**To:** Charlotte Wain; [REDACTED]  
**Subject:** Feedback re rezoning application - Oliphant St

This note is to the City Planner and the Developer from a homeowner on Leonard St. I wish to make it known that I believe the current zoning for these lots at Cook and Oliphant should stay as is, without adding an extra story. Buildings that are any higher will darken, tower over the Cook St. pedestrian area, make the Cook St. Village environment less liveable, and will reduce the value of our residential properties. Please register my statement as against this rezoning application.

Robert McKechnie

1126 Leonard St.

Victoria

## Charlotte Wain

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**From:** Bob [REDACTED]  
**Sent:** Sunday, Mar 15, 2015 8:48 PM  
**To:** Charlotte Wain; pdh@dhk.ca  
**Subject:** Feedback re rezoning application - Oliphant St

This note is to the City Planner and the Developer from a homeowner on Leonard St. I wish to make it known that I believe the current zoning for these lots at Cook and Oliphant should stay as is, without adding an extra story. Buildings that are any higher will darken, tower over the Cook St. pedestrian area, make the Cook St. Village environment less liveable, and will reduce the value of our residential properties. Please register my statement as against this rezoning application.

Robert McKechnie  
1126 Leonard St.  
Victoria

**Janice Appleby**

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**From:** Nancy Gow [REDACTED]  
**Sent:** Wednesday, March 11, 2015 4:10 PM  
**To:** Councillors  
**Subject:** NEW CONDO DEVELOPMENT IN COOK STREET VILLAGE

Dear Ms. Helps,

I am writing to protest the possibility of a new condo development in the Cook Street Village area.

I am a resident of Cook Street Village and I enjoy its small town atmosphere. While the four dwellings under consideration for destruction are not that beautiful, the large development which is being proposed is too overwhelming and uncharacteristic of this area.

61 residential units is impractical, and because of the large scale, I can't help but think that the developer's motivation is purely financial. I understand that there will be nine rental units, but this does not replace the four small rental buildings currently in existence. Seniors, students, artists, or others who live here because of low rent, will probably have to seek lodging elsewhere, which will change the character of the neighbourhood.

Also, there are currently two stores for rent in the Village, one of which has been unoccupied for a long time. Building more "box" stores may not be that lucrative or sensible for the future. And again, the character of the Village will change with these nondescript additions, rather than the funky, welcoming stores that now exist.

In addition, the height of this proposed new complex (higher than any other building on lower Cook Street) will set a precedent for future developers, and unfortunately the intimate scale of the Village would be altered considerably.

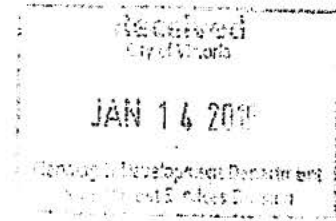
I am not totally against development. But if you are interested in making changes, why not build something on a smaller scale -- something more people-oriented. Something that will add character to a neighbourhood that is attractive because of its low-key, welcoming, humane and somewhat artistic flair?

Thank you,  
Nancy Gow

**Anita Walper**

**From:** Bud Lum [REDACTED]  
**Sent:** Tuesday, Dec 16, 2014 12:28 PM  
**To:** George Zador  
**Subject:** Re: 324 Chester Ave. Development Proposal

re: development proposal at Cook and Oliphant St



Here are my comments:

I attended the meeting @ 1330 Fairfield Road on Monday, Dec. 15/14.

I support the project and think it will actually enhance the growth of the village and bring more life to it.

I listened to what everyone was saying in the meeting and thought about it over night and formed my opinion.

I have two concerns namely: The height of the building would alter the profile of the local surroundings. I support a four story building. I support my neighbours concerns about the trees on the perimeter of the project. I would like to see as many trees preserved as possible. You can contact me at:

303-1110 Oscar Street  
Victoria, B.C.  
V8V 4W5  
[REDACTED]

Yek Bud Lum

On Tue, Dec 16, 2014 at 11:02 AM, George Zador <[planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)> wrote:  
Thanks for your input Bud, however, I believe your "Subject" above is incorrect.

Are you referring to the development proposal at Cook and Oliphant St?

If so, please resend your e-mail with that 'Subject'; otherwise it would be confusing when forwarded to the City.

Best regards

**George Zador**  
Planning and Zoning Chair  
Fairfield Gonzales Community Association  
1330 Fairfield Rd. Victoria, BC V8S 5J1  
[planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)  
[www.fairfieldcommunity.ca](http://www.fairfieldcommunity.ca)  
Facebook

**From:** Bud Lum  
**Sent:** Tuesday, December 16, 2014 9:04 AM  
**To:** [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)

**Subject:** 324 Chester Ave. Development Proposal

Here are my comments:

I attended the meeting @ 1330 Fairfield Road on Monday, Dec. 15/14.

I support the project and think it will actually enhance the growth of the village and bring more life to it.

I listened to what everyone was saying in the meeting and thought about it over night and formed my opinion.

I have two concerns namely: The height of the building would alter the profile of the local surroundings. I support a four story building. I support my neighbours concerns about the trees on the perimeter of the project. I would like to see as many trees preserved as possible. You can contact me at:

303-1110 Oscar Street  
Victoria, B.C.  
V8V 4W5



Yek Bud Lum

Anita Walper

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**From:** JEFF HUNTER-SMITH [REDACTED]  
**Sent:** Tuesday, Dec 16, 2014 6:06 PM  
**To:** George Zador  
**Subject:** development proposal oliphant and cook

JEFF HUNTER-SMITH  
City of Vashon

JAN 14 2015

Planning & Development Department  
Development Services Bureau

Hi George,

My wife and I couldn't make it last night to the meeting and neither could our neighbours Gordon and Jacinthe Clements. We both have concerns though and I am sure they can share theirs with you when they return from vacation.

1. We have major concerns about Parking on Oliphant. There is not enough parking on the street for the current residents so any more people trying to park on the street would not be possible. The calls to the parking commissioners are daily to stop the shoppers from parking in our residential parking area. If they log the calls there the record would show the extent of the problem. The development on Sutej got away with .6 of a parking spot per suite. This development will need at least 1 parking spot per unit. It should also not have any parking privileges on Oliphant St.

2. The building is too high for this area. It will block too much sunlight and overpower the Cook St. Village.

3. There also needs to be parking for the commercial development of else where will the customers park? The residents of Oliphant can't give up their parking for shoppers or residents of the new building.

thanks very much for considering our concerns.

Jeff and Karen Smith 1032 Oliphant St.  
[REDACTED]

## Janice Appleby

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**From:** webforms@victoria.ca  
**Sent:** Wednesday, August 05, 2015 11:56 AM  
**To:** mayorandcouncil@victoria.ca  
**Subject:** Request a CALUC meeting for the Cook & Oliphant rezoning proposal

From: Steve New  
Email : [REDACTED]  
Reference :  
Daytime Phone : [REDACTED]  
Dear Mayor Helps and Council,

Please schedule a CALUC meeting for the Cook & Oliphant rezoning proposal in the Cook Street Village. I'm told there were serious irregularities with what was called a CALUC meeting on this rezoning, held late last year. The recent meeting held by the proponent in the parking lot of Big Wheel Burger in the Cook Street Village was a 'sales pitch' and did not provide for meaningful discussion.

I'm a resident of the neighbourhood and I was President of the community association in the 1980's. The designation of the Cook Street Village and Fairfield Plaza as 'large urban villages' of up to six stories in height is problematic.

Thanks you, Steve New

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[REDACTED]



03/08/15

To: Mayor and Council and the Director of Planning, of and for the City of Victoria  
From: Wayne Hollohan 15 Cook Street and a concerned resident of Fairfield and Victoria

**I attended the open house on the 29/07/15 for the development proposal at Cook and Oliphant. Below are my reasons for attending, my observations, my concerns and my request.**

Given the controversy over the CALUC meeting in December, I thought this would be a great opportunity to hear what other people had to say about the project and observe the event. (There was no presentation)

- I did not comment on the project unless asked.
- And then I limited my remarks to having concerns over the height, massing and lack of setbacks.
- Any questions asked to me, I referred then to the information provided on the project boards.
- If the information was not available there, I referred then to Mr. Cole or one of his representatives.

**On a positive note**, I thought the open house, as far as turnout and interest, was very successful. Most people who attended were certainly more interested in the proposal than the offer of free burgers & fries. For the most part, Mr. Cole and his representatives let the project speak for its self, rather than anyone trying to sell it to you.

#### **My observations**

- Allot of people within 100 meters of the project **did not** receive an invitation to the open house.
- People standing around with clipboards, steering at you and taking notes, was a bit unsettling.
- There were no "data table" to be found. No information on, height, stories, setbacks, zoning, number of units or other such information on any of the project boards or in print.
- There were only technical drawings. Without any explanation of what all the lines and figures were refereeing to made it difficult for people to interpret the drawings. Leaving basic questions unanswered.
- A significant number of people were asking questions, but didn't feel comfortable about approaching anyone for answers other than other people asking similar type questions.
- Most who were not supportive of the project, didn't feel comfortable having to give out all their personal contact information, which was a requirement to fill out a comment card.
- For the majority of people this was the first time seeing the project and they were inquiring if this was the only meeting and or opportunity to see and learn more about the project.
- A hell of allot of people were inquiring on how we came to be building up to 6/5 story in the village.
- Not one of those people were aware of the **(large and small urban village designation)**
- All Mr. Cole's friends, family, employee's and supporters seem to be actively in attendance.

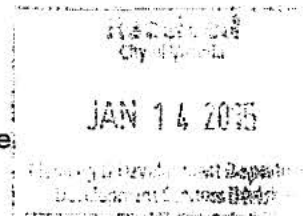
If I were a person who didn't feel comfortable in asking a question or voicing an opinion in a one sided environment, I would say it was a fine introduction and *when will there be the opportunity* to do so in a natural environment, where I can be confident my thoughts will be presented directly to Mayor and Council.

It's time for someone to show some leadership and *request another CALUC meeting with a 200 meter mailout*, for its not going to come from the Chair of the FGCA Planning and Zoning Committee. Who thought the "open house" was a tremendous success. Yet also said, the request for another CALUC meeting will be based on the outcome of the open house. CALUC meetings should be based on the need for a fair consultation process.

THANK YOU

Anita Walper

**From:** valeriewat [REDACTED]  
**Sent:** Tuesday, Dec 16, 2014 11:03 PM  
**To:** planandzone@fairfieldcommunity.ca  
**Cc:** pmadoff@shaw.ca  
**Subject:** Redevelopment proposal for area including 1041 Oliphant Ave



Dear Mr. George Zadok,

I hope I am sending this to the right person. If not, please share or redirect as needed.

I was unable to attend the rezoning application meeting yesterday regarding the proposed redevelopment of the area on Cook Street including 1041 Oliphant. Therefore, I am submitting this written letter of extreme concern over how this redevelopment, particularly of 1041 Oliphant, will negatively affect the Cook St. Village and the surrounding neighbourhood.

I used to live at 1041 Oliphant (The Carmel) for about 6 years. I raised my young daughter there in a lovely "community" that was The Carmel. With only 5 suites, it was a close-knit and supportive environment that also connected well with the nearby neighbours--something that is hard to find these days. It is a beautiful character building which I strongly believe should be designated as a heritage building. The City's own Humboldt Valley plan specifically recognizes such special character buildings as promoting community by their direct access to the street, front steps to sit on, etc. Buildings like The Carmel are an integral part of why Cook St. Village is such a popular place for people to visit or live in, and why Fairfield, and Victoria overall, is such an attractive place that draws many.

The more that buildings such as this are torn down and replaced with sterile new condos and shops, the more you chip away at the very essence of Victoria and the quality of life that is so well known and essential for safe and inviting neighbourhoods.

I beg you to please oppose/stop the redevelopment of the proposed area of Cook St., and at the very least 1041 Oliphant.

Thank you,  
Valerie Watanabe  
[REDACTED]  
  
[REDACTED]

## Janice Appleby

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**From:** webforms@victoria.ca [REDACTED]  
**Sent:** Tuesday, May 05, 2015 4:28 PM  
**To:** mayorandcouncil@victoria.ca  
**Subject:** Mayor and Council email

From: Jeanette Aubin  
Email : [REDACTED]  
Reference :  
Daytime [REDACTED]  
Dear Mayor and Council,  
Re: Proposed Development at Cook and Oliphant

As a frequent visitor to the Cook St. Village as I live 3 blocks away, I am writing to request another CALUC meeting and presentation from the developer, as the original meeting notices were only sent out to residents 100 meters from this proposed commercial residential development. This development will have significant long term impact on the historic Cook Street Village and the residents in the area who frequent the village. Further thorough consultation is required and a plan put in place for the future of the village.

Best regards,  
Jeanette Aubin

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[REDACTED]

Anita Walper

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From: Mike Birch [REDACTED]  
Sent: Dec 17, 2014 11:50 AM  
To: planandzone@fairfieldcommunity.ca  
Subject: Regarding Redevelopment at Cook and Oliphant



To --- George Zadar, Dec. 17 2014

Hi George

I attended the Association meeting ( Dec 15 ) regarding the redevelopment proposal at Cook and Oliphant. The moderator said i could send you my comments.

I am not opposed to the development in general. The developer referred to the Community plan for guidance in the design

One concern is the extent of the Commercial and Retail . On the Community Plan it extends to Leonard St. which is opposite the playground on Cook Street although that does not seem likely that is the way I understand the C.Plan .Do we need Commercial and Retail extened to here? At this time the Retail ends the at the opposite side of Oliphant Street (or the Used Book Store ). This project creates a new Retail strip futher south to opposite Chapman Street. If this projects gets approval the owners of the properties ( 2 -- 3 story walk up rentals ) opposite this project would have a good case to ask for redevelopment of their properties to Retail/Commercial space if they wanted , which in theory moves the south end of retail strip to Chapman St.

When I received the project notice my thought was it would be fine to have additional Retail at the corner of Oliphant and Cook ( which would be opposite the Drug store and fit the streetscape,) but not down the the Cook Street frontage of the project .

My question is where do you want the Retail to end? Is there a point where the Village loses its feel and the Retail sprawl is a negative.

My opinion would be to add retail density into the existing Village as it is now and NOT to spread it out.

I think the height of the building should be same as the existing Condo at Cook Street and Park St. and any new retail should face Oliphant and not on Cook St

Thank You .. Mike Birch [REDACTED]

If you could send me a received note that would be appreciated

**Janice Appleby**

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**From:** JSBeadle [REDACTED]  
**Sent:** Sunday, April 19, 2015 12:19 PM  
**To:** mayorandcouncil@victoria.ca  
**Cc:** Jennifer  
**Subject:** Rezoning Application for 212, 214, 220 Cook and 1041 Oliphant

I am writing to request another community mail out and meeting to learn more about the future development in Cook Street Village and Fairfield in general. I live approximately 2 blocks from the proposed development in the village and do not recall any mail out, meeting or announcements to advise residents of the proposed changes prior to the announcement that the development was being considered.

I understand the need for change and for renewal however the proposed height of the building and the lack of setbacks concern me on this and future developments.

Thank you for your help.

Jennifer Beadle

301 Moss

## Janice Appleby

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**From:** Monica Dhawan  
**Sent:** Thursday, April 16, 2015 5:27 PM  
**To:** Development Services email inquiries  
**Subject:** Public Feedback - 1041 Oliphant

Hi,

Please store the below in Tempest.

Thanks,  
Monica

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**From:** Gillian Bryan [REDACTED]  
**Sent:** Thursday, April 16, 2015 2:44 PM  
**To:** mayorandcouncil@victoria.ca  
**Subject:** FW: Cook Street development

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**From:** Gillian Bryan [REDACTED]  
**Sent:** Tuesday, April 14, 2015 12:55 PM  
**To:** 'mayorandcouncil@victoria.ca'  
**Subject:** Cook Street development

I am a resident of the Cook Street Village area for over 35 years. My home email is [REDACTED]. It was with dismay that I read some weeks ago of the plan to build a 6 story development on the south edge of the village. It appeared that this was acceptable within current zoning. Not many years ago when another large development was proposed for the village, the residents were assured that the Cook Street Village plan would restrict this to 3 stories. Now, apparently, we have been quietly upgraded to being an 'urban village' and the allowable building height is changed. I do not recall any sort of notice or requested input for this change. This is my village and I want to be part of the consultative process that threatens to change it. Being familiar with the progressive growth that has changed similar Vancouver neighbourhoods in many negative ways, I have reservations about beginning this process here. I would like to join my voice to others in requesting a town meeting as a forum for public response and a search for a compromise that would preserve the small village nature of Cook Street while allowing the developer to erect a financially profitable building.

Gillian Bryan  
1139 Leonard Street

## Janice Appleby

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**From:** Alison Meyer  
**Sent:** Tuesday, August 11, 2015 3:01 PM  
**To:** Anita Walper  
**Cc:** Charlotte Wain  
**Subject:** FW: Cook St. & Oliphant development proposal

Another letter to eventually be attached to the PLUC report

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**From:** Leanne Taylor  
**Sent:** Tuesday, Aug 11, 2015 1:06 PM  
**To:** Alison Meyer  
**Subject:** FW: Cook St. & Oliphant development proposal

FYI. We also received a formal letter from the Fairfield/Gonzales CALUC.

**Leanne Taylor, MCIP, RPP**  
Senior Planner  
Sustainable Planning and Community Development  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0561 F 250.361.0386



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**From:** Chris Coleman (Councillor)  
**Sent:** Friday, Aug 7, 2015 2:38 PM  
**To:** George Zador; Charlotte Wain  
**Cc:** Leanne Taylor; Brian Sikstrom  
**Subject:** RE: Cook St. & Oliphant development proposal

Thanks for this e-mail George,

I fully understand the request look forward to the discussion with Development Staff.

Cheers & have a glorious weekend,

Chris Coleman

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**From:** George Zador [<mailto:planandzone@fairfieldcommunity.ca>]  
**Sent:** Friday, August 7, 2015 2:34 PM  
**To:** Chris Coleman (Councillor); Charlotte Wain



**Cc:** Leanne Taylor; Brian Sikstrom  
**Subject:** Cook St. & Oliphant development proposal

Dear Councilor Coleman and Development Services staff,

The purpose of this letter is to request your support in calling a second CALUC meeting for the proposed Cook and Oilphant re-zoning project.

This request comes from the Fairfield-Gonzales Community Association (FGCA) Board of Directors, the Association's Planning and Zoning Committee (CALUC), and Association senior staff.

To date we have held off requesting a second CALUC meeting, primarily, until revised plans submitted by the developer were available. We are also aware that such revised plans were shown at a recent Open House (arranged by the developer), and to which various groups have estimated that between 200-300 people attended over the course of the event.

Over the last several months, the FGCA has consistently continued to hear feedback and interest from the community as to this project, and the numbers of people showing such interest has only seemed to increase. Indeed, the numbers who showed up for the developer's Open House are a far cry from the approx 35 people who attended our (first) December CALUC meeting. In addition, we have had 20-40 people show up for several of our recent Board meetings, solely in the hopes that discussion of this project would be on our agenda (which, unfortunately, was not possible in a format that would have provided a full exchange of information and viewpoints). And, the FGCA continues to receive many calls and emails from the community for the Association to host a second CALUC meeting as soon as possible.

Furthermore, the first CALUC meeting for this project, held in December 2014, continues to receive critical community feedback as to: (1) being poorly timed within the busy holiday season, and so many potentially interested parties were unavailable or away; (2) being not publicized widely enough as, given the size and nature of the proposed project, a 100m notification distribution was insufficient to encompass enough of the potentially impacted parties; and (3) the presentation and documentation provided at the meeting were not complete as to the norms specified for such meetings. And, with hindsight, we agree with these concerns raised by the community.

And, given that the revised project plans are now in hand, and notwithstanding the showing of these plans at the recent Open House, we do not feel that the developer's Open House provided a sufficient venue for the community to openly voice their thoughts, nor to properly measure and collate public commentary, and to which the City could review and evaluate such commentary.

Therefore and for all the above stated reasons, the FCGA strongly requests the calling of a second CALUC meeting with a 200m notification radius.

We believe this request is timely and supports the ever-expanding community interest in this development. A second CALUC meeting would also: (1) provide an appropriate forum to have the development proposal presented in its entirety, and have information clarified if need be; (2) give the community the opportunity to voice their questions and or comments in a neutral setting; and (3) subsequently provide this information to City Planning and Mayor and Council, to assist in their evaluation of this project. Approving this request would also support a core mandate of the FGCA (and through it, it's CALUC): to always be supportive in providing

opportunities for the open exchange of information (and discussion) on topics of importance to our community.

Subject to your supporting this request, our intent is to hold this second meeting in September (when community and committee members have returned from holidays), as well as have no other projects on the agenda to ensure sufficient time for all voices to be heard.

Given the wide interest amongst our community for his project, we would also welcome the attendance of our Council liaison and, possibly, other City staff, subject to their availability.

We would add that, to date, we have very much appreciated the willingness of the developer to participate in communications about this project and, therefore, would hope the developer would see a second CALUC meeting as a (further) opportunity to provide information and generate community support.

We look forward to a favourable response to our request, upon which we will schedule a suitable date and location for the meeting.

Thank you for your understanding in this matter.

Doug Tolson, Vice-President, FGCA Board of Directors  
Joan Kotarski, Executive Director, FGCA  
George Zador, Chair, FGCA CALUC

**Janice Appleby**

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**From:** webforms@victoria.ca [REDACTED]  
**Sent:** Monday, May 04, 2015 9:59 AM  
**To:** mayorandcouncil@victoria.ca  
**Subject:** Mayor and Council email

From: Loesha Donaldson

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Re: Proposed development at Cook and Oliphant

I am writing to Request another CALUC meeting and presentation from the developer as the original meeting notices were only sent out to residents 100 meters from this proposed commercial residential development. This development will have significant long term impact on the historic Cook Street Village and the residents in the area who frequent the village. Further thorough consultation is required and a plan put in place for the future of the village.

Thank you for your consideration.

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[REDACTED]

## Janice Appleby

---

**From:** webforms@victoria.ca  
**Sent:** Thursday, August 06, 2015 3:06 PM  
**To:** mayorandcouncil@victoria.ca  
**Subject:** Mayor and Council email

From: Helen Durie

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Re Urban Core's proposed development at Cook/Oliphant Sts. I attended the developer's Open House last week - there was a good turnout and good to learn latest details of the project.

I urge you to require that the plans be further modified. The proposed building is too high and too massive for its location, and needs to be set back further from the boulevard. I appreciate that some level of development is inevitable, but it needs to meet the terms of the community plan and current zoning. If zoning is changed to allow commercial development at this location, doesn't this open the door to future commercial development all the way down the east side of Cook St. and in other nearby areas that are currently zoned as residential.

Thanks for giving consideration to my concerns, and thanks for all that you do on our behalf.  
Helen Durie  
Cook St. Village area resident

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[REDACTED]

**Janice Appleby**

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**From:** Melanie and Morgan Finley [REDACTED]  
**Sent:** Thursday, March 12, 2015 1:08 PM  
**To:** Councillors; [REDACTED]  
**Subject:** Proposed Development at Cook and Oliphant

To Mayor Lisa Helps and the City of Victoria Councillors,

I am a Fairfield resident and homeowner and I have only recently become aware of the proposed development at Cook and Oliphant. I am disappointed to discover that a five to six story structure is being considered at this location. I am opposed to this development as it is described by the developer Leonard Cole in the Fairfield Observer in issue #8 March 2015. Cook Street Village has the potential to grow into an attractive vibrant community center with the charming feel of a village. The proposed development is much too high and inappropriate for a "village". There are no buildings of that height along the whole stretch of Cook Street Village. It surprises me that Victoria City planners would even consider any buildings in that area that are higher than 2 or 3 stories.

We have an unfortunate legacy of uninspired and unattractive developments in Victoria. A clear community plan for this region is needed to ensure the City maintains those areas with charm and/or a heritage feel that remain. I believe it is the responsibility of our elected City Council and Mayor to provide clear guidance on local development projects to ensure social community sustainability. I feel that as tax payers in this region we should have a say in the future of our area. I also believe that the current real estate market will be supportive of attractive low-rise developments on lots such as the one described above and that we do not need to build higher to increase density in the region.

Thank you, Morgan Finley

## Janice Appleby

---

**From:** [REDACTED]  
**Sent:** [REDACTED] 12:21 PM  
**To:** mayorandcouncil@victoria.ca  
**Cc:** Donald Huhn  
**Subject:** Rezoning Application for 212, 214, 220 Cook and 1041 Oliphant

I am writing to request another community mail out and meeting to learn more about the future development in Cook Street Village and Fairfield in general. I live approximately 2 blocks from the proposed development in the village and do not recall any mail out, meeting or announcements to advise residents of the proposed changes prior to the announcement that the development was being considered.

I understand the need for change and for renewal however the proposed height of the building and the lack of setbacks concern me on this and future developments.

Thank you in advance for your help.

Donald Huhn

301 Moss

**Janice Appleby**

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**From:** [REDACTED]  
**Sent:** Tuesday, March 10, 2015 12:08 PM  
**To:** Councillors  
**Subject:** Cook St Village proposal

Dear Victoria Mayor and Council

Just back from a month away to read about the proposal for the south end of Cook St village.

We are opposed to the scale of the development-too high and too massive a streetscape façade. It would make that whole block with, I think, the exception of one house a solid wall of buildings up to the apartment of the corner of Cook St and Park Blvd..

Many of us remember the 1960's and 70's when many houses along Cook St and other parts of Fairfield were consolidated by developers, demolished and the featureless apartment blocks that now line Cook St from Fort St down were built.

If the existing buildings have to go there should not be a commercial component and something more along the lines of well and interestingly designed and landscaped mix of town houses and apartments would be a better fit.

The loss of rental units also needs to be addressed.

Sincerely

Claire Jackson

1137 May St  
[REDACTED]

## Janice Appleby

---

**From:** mayorandcouncil@victoria.ca  
**Sent:** Monday, May 04, 2015 8:50 AM  
**To:** Development Services email inquiries  
**Subject:** Public feedback - 1041 Oliphant

Good morning,

Please file this in Tempest as well

Thanks,  
Monica

-----Original Message-----

From: webforms@victoria.ca [REDACTED]  
Sent: Monday, May 04, 2015 8:28 AM  
To: mayorandcouncil@victoria.ca  
Subject: Mayor and Council email

From: James Kyles  
Email: [REDACTED]  
Reference :  
Daytime Phone : [REDACTED]  
Dear Mayor and Council:

Re: Proposed Development at Cook and Oliphant

I am writing to Request another CALUC meeting and presentation from the developer as the original meeting notices were only sent out to residents 100 meters from this proposed commercial residential development. This development will have significant long term impact on the historic Cook Street Village and the residents in the area who frequent the village. Further thorough consultation is required and a plan put in place for the future of the village.

Thank you for your consideration.

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[REDACTED]



## Janice Appleby

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**From:** Larry Lewis [REDACTED]  
**Sent:** Saturday, April 11, 2015 1:56 PM  
**To:** mayorandcouncil@victoria.ca  
**Subject:** Cook/Oliphant proposed building

Having just seen the proposal, I have to say that whilst this is fine example of the new barbarism that could possibly suit the highway-ajunct Langford lifestyle, to situate a building of that scale here in the Cook st Village would be a huge mistake.

In my opinion, the ongoing loss of rental property at reasonable/fixed income levels in order to accomodate well-heeled new residents from outside the area is a trend that sadly encourages such proposals by carpetbagger developers.

By perpetuating this trend it is little wonder that we have a growing population of homeless in our city.

I urge the Mayor and the more sensible members of council to reject this proposal.

Lawrence Lewis  
#3 - 257 Cook St  
20yr Cook St Village resident

## Janice Appleby

---

**From:** mayorandcouncil@victoria.ca  
**Sent:** Monday, May 04, 2015 8:48 AM  
**To:** Development Services email inquiries  
**Subject:** Public feedback - 1041 Oliphant

Good morning,

Please file in Tempest

Thanks,  
Monica

-----Original Message-----

From: webforms@victoria.ca [REDACTED]  
Sent: Sunday, May 03, 2015 9:16 PM  
To: mayorandcouncil@victoria.ca  
Subject: Mayor and Council email

From: Gillian Ley  
Email : [REDACTED]  
Reference :  
Daytime Phone : [REDACTED]  
Dear Mayor and Council:

Re: Proposed development at Cook and  
Oliphant

I am writing to Request another CALUC meeting and presentation from the developer as the original meeting notices were only sent out to residents 100 meters from this proposed commercial residential development. This development will have significant long term impact on the historic Cook Street Village and the residents in the area who frequent the village. Further thorough and extensive consultation is required and a plan put in place for the future of the village.

Thank you for your consideration.

Sincerely,  
Gillian Ley  
Owner  
305- 999 Burdett Avenue  
Victoria BC V8V 3G7

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[REDACTED]

## Janice Appleby

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**From:** Janet L [REDACTED]  
**Sent:** Sunday, April 12, 2015 12:16 PM  
**To:** mayorandcouncil@victoria.ca  
**Subject:** re:Oliphant and Cook Streets project

I believe the proposed project at Oliphant and Cook Streets will further destroy the friendly neighbourhood atmosphere that made this area so attractive to me when I moved here 20 years ago. In 1997 the outcry from a majority of the community when the Sutej Street project was first proposed, managed to stall and finally get some down-sizing of that project. But it has realized many of the problems that community members foresaw then; increased traffic noise and congestion, empty commercial spaces, more parked cars obstructing Sutej Street. All of these situations are dangerous and daily to residents and to the many pedestrians who come to visit the village.

Outsized projects like the one proposed for Oliphant and Cook are not only inappropriate and aesthetically repugnant, but a destructive force against the community. Be forewarned that 3 hearings in townhall will not accommodate the numbers of people who will come together again to object to this monstrous project.

I urge the mayor and council to explore more creative paths for creating jobs and tax sources rather than relying on the development industry to build more buildings that will sit empty because speculators want greater and greater profits. Affordable and appropriate housing please with consideration for neighbourhoods that already exist.

Sincerely,  
Janet Lundman  
#3 1060 Sutej Street

**Janice Appleby**

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**From:** Rick Olding [REDACTED]  
**Sent:** Tuesday, March 10, 2015 12:51 PM  
**To:** Councillors  
**Cc:** [REDACTED]  
**Subject:** Cook St. Village

I am writing to express my opposition to the Urban Core Ventures (UCV) development proposal for the Cook St. Village neighbourhood. The last major development permitted in the Village (Castana) left a legacy of expensive chain store retail outlets, unaffordable accommodation and compromised view lines. From what I have seen of the UCV venture, we can expect more of the same if it is approved. This is not a good recipe for preserving and enhancing the neighbourhood qualities that make visiting the Village such a desirable and high quality experience. We don't need a mini Kitsilano in Fairfield.

At a minimum, this proposal should not come before Council for approval before an extensive community consultation process is conducted and sufficient time is allowed for completion of a comprehensive Local Area Plan (as called for in Victoria's Official Community Plan).

Sincerely,

Rick Olding  
#412-1025 Linden Avenue

## Janice Appleby

---

**From:** Monica Dhawan  
**Sent:** Wednesday, April 22, 2015 11:25 AM  
**To:** Development Services email inquiries  
**Subject:** Public Feedback - 1041 Oliphant  
**Attachments:** Friday April 17. letter to Mayor and Council acrdoc.doc

Hi,

Please store in Tempest

Thanks,  
Monica

---

**From:** Anne Russo [REDACTED]  
**Sent:** Monday, April 20, 2015 10:49 AM  
**To:** Lisa Helps (Mayor); Councillors  
**Subject:** Oliphant & Cook St Development Proposal

1017 Oliphant Avenue, Victoria BC V8V 2T9

Friday April 17, 2015

Re: Development Proposal 220 Cook Street at Oliphant Avenue

Dear Mayor Helps and Council

I am unhappy with the apparently inadequate process of community consultation to date for the proposed development at 220 Cook Street. I am a close neighbour to the development site.

As I was out of town for the December 15<sup>th</sup> meeting of the Community Association Land Use Committee (CALUC) at Fairfield-Gonzalez Community Association, I relied instead on the CALUC process that I am familiar with to guide proceedings in a constructive manner. In recent weeks I have investigated the proposal and attended the April 13 meeting of FGCA when the matter was on the agenda. I have been dismayed to hear the confusion and concern raised by neighbours who did attend the Dec 15 meeting, whose complaints include, but are not limited to, the absence of plans and architectural renderings for the project they were expecting to comment on at the CALUC meeting and the absence of any FGCA Board, or Planning & Zoning Committee members, from the meeting. I feel disappointed and uneasy.

Like most of our neighbours, my family and I would like Cook Street Village to continue to reflect and incorporate the values that brought us to this neighbourhood - broad sunlit sidewalks that welcome foot traffic, children's strollers, seniors' walkers and scooters and dogs; space for coffee conversations; green boulevards and mature trees; affordable, child friendly family housing; locally owned businesses and a reflection of green building standards in buildings that do not overwhelm.

We would also like to feel confident that our values are respected. Community consultation need not be contentious and the CALUC policy outlines a procedure that when followed is respectful and productive. I would like to re-start this CALUC-directed community engagement process, to genuinely engage local residents who are *not averse to development*. I am asking for support for a constructive, collaborative approach to community consultation, which could deflect potential contention; an approach by which everyone, including the developer, could benefit.

Sincerely,

Anne Russo

Anne Russo  
1017 Oliphant Avenue  
Victoria BC V8V [REDACTED]  
[REDACTED]

## Janice Appleby

---

**From:** Anne Russo [REDACTED]  
**Sent:** Monday, March 23, 2015 2:09 PM  
**To:** Councillors  
**Subject:** Cook St at Oliphant Ave Development Proposal

Dear Mayor Helps

Re: development proposal for Cook Street and Oliphant Avenue

I appreciate hearing that the city will consider a new meeting before the Fairfield Gonzales Planning & Zoning Committee to hear residents' concerns about this proposal.

We live on Oliphant Avenue in a four generation family home and we love the neighbourhood and the village for its welcoming diversity of age, income and background and for its walkable, foot-friendly locally owned shopping and activity area. The 61 unit plus commercial space proposal as outlined by Leonard Cole of Urban Core Ventures raises the following concerns:

- Our residential neighbourhood will lose family friendly, affordable housing units
- We will lose the long term resident families *and* their children who live in the existing housing.
- Total parking for an additional 76 cars, accessed apparently from the lane on Oliphant Avenue, will exacerbate our major concern for our neighbourhood: congested and sometimes careless driving along a narrow residential block with heavy foot traffic which includes seniors and children.
- Parking for an additional 76 cars - and additional visiting cars that extra commercial use will bring, strains our neighbourhood's focus on human scale, walkable shopping and social areas
- The proposed height would set a new standard and precedent for other developers and is out of character for the location
- The Cook Street Village guidelines call for residential use only from this corner south.
- Commercial capacity in the village currently exceeds demand with long term and new vacancies in several village locations.

Leonard Cole has described his vision "for this project to become an integral part of the Village". I would like to think some further up-front conversation could result in a plan we can all embrace.

Thank you to City Council for considering a further assessment of the proposal with the community.

Sincerely,

Anne Russo  
1017 Oliphant Avenue  
Victoria BC [REDACTED]  
[REDACTED]

## Janice Appleby

---

**From:** Jake Smith [REDACTED]  
**Sent:** Saturday, April 11, 2015 5:16 PM  
**To:** victoriabc@shaw.ca  
**Cc:** mayorandcouncil@victoria.ca  
**Subject:** Cook and Oliphant development  
**Attachments:** cook.jpg

Hello Anonymous,

I have received a copy of your pamphlet citing your concerns about the proposed Cook and Oliphant development.

Thank you for reminding me to contact the Mayor and council regarding this proposal. I too have concerns about the planned development, mostly that it won't get built due to the misinformation being spread about it.

Villages are precisely where density should be located, and who better to benefit from this increase than the local merchants and people employed in the village. The current properties are a prime example of where development historically went wrong and the proposal on the table is an excellent way to begin remedying the mistakes of the past. It's just a shame that it isn't as tall as you falsely claim it to be in your handout.

It's time community organizations stop fighting development tooth and nail and instead help to shape an economically healthy city for generations to come.

Sincerely,  
Jake.



## Janice Appleby

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**From:** Mark Strudwick [REDACTED]  
**Sent:** Wednesday, March 11, 2015 8:30 PM  
**To:** Councillors  
**Subject:** Cook Street Village Proposal

Dear Mayor Helps and Victoria City Councillors,

I am writing this to express my concern for the re-development of Cook Street Village at its south end. The proposal as it stands, is much too big, and even at half the size, is too great. Part of the charm of our neighbourhood is that it still contains rental homes for people to live here who would not be able to buy. There are plenty of large, characterless, monolithic structures in the city's core and it is a pleasure to not have to see them here. To propose a complex of 61 units is completely out of character for the neighbourhood and will cause much disruption and change its character from being family-oriented to one for whom only wealthy singles or couples can afford. Judging by the vacancies that still exist and how long it has taken to get tenants at the nearby Castana, a building this size is not needed and we could expect much of it to sit vacant for long periods of time.

Next there is parking: assuming a conservative estimate of 90 people living in the 61 units, plus employees in the businesses below, just providing a lot on one corner of the property does not ensure it will be used. It will create chaos for those already living in the area and the existing businesses such as the doctor's office and the pizzeria, which will be greatly impacted to a negative extent. I live on Moss street with character conversions across from us - parking is on-site for these residents, but it does not account for owners with more than one car, nor those who use their parking for storage and then choose to park on the street. My point is that neighbours and the existing business's patrons will be impacted whether they like it or not.

Finally there are esthetics: a 5-storey building dwarfing all else in its vicinity is again, unnecessary and unwanted. I believe a new development of two storeys with a smaller footprint, is reasonable, but nothing higher than that as it creates an unsavoury wind-tunnel effect that exists on Humboldt street (and commonplace in Vancouver), with tall buildings dwarfing any remaining trees, blocking the sky and sun and the people scurrying in-between.

Sincerely,

Mark Strudwick

## Janice Appleby

---

**From:** Monica Dhawan  
**Sent:** Tuesday, October 06, 2015 2:28 PM  
**To:** Development Services email inquiries  
**Subject:** Public Feedback: 1041 Oliphant and 220, 214, 212 Cook Street

For your records.

Thanks,  
Monica

-----Original Message-----

**From:** Gordon Thomson [REDACTED]  
**Sent:** Thursday, September 17, 2015 9:54 AM  
**To:** Lisa Helps (Mayor)  
**Subject:** Proposed New Development at 1041 Elephant and 220, 214, 212 Cook Street

Dear Mayor Helps,

I live two blocks from Cook Street Village which is currently one of the most vibrant commercial areas in Victoria. When you visit you will observe an active streetscape and no empty storefronts.

A significant contributor to this commercial success is the many outdoor coffee shops and cafe patios and eating areas found in the village. While these are shaded from the sun in the summer by the deciduous trees in the village, in the winter the sun shines on to these areas. This makes them active all year round.

The current buildings in the village, because of their limited height, do not prevent the sun from reaching the sidewalk and patios across the street.

I oppose approving the height of this proposed development. The proposed height of this development will result in sidewalks, patios and commercial and other establishments across the street being shaded during the winter when the sun does not rise high enough to shine over the building.

If the extra height is approved in this part of village then it will also be used as a precedent to justify increased heights for other new developments in the village. It will lead to a decline in street and commercial activity and create a negative change in the character of the village for both local residents and for the tourists who visit.

I am surprised that a municipal government that has stated it is committed to building small business, increasing commercial activity and has expressed an interest in environmental issues such as permaculture principles would not wish to preserve and enhance the character and commercial success of Cook Street Village.

While I support the necessary densification in the downtown core, the success of that initiative will be enhanced by preserving contrasting, complementary and vibrant villages in other areas of the city.

I would ask that you do not approve the current development and also take the steps necessary to ensure the community plan is amended to preserve the character and commercial viability of Cook Street Village.

Thank you.

Sincerely,

Kim Carter

## Janice Appleby

---

**From:** Monica Dhawan  
**Sent:** Monday, April 27, 2015 11:05 AM  
**To:** Development Services email inquiries  
**Subject:** Public Feedback: 1041 Oliphant

Good morning,

Please store in Tempest

Thanks,  
Monica

-----Original Message-----

From: webforms@victoria.ca [REDACTED]  
Sent: Friday, April 24, 2015 9:05 AM  
To: mayorandcouncil@victoria.ca  
Subject: Mayor and Council email

From: [REDACTED]  
[REDACTED].com

Reference :

Daytime Phone : 2 [REDACTED]

I am really concerned about the proposed building at the corner of Cook & Oliphant Streets in the Cook St. Village. After my morning walk to and from the village, I decided to register this concern. The building, as proposed, is just too darn big. I'm afraid it will block the sightlines through the village, making it feel closed in. I am not against development and think the other new builds have fit into the village very well. Please have the developer revise the plans. Bigger is not better.  
Sincerely,  
Laurie Tighe

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[REDACTED]

## Janice Appleby

---

**From:** Diana Van Heerden [REDACTED]  
**Sent:** Saturday, April 11, 2015 12:51 PM  
**To:** mayorandcouncil@victoria.ca  
**Subject:** building height Cook St Village- reconsider

I understand that development approval has been granted for a 6 story cond/apartment development flush to the sidewalk on Cook St. I am sure that this proposal would have been advertised in the usual way and like most I am guilty of not reading the proposals online where one is directed by the signs to do so.

Please halt this development until the residents and users of the village have a real opportunity to voice their concerns. I am not opposed to development per se but would hate to see Cook St Village lose its character and soul.

Sincerely

Diana Van Heerden  
801-240 Douglas St  
Victoria, BC

## Janice Appleby

---

**From:** Monica Dhawan  
**Sent:** Friday, April 17, 2015 11:06 AM  
**To:** Development Services email inquiries  
**Subject:** Public Feedback - 1041 Oliphant

Hi,

Please store in Tempest

Thanks,  
Monica

---

**From:** John Veillette [REDACTED]  
**Sent:** Thursday, April 16, 2015 9:02 PM  
**To:** mayorandcouncil@victoria.ca  
**Subject:** Fairfield Community Plan

I am requesting another community mailout and meeting. Large Urban Village is not a good fit for Cook Street Village. Please reconsider the Small Urban Village designation. Four stories is quite enough. Six stories would leave us with a dark canyon.

John Veillette,  
63 Howe Street,  
V8V 4K2

## Janice Appleby

---

**From:** Monica Dhawan  
**Sent:** Wednesday, June 10, 2015 4:21 PM  
**To:** Development Services email inquiries  
**Subject:** Public Feedback - 1041 Oliphant

Hi,

Please store in Prospero

Thanks,  
Monica

-----Original Message-----

**From:** Suzanne Snizek [REDACTED]  
**Sent:** Wednesday, May 13, 2015 4:53 PM  
**To:** Lisa Helps (Mayor)  
**Subject:** cook street village proposed development

Dear Lisa,

We met in the Market on Yates, smack in the midst of your campaign. Not sure if you recall me as you were understandably pretty tired(!) but I was impressed with what you had to say and I must say I did vote for you! I am writing now to let you know that this proposed development of Cook Street village is not in our neighbourhood's best interest. The reason it is so lovely to live in the Cook street village neighbourhood is that it is just that: a village. I prefer to be surrounded by small store fronts, low rise buildings, etc. I used to live in Vancouver and the difference between it and this city is partly one of scale. I would love to see it stay this way. I have moved from place to place over the course of 25 yrs and it always has to do with towns turning into suburbs turning into cities. I would like to be able to enjoy my life and stay in Victoria and not run to Denby!

Please do not give the 'stamp of approval' to a project that was never put in front of the actual residents.

Thanks for listening.

Best Wishes

Dr. Suzanne SNizek

# 3DS Ventures Inc.

*DB-1 ~ BC Wineguys & Cook St. Liquor*

Feb 24, 2015

**Re: Letter in Support of Urban Core Ventures proposed project**

To Whom it may concern,

It has come to my attention, via a recent news article in the *Victoria News*, that a few members of the Fairfield community have sent letters to Council voicing their concerns about Urban Core Ventures' development proposal for the properties at the corner of Cook and Oliphant Streets. I would like to add my voice to the discussion in support of this project.

Leonard Cole, the owner of Urban Core Ventures, has shown an impressive openness in his approach to consulting with the neighbourhood. In addition to the City of Victoria-mandated consultation, he has already met and will continue to meet with individual residents, business owners and the strata council of the immediate neighbouring building. He has shown himself to be committed to maintaining an ongoing dialog with all community members.

The minority who currently stand in opposition to this project are, not coincidentally, the same people who also tried to prevent other recent developments that ultimately brought new life and vitality to Cook Street Village. There will always be voices of dissent anytime a change is proposed, but it's important that they are not the only voices heard.

I support positive change and look forward to seeing this project evolve and become part of the ongoing revitalization of Cook Street Village. The addition of more commercial space and good quality housing can only help make this wonderful part of the City of Victoria that much better.

Sincerely,

Glenn Barlow, President  
3DS Ventures Inc.

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

1160 Oxford Street  
Victoria BC  
V8V 2V4

March 26 2015

Re: Letter of Support for Development at Cook St and Oliphant Ave

To: Mayor and Councillors:

I enjoy being a regular at the Beagle Pub just around the corner from my home on Oxford Street. I like the Cook Street area because it is close to the water and an overall very safe neighbourhood. I have thoroughly enjoyed sitting here watching Cook Street gradually develop. I recall when the Beagle Pub was considered controversial and how it has grown to be a pillar of the Cook Street Village. Anyone who lives in the neighbourhood would be sad if it wasn't here.

I support this project as it will enhance the fabric of this urban village that I proudly call home.

Sincerely

Brian de Macedo





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

1160 Oxford Street  
Victoria BC  
V8V 2V4

March 26 2015

*Re: Letter of Support for Development at Cook St and Oliphant Ave*

To: Mayor and Councillors:

I have been coming to the Beagle pub for years and will continue to do so as it is a part of my daily routine (when the sun is shining!) I come to enjoy the sunshine from the pub's patio. I have lived in the Cook Street area since the 1950 's and thoroughly enjoy watching the Village grow.

I am excited for this project as it will improve the Village with fresh faces.

Sincerely

A handwritten signature in black ink, appearing to read "J B de Macedo". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jack de Macedo

April 2, 2015

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

#202-1075 Pendergast St  
Victoria BC  
V8V 0A1

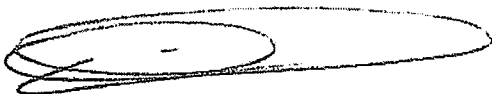
Support for Development at Cook St and Oliphant Ave

Dear Mayor and Members of Council:

I have thoroughly enjoyed working in the heart of Cook Street Village coming up on five years. I am writing in support of the proposed five-storey mixed use building as this project will inject new faces to the already energized Cook Street neighbourhood.

It is a community imperative to welcome projects that benefit the entire Cook Street Village, as this one will enhance the vitality of the neighbourhood as a whole. For this, I ask the Mayor and Members of Council to support the re-zoning application.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Dan Miller', enclosed within a hand-drawn oval border.

Dan Miller

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

608-647 Michigan St  
Victoria BC  
V8V 3J7

March 23 2015

**Re: Celebrate Great and Proudly Approve Award-Winning  
Urban Core Ventures Cook Street Project!**

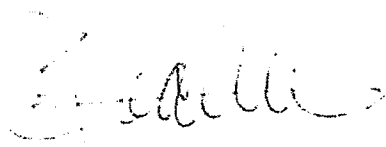
Attention Mayor and Members of Council:

I write in support of Leonard Cole's latest project at Cook St and Oliphant Ave as his design approaches are sympathetic to surrounding. Leonard believes a building should complement its environment: simple and without fussiness. A building should make the landscape more beautiful than it was before newness.

I applaud his CARE Awards 2013 Project of the Year The 'Dwell' on Despard. He followed the same principle and he is sensitive to the importance of the marriage of form and environment. There is a generosity to his architecture, a sense of art connecting with the land.

I trust Leonard's design as he will generously integrate the building with its site and neighbourhood.

Respectfully,



Jennifer Beattie

March 24 2015

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

Re: Letter in Support of Urban Core Ventures proposed  
development at Cook Street and Oliphant Avenue

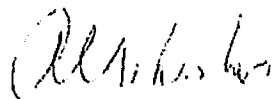
Dear Mayor and Members of Council:

Two and a half years ago, I bought a new townhouse on Chester Street. At the time, there were few options to purchase new property in the Cook Street Village area. I would have appreciated the opportunity to consider alternative suite sizes and consider the amenities the proposed development has to offer.

I chose to move to this neighbourhood because of the variety of retail and entertainment choices as well as proximity to the downtown core. If this development comes to fruition, future residents of this area will enjoy these options.

This development will be a cornerstone in the long evolution and improvements of the Cook Street Village. For this, I ask the Mayor and Council to support this re-zoning application.

Sincerely,



Adam Mikasko  
#1-451 Chester Street  
Victoria BC  
V8V 4C2

April 1, 2015

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


## COOK STREET REZONING APPLICATION

To the Mayor and Council of the Municipality of Victoria:

We appreciate the opportunity for more people to make Cook Street Village their home. Further, this project creates a welcoming space for other businesses to thrive and become a part of the community. The addition of new retail opportunities will stimulate the already-animated Cook Street Village. More retail choices draw more people to the area. We don't view new businesses as a competition but rather an opportunity to raise the quality of services as a whole.

We support the vision of Urban Core Ventures for this project to become an integral part of the Cook Street Village as well as a major attraction. We assume it will integrate well with the environment of Cook Street Village.

Respectfully,



Huguet Barbot  
Director of Operations  
Store Manager  
Mother Nature's Market & Deli  
240 Cook Street  
Victoria BC V8V 3X3

March 20 2015

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

**Re: Letter in Support of Re-zoning Application Cook St & Oliphant Ave**

I live in the Cook Street area, shop in the Village and love the changes that have appeared. I am pleased to support the proposed development for a five storey mixed use building with retail on the main floor and four storeys of residential suites above.

Adding new residents and new commercial space will enhance this already thriving urban village. I support positive change and look forward to seeing this project come to fruition.

This project and projects like this that reduce people's carbon footprint should enjoy the support of the Mayor and Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shad Roan', with a long horizontal flourish extending to the right.

Shad Roan  
1123 Richardson St.  
Victoria BC  
V8V 3C7

## Development Done Right

March 2 2015

To whom it may concern

I have been a resident of Victoria for the past 41 years and consider Cook Street Village a real close knit community with a vibrant mix of residential and commercial space with opportunity for growth done right.

I am excited to learn that there is a new development in the works for the site on the corner of Cook Street and Oliphant Avenue by an award-winning developer and well respected architect. The developer has put a lot of thought into making this new building a blended part of the cook street community. Standing at five storeys with 61 units and commercial space, this building will enhance the look of the community.

This building will definitely be a well-needed part of community growth and the sustainability of downtown Victoria for residential and commercial space.

I currently live in a LEEDS Platinum building at Dockside Green and would consider moving to a building at the proposed quality and caliber of this development.

I fully support and endorse the development of this site.

Regards



Peter Gill

March 31 2015

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


**Re: Letter in Support of Urban Core Ventures proposed  
development at Cook Street and Oliphant Avenue**

Dear Mayor and Members of Council:

I live in a duplex with separate space from my brother, Chris. I like the Cook Street neighbourhood because of the variety of retail and entertainment choices as well as proximity to the downtown core. I also appreciate the cozy village atmosphere that I call home. The proposed design of the five-storey building is tasteful and within keeping of the Village feel. This will not disrupt the character of the Cook Street Village and in fact enhance the appeal to draw more people into the area.

This re-zoning application should have the support of the Mayor and Council.

Sincerely,



Jeff Wilson  
25 Cambridge Street  
Victoria BC  
V8V 4A7



**Paul Macara  
#2-521 Linden Ave  
Victoria, BC  
V8V 4G6**

**March 31 2015**

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

**Re: Support for Urban Core Ventures proposed development at Cook Street  
and Oliphant Avenue**

**Dear Mayor and Members of Council:**

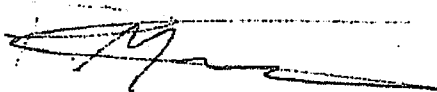
**I have lived in the Cook Street neighbourhood on and off for the last decade and have enjoyed working in the heart of Cook Street Village coming up on two years.**

**I take great delight in calling the Cook Street area my home because of the thriving vibrancy of the Village. Also, it is in town but not downtown. It is residential plus amenities and close to city core.**

**The proposed design for a five-story mixed use building is tasteful and will add energy to the pulse of the Village vibe. With this project, the Cook Street Village will reap a bounty of flavour and texture that will ultimately enhance the entire neighbourhood.**

**To keep The Cook Street Village vibrant with excitement, we as a neighbourhood need to welcome new projects like this one. For this, I urge the Mayor and Council to support this application for re-zoning.**

**Sincerely,**

A handwritten signature in black ink, appearing to be 'Paul Macara', written over a horizontal line.

**Paul Macara**

March 31 2015

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

**Re: Letter in Support of Urban Core Ventures proposed  
development at Cook Street and Oliphant Avenue**

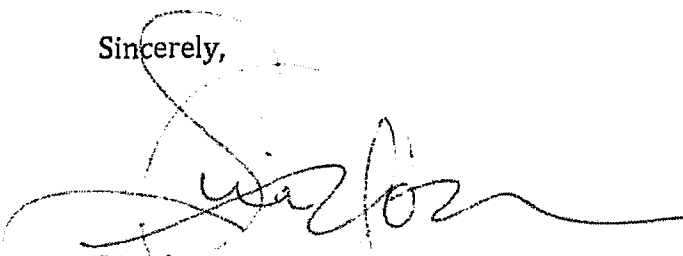
Dear Mayor and Members of Council:

In July 2014, I bought a new townhouse on Irma Street (Gorge Road East area), although I would have preferred to purchase in the Cook Street Village neighborhood. At the time, there were few options to purchase new property in the Cook Street Village. I would have appreciated the opportunity to consider alternative suite sizes and amenities such as the ones included in the development proposed by Urban Core Ventures.

I would have much preferred to live in Cook Street Village neighbourhood because of the variety of retail and entertainment choices as well as proximity to the downtown core. If this development comes to fruition, future residents of this area will enjoy these options.

This development will be a cornerstone in the long evolution and improvements of the Cook Street Village. For this, I ask the Mayor and Council to support this re-zoning application.

Sincerely,



Lisa Arora  
5-2830 Irma Street  
Victoria, BC  
V9A 1S2

March 29 2015

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

*Re: Letter in Support of proposed Cook Street and  
Oliphant Ave Re-zoning Application*

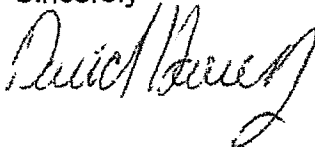
Dear Mayor and Council:

I was raised in Victoria and proudly grew up in Rockland. I have always lived in the surrounding area of Cook Street with honourable deep roots in the community. I have been a real estate agent for over twenty years and keenly aware how important housing is as part of one's lifestyle.

Part of the reason people want to live near Cook Street Village is because of the active coffee culture as well as access to specialty shops and nearby entertainment. Many people do not like to live right in the downtown core as they wish to live in a more urban village setting that is a short walk or bike ride to their work and other services available in the downtown core.

More walking residents contribute to the safety of the streets and more retail space in the area provide more amenities for everyone. For this reason, I encourage the Mayor and Council to support this application for re-zoning.

Sincerely



David Harvey  
1025 Joan Crescent  
Victoria BC  
V8S 3L3

March 27 2015

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

1-456 Chester Ave  
Victoria BC  
V8V 4C1

Re: Letter in Support of Urban Core Ventures proposed  
development at Cook Street and Oliphant Avenue

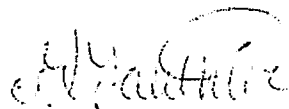
Dear Mayor and Members of Council:

I have enjoyed living in the Cook Street area for the last couple of years and most recently moved to Chester Avenue. I work nearby and love the opportunity to live so close to my work. Within a few short years, I have felt very much a part of the Cook Street Village community. I also appreciate the opportunity for more people to make the Village their home.

I am aware of the concerns of some in the community that this proposed development will damage the character of Cook Street Village. However, I believe Cook Street Village is well suited to sympathetic and well-planned expansion. This project is a tasteful example of density done right.

I look forward to this project becoming a Village institution and therefore offer my support for this re-zoning application.

Sincerely,



Ginette Gauthier

March 20 2015

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


Re: Letter in Support of Re-zoning Application for Cook St and Oliphant Ave

I have thoroughly enjoyed living in the Cook Street neighbourhood for seven years and plan to stay. I walk extensively in the area and enjoying shopping in the Village. I support this re-zoning application because this project proposes to develop one of the few sites available for densification within the Cook Street Village.

New commercial space will keep me shopping in the Cook Street Village for the majority of my retail needs.

I look forward to this project adding new retail opportunities to contribute to the vibrancy and fabric of the Cook Street Village. For this, I ask the Mayor and Council to support this application for re-zoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Tanner", with a large, sweeping initial "A".

Anne Tanner  
1123 Richardson St.  
Victoria BC  
V8V 3C7

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

2015-04-03

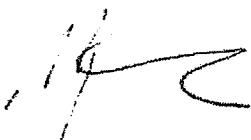
Re: Letter in Support of Urban Core Ventures proposed project  
(Cook Street and Oliphant Avenue)

Dear Mayor and Victoria City Council:

I live in Fairfield with my wife and two sons and enjoy the shops and entertainment options the Cook Street Village offers as a community. I support this re-zoning application because this is one of the few remaining spaces for any commercial expansion in the Cook Street Village. The properties were assembled for redevelopment in the 1980's and have been identified as part of the Cook Street Village since well before that time. The 1984 Fairfield Neighbourhood Plan and Cook Street Guidelines identified this site as having a potential for a four storey multi-unit residential building. This proposal for five storeys is to accommodate new ground-level commercial space. This project is also in keeping with the City of Victoria's policies and guidelines for Large Urban Villages approved in the 2012 Official Community Plan.

I am confident this will grow to be an integral part of the Cook Street Village and for this I encourage council to support this application for re-zoning.

Yours faithfully,



Mike Graw

310 Lillooet Heights  
Victoria BC V8S 0A1

**Support Leonard Cole's Cook Street development!**

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

304-1144 Rockland Ave  
Victoria BC  
V8V 3H7

2015-03-08

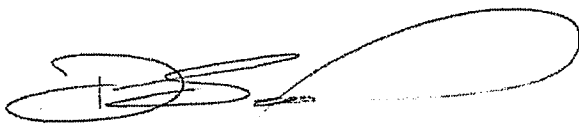
To Victoria Mayor and Councillors:

I have thoroughly enjoyed living in the Cook Street neighbourhood for seven years and plan to stay. I walk extensively in the area both for work and pleasure.

I am excited to learn that there is a new development in the works for the site on the corner of Cook Street and Oliphant Avenue by award-winning developer, Leonard Cole. Leonard has put a lot of thought into making this new building a blended part of the cook street community and judging by his previous successful projects, he is very mindful of the 'feel' of a neighbourhood.

I am encouraged to see Leonard Cole's tasteful construction added to the Cook Street Village.

Warm Regards,

A handwritten signature in black ink, appearing to read 'Darren Smith', with a large, sweeping loop at the end.

Darren Smith

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

1439 Richardson St  
Victoria BC  
V8S 1R1

03-25-2015

SUPPORT FOR COOK ST OLIPHANT AVE REZONING APPLICATION

Dear Mayor and Members of Council:

I was born and proudly raised in Victoria. I bought my house in 2009 and eagerly moved to the Cook Street area. I frequent Beacon Hill Park as my three-year old delights in playing in the park as much as possible.

I wish to offer my support for the proposed project for the following two reasons. This project will help maintain property values in the area and will create new commercial space on one of the few sites available for densification within the Cook Street Village.

I believe in the value of property in the area. Its proximity to such a family-friendly park, the downtown core and the many nearby amenities will help the Cook Street Village area keep its value. Vibrancy is critical to value. Businesses and residents benefit with the injection of new faces to keep the area interesting and progressive.

I welcome new restaurants and retail opportunities to the Cook Street Village. I believe there is more capacity for retail space and embrace choices, the creation of new retail space will offer.

This project will help maintain property values in the area because the new residents and new retail space will contribute to the vibrant pulse of the Cook Street Village. For this reason, I encourage the Mayor and Council to support this application for re-zoning.

Respectfully,



Tim Quocksister



March 2015

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

**Re: 220 Cook Street**

Dear Mayor and Members of Council:

I am writing to express my support for the above noted project. 220 Cook Street will expand the available housing options in the area. This project will provide a variety of suites a healthy variety of suite sizes accessible to all ages and income levels. This project adds 5 new retail opportunities to contribute to the vibrancy of Cook Street Village. A reduced carbon footprint is achieved with amenities and shopping within walking distance from these newly created 62 condos.

I therefore encourage council to support this application for re-zoning.

Sincerely

*Lingee M. Carby*  
*EY Properties Ltd*  
*1030/1035 Pandergast*

March 23 2015

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

**Re: Letter in Support of proposed Cook St and Oliphant Ave Development**

Dear Mayor and Members of Council:

I endorse this project and projects like this that enhance the economic vitality of this urban village I proudly call home.

I support the proposed development for a five storey mixed use building with retail on the main floor and four storeys of residential suites above. I look forward to drawing more people to the Cook Street Village with an enhanced variety of choices, the creation of new retail space will offer. I view new businesses as an opportunity to raise the overall quality of services offered in the Cook Street Village as a whole.

This development will be a cornerstone in the long evolution and improvements of the Cook Street Village. For this, I ask the Mayor and Council to support this application for re-zoning.

Sincerely

A handwritten signature in black ink, appearing to read "Rhonda Eastick", with a stylized flourish at the end.

Rhonda Eastick  
#6-10 Douglas Street  
Victoria BC  
V8V 2N6

March 14 2015

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

1706-751 Fairfield Rd  
Victoria BC  
V8W 4A4

**Say 'Yes' to Development Done Right in the Cook  
Street Village!**

Dear Mayor and Members of Victoria City Council:

Eight years ago, I bought my place at 142 Lawrence Street in James Bay and I have rented on Fairfield Road since August of last year. I love this area and actively enjoy and use the amenities the Cook Street Village offers the entire neighbourhood.

I support this proposed project as it will only inject more life into the already-dynamic area. The development would not overwhelm visually. An architecturally up-to-date building would integrate nicely especially since it would replace rather drab rentals.

The Cook Street Village is always alive with people and spirit. Anyone who still thinks Victoria's for the nearly dead should head there!

Warmly,

A handwritten signature in dark ink, appearing to read 'Nicole Pelan', with a stylized, cursive script.

Nicole Pelan

March 17 2015

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


Re: Letter in Support of Urban Core Ventures proposed Cook St Village project

Dear Mayor and Members of Council:

As a business owner in the Cook Street neighbourhood, I support this application for re-zoning because the proposed mixed use building will create new commercial space in the neighbourhood.

This quality project is designed to attract people to the Cook Street community. More people encouraged to come to the area enhances my visibility and encourages new patrons.

Sincerely



Harbinder Tekhi  
Owner  
Fairfield Auto Repair Ltd.  
1090 Fairfield Rd  
Victoria BC  
V8V 3A5

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

1107 Oscar Street  
Victoria BC  
V8V 2X3

April 5, 2015

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

Dear Mayor and Members of Victoria Council:

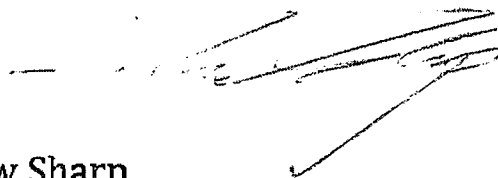
I have lived in the Cook Street area for six years and I take great delight in calling this neighbourhood my home because of the thriving community I feel a part of.

I also enjoy the small specialty shops that inject character and vigour to the Cook Street Village.

To keep the Cook Street Village vibrant with excitement, we as a neighbourhood need to welcome new projects like this one. New people make new friends. For this, I encourage the Mayor and Council to support this application for re-zoning.

Sincerely yours,

Andrew Sharp

A handwritten signature in black ink, appearing to read 'Andrew Sharp', with a long horizontal stroke extending to the left.

April 7 2015

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

Jim MacPherson  
#3-906 Pemberton  
Victoria BC  
V8S 3R4

Re: Support to Re-zone at Cook St and Oliphant Ave

Dear Mayor Helps and Members of Council:

I am recently retired resident of Victoria. My wife and I were born here and have been lifetime residents and are now living in the Rockland area not far from Cook Street Village. As we grow older we anticipate moving closer to shops and amenities and feel that the Cook Street area would be a good fit for us. The proposed re-zoneing of the Oliphant Ave and Cook Street properties with a mixed use building both commercial and residential would add character and enthusiasm to the Village.

I understand that the proposed development would include a variety of suite sizes available for sale or rent that would appeal to both the young as well as seniors ensuring the warm welcoming inclusive atmosphere of the Village is maintained. The recent projects completed have enhanced living in the area and the proposed project would continue to do so. This project seems a good fit for both the local community and all of Victoria and will help to ensure that Cook Street Village retains its charm while also moving forward in a positive way.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jim MacPherson', with a long horizontal line extending to the right.

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

**310 Lillooet Heights  
Victoria BC  
V8S 0A1**

**2015-04-03**

**Support letter to Mayor Lisa Helps and Council Members of the  
City of Victoria: Say 'Yes' to rezoning application at Cook Street  
and Oliphant Avenue!**

**Mayor and Council:**

**I write in support of the proposed five storey mixed use building  
that will add new residents and new commercial space to the  
Cook Street Village. This proposed project enhances the Village  
itself and the greater community.**

**I live in Fairfield with my husband and two sons and enjoy the  
shops and amenities the Cook Street Village offers the  
community as a whole.**

**The Cook Street Village is ideally located. The Village itself and  
its adjoining neighbourhoods are among the safest and most  
attractive in the city.**

**I look forward to this successful project because it will enhance  
and contribute to the thriving community.**

**Warm regards,**

A handwritten signature in black ink, appearing to read 'Erin Graw', written in a cursive style.

**Erin Graw**

17 March 2015

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

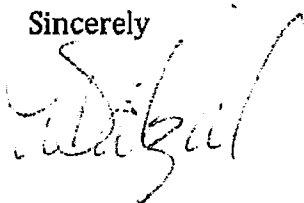
**Re: Letter in Support of proposed Cook St and Oliphant Ave Development**

To Mayor and Councillors:

I have enjoyed living in the Fairfield area for 25 years. I have raised my two daughters in this friendly neighbourhood and regularly shop in the Village. I look forward to this project adding new retail opportunities to contribute to the vibrancy of Cook Street Village.

I support positive change and look forward to seeing this project come to fruition.

Sincerely

A handwritten signature in black ink, appearing to read 'Lisa Dalziel', written in a cursive style.

Lisa Dalziel  
1161 McClure Street  
Victoria BC  
V8V 3G3



16 March 2015

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

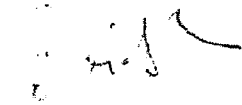
**Re: Letter in Support of Cook Street Development**

Dear Mayor and Members of Council:

I support the proposed development for a five storey mixed use building with retail on the main floor and four storeys of residential suites above. The creation of sixty-one residential suites will house approximately 100-150 new persons to the Cook Street Village. I look forward to the new residents shopping at my store and drawing more people to the Village with the creation of new retail space.

I strongly support this application for re-zoning because this project will enhance the economic vitality of the area.

Sincerely



Gurpreet Singh  
Operator  
Victoria Food and Florist  
451 Cook Street  
Victoria BC  
V8V 3Y2

March 20 2015

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

Re: Letter in Support of Urban Core Ventures proposed Cook St Village project

Dear Mayor and Members of Council:

I support this re-zoning application because stand-alone pubs like mine rely more and more on people within walking distance as opposed to patrons who drive.

More residents that live within walking distance of my pub increases my customer base and does not put pressure on my parking. Further, the addition of new retail space will encourage more people to come to Cook Street Village for other shopping.

I ask the Mayor and Council to support this application for re-zoning.

Sincerely

A handwritten signature in black ink, appearing to read 'Fletcher Melnyk', with a long horizontal stroke extending to the right.

Fletcher Melnyk  
The Beagle Pub  
301 Cook Street  
Victoria BC  
V8V 3X3



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

March 15<sup>th</sup> 2015


Dear Mayor and Members of Council:

I have lived in the neighbourhood since 2002. I like the sense of community and family the Cook Street Village offers. I go there all the time and especially enjoy Starbucks, Serious Coffee, the little food court and the pub. I support the proposed re-development of the south end of Cook Street Village at the corner of Cook Street and Oliphant Avenue.

I have come to know Leonard Cole and I am confident he is committed to community input and responsive to the neighbours. He has already begun extensive public consultation, both in one-on-one meetings with area residents, business owners and strata boards. He is an award-winning, well-respected, local developer.

Leonard's proposal will not disrupt the cozy character of Cook Street Village.

Kind regards,



José Albis  
305-1180 Fort St.  
Victoria BC  
V8V 3K8



April 2, 2015

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

1189 Oxford Street  
Victoria BC

*Re: Rezoning Application at Cook Street and Oliphant Avenue*

Dear Mayor and Members of Victoria Council:

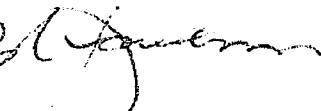
I built and currently own the house at 1189 Oxford Street. I chose to build in the Cook Street neighbourhood because I believe in the value of property in the area. Its proximity to Beacon Hill Park, the downtown core and the many amenities will help the Cook Street Village area keep its value.

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 well suited to sympathetic and well-planned expansion. The tasteful design of the building will not disrupt the character of the Cook Street Village and will definitely be a well-needed part of community growth and sustainability.

I strongly believe this project will help maintain property values in the area because the new residents and new retail space will contribute to the vigour of the Village.

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.

Respectfully yours,



Mark Lawless

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

403-1022 Pendergast St  
Victoria BC  
V8V 2X1

2015-04-03

Say 'Yes' to Development Done Right at Cook St and Oliphant Ave!

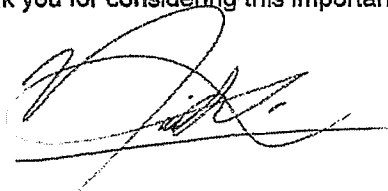
Dear Mayor Lisa Helps and Members of the City Council:

I write in support of the proposed five storey mixed use building that will add new residents and new commercial space to the Cook Street Village. I rent in the heart of the Cook Street Village and like the friendly village vibe.

The Cook Street Village is ideally located. Villagers, like myself, enjoy easy access to some of Victoria's finest attractions, including Dallas Road and the seaside, Beacon Hill Park, Gonzales Hill and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. I can leave my front steps and immediately stroll down streets lined with old growth trees and character homes. Despite its quiet, small town feel, the Village is only a short walk from downtown, where villagers go to shop, do business and enjoy Victoria's nightlife.

I look forward to this project becoming a part of the fabric of the friendly village vibe.

Thank you for considering this important rezoning application.

A handwritten signature in black ink, appearing to read 'Nick Lee', with a stylized flourish extending from the bottom.

Nick Lee

March 2015

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

1029 Oliphant Ave  
Victoria BC  
V8V 2T9

Re: Letter of Support of Re-zoning Application Cook Street and Oliphant Avenue

Dear Mayor and Members of Council:

I write in connection with the above re-zoning application. I know the site well as I have been an immediate neighbour at 1029 Oliphant since 2001. I support the proposed re-development at the south end of Cook Street Village at the corner of Cook Street and Oliphant Avenue.

I have come to know Leonard Cole and I am confident he is committed to community input and responsive to our neighbours in the Cook Street area. He has already begun extensive public consultation, both in one-on-one meetings with area residents, business owners and strata boards. He is a well-respected, local developer who calls Victoria home.

Leonard's proposal will not disrupt the character of Cook Street Village. The street trees will be retained, pedestrian friendly street frontages and widening of the lane that will nicely open up access for our neighbours.

I encourage the Mayor and Council to support this application for re-zoning.

Sincerely

A handwritten signature in black ink, appearing to read 'Terry Globman', with a stylized flourish at the end.

Terry Globman

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

1231 Richardson St  
Victoria BC  
V8V 3C9

2015-04-13

Say 'Yes' to Development Done Right at Cook St and  
Oliphant Ave!

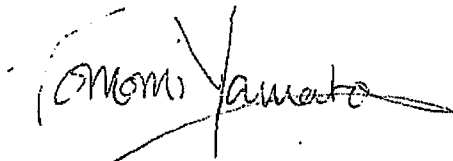
Dear Mayor Lisa Helps and Members of the City Council:

It was a pleasure hearing about the upcoming development project at Oliphant Ave and Cook St. I write in support of the proposed five storey mixed use building that will add new residents and new commercial space to the Cook Street Village.

I hope to see this project come to realization as it would be a wonderful way to attract young families and working professionals who are looking to be close to Beacon Hill Park, while having access to the local shops and businesses in the neighbourhood.

I am certain it will add great value to our lovely Cook Street Village!

Thank you.

A handwritten signature in black ink, appearing to read 'Tomomi Yamamoto', with a stylized flourish extending from the end.

Tomomi Yamamoto

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

306-967 Collinson Street  
Victoria BC  
V8V 3B7

April 17, 2015

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

Dear Mayor and Victoria Councillors:

I have lived in the Cook Street area for the last few years and I take great pleasure in calling this quality neighbourhood home.

I wish to offer my support for the reasons outlined below. Primarily, I support urban growth. The 2012 Official Community Plan (OCP) designates Cook Street Village as one of 8 Large Urban Villages where growth is promoted over the next 25 years to foster liveliness and economic viability of neighbourhoods. This assembly of properties is one of the few opportunities to add density to Cook Street Village. Because of this, these properties offer a strategic opportunity to further the City's objectives by adding vigour to the Village.

Additionally, I have come to know over the years the local developer, Leonard Cole and remain impressed with his previous projects such as the 25 unit multi-family building, The Zen, at 1121 Fort Street. I am confident that his sublime taste will be reflected in the design of this building.

Respectfully,



Matthew Janzen



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

March 31 2015

Re: Letter of Support for Cook Street and Oliphant Avenue Re-zoning  
Application

Dear Mayor and Council:

I write in support to re-zone the site for a five storey mixed use building with retail on the main floor and four storeys of residential suites above.

I live across the street from Beacon Hill Park and thoroughly enjoy the neighbourhood as I am in town but not downtown. I like how close by I am to the many varied shops and restaurants in the Cook Street Village. The creation of sixty-one residential units and new commercial space will attract fresh faces and flavours that will contribute to the spirit of the Cook Street Village.

It is a community imperative to welcome new projects like this one to enhance the richness of our neighbourhood. With this in mind, I encourage the Mayor and Council to support this application for re-zoning.

Sincerely



Bill Phillips  
603-200 Douglas Street  
Victoria BC  
V8V 2P2

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

608-827Fairfield Rd  
Victoria BC  
V8V 5B2

April 19 2015

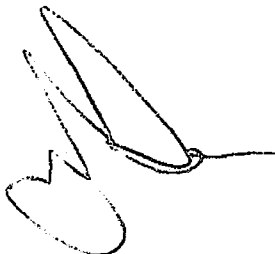
Re: Endorse Cook Street Village Dog-Friendly  
Residential and Commercial Development

Dear Mayor and Council:

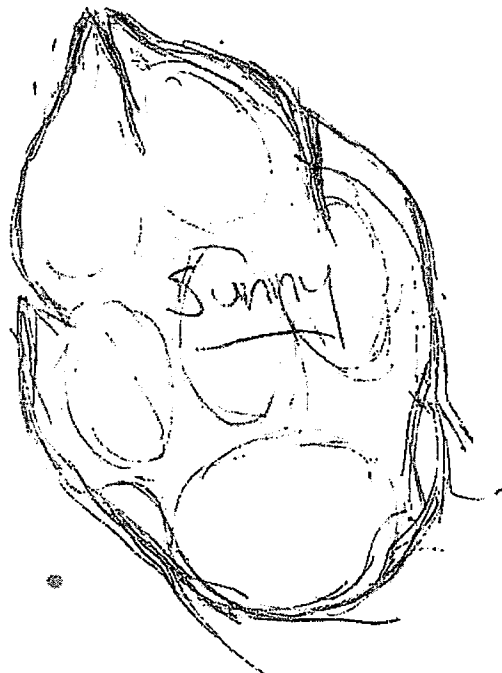
I am a dog owner and lover. My Golden retriever, Sunny, is an active 11. I appreciate not only the Cook St Village's location—a five minute walk from the Dallas Rd dog run, the best such run in Victoria—but also its dog-friendliness. My dog makes regular use of Mocha House's communal water bowl, and loves every organic treat I bring home from Paws on Cook. And every walk through the village is not only physically rewarding; it's intellectually rewarding as well: so many scents of other dogs for Sunny to analyze and categorize.

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

Respectfully,



Jamie Grimes



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

March 21, 2015

**Re: Quality Developers Produce Quality Buildings: Approve  
Rezoning at Cook St and Oliphant Ave**

Dear Mayor and Victoria Councillors:

I am a local developer with over 32 years in the development business and a proud second-generation Victorian. I have had many business dealings as well as a long-term friendship with Leonard Cole. He is a hardworking and dedicated partner and takes his commitments seriously.

I have confidence that he will apply the same ethics to working fairly with the City of Victoria staff and Council to make the best possible project for the local neighbourhood and the future residents and businesses to be welcomed.

I urge Mayor Helps and City Council to approve this rezoning because with Len at the helm it is sure to be a quality project.

Respectfully,



Norm Eden  
1537 Despard Ave  
Victoria BC  
V8S 1T2



RBC Royal Bank®

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

304 Cook Street  
Victoria BC  
V8V 3X6

April 24 2015

**Re: Support for Rezoning Application #00472**

To Mayor and Members of Council:

This proposed five storey building is on one of the last few sites (Oliphant Ave and Cook St) available to develop for densification within the Cook Street Village. Four storeys of residential above 9000 new commercial square feet would be a welcomed addition to this already bustling village. We view new businesses as an opportunity to raise the overall quality of services offered in the Cook Street Village. New commercial space offers a variety of choices, draws foot traffic to the area and keeps shoppers in the Cook Street Village shopping for more of their retail needs.

We are encouraged to see the creation of new retail space and warmly greet new residents to the area.

Warm Regards,

A handwritten signature in black ink, appearing to read 'Neal Bhagwanani', is written over a horizontal line.

Neal Bhagwanani  
Branch Manager

To: Mayor and Council

Date: April 25, 2015

Re: Development at Cook St and Oliphant Ave

I'm writing in support of the proposed development at Cook St and Oliphant Ave.

I am one of the owners of the building at 301-307 Cook St (this is kitty-corner to the proposed development), The Beagle Pub, Island Meat & Seafood, and The Moka House on Cook St (all 3 businesses are in The Village).

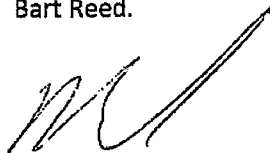
I support the proposal for two reasons. The first and main reason is that it will bring more vitality and business to The Village. The Village is particularly weak during the business hours. 61 new residential suites and 4 new businesses will increase the consumer base significantly.

The second reason is more altruistic. Urban sprawl is one of the greatest problems this planet faces. Densification is a must. I suspect the height of the proposed building is the largest issue facing the proposal but we simply have to face new realities and densification is one of them.

Thanks for your time.

Sincerely,

Bart Reed.



301 COOK STREET  
VICTORIA BC  
V8V 3X5

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

502-732 Broughton St  
Victoria BC  
V8W 1E1

April 25 2015

Re: Watch Cook Street Celebrate the Best of What's New!

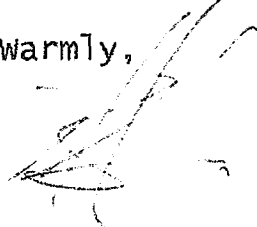
Dear Mayor and Council:

I first rented in my current building unit 503 in October 2010 and then bought unit 502 in February 2011. At the time I graduated from renter to owner, I would have preferred to purchase in the Cook Street Village neighbourhood. Options to purchase new property in the Cook Street Village were very limited and in the minority. I would have graciously greeted the opportunity to consider alternative suite sizes and amenities such as the ones included in Leonard Cole's development.

I would have preferred to live in the Cook Street Village because this ultrahip neighbourhood continues to absorb growth while still so close to the downtown core and Dallas Road's world-class expanse.

When this development comes to fruition, future residents will enjoy these choice options. I encourage this new five storey building at Cook and Oliphant and I hope Mayor Helps and Councillors will see merit in this development.

Warmly,



Billy Almeida

\* |  
1019 North Park Street

Victoria BC  
V8T 5L4

A l'attention de :  
Madame La Mairesse de Victoria  
Et son Conseil Municipal  
1 Centennial Square  
Victoria BC

Victoria le, 27 Avril 2015

Objet : Soutien au Rezonage de Cook Street et Oliphant Avenue

Madame La Mairesse de Victoria et son Conseil Municipal,

Cook street est un village dans la ville ; les boutiques, les cafés et restaurants, les arbres et végétations donnent une atmosphère où il fait bon vivre, s'arrêter, flaner, marcher, magasiner...

J'aime traverser en vélo tous les jours Cook Street, et y respirer cette ambiance de village.

Le Rezonage va contribuer à la dynamique de cette vie de village.

Ce projet de développement va proposer à plus de personnes de pouvoir vivre cette vie de village et profiter du bien être de cette vie de quartier, dans le respect de l'environnement et de l'esprit communautaire.

Voilà pourquoi ce Rezonnage est utile pour accueillir de nouveaux villageois, tout en pensant aux générations futures.

Je vous prie de bien vouloir agréer, Madame La Mairesse de Victoria et son Conseil Municipal, l'expression de ma haute considération.

Nathalie Laigneau



March 24 2015

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

**Re: Letter in Support of Re-zoning Application Cook St & Oliphant Ave**

Dear Mayor and Members of Council:

My husband John and I have thoroughly enjoyed making Cook Street Village our home for the last four years. We chose to live in this urban village because of the close access to a variety of amenities. We believe there is more capacity for retail space and embrace choices, the creation of new retail space will offer.

For this, we support the proposed development of a five storey mixed use building with 9000 new square feet of retail on the main floor and four storeys of residential suites above at Cook Street and Oliphant Avenue.

We 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 urge support for this re-zoning application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colleen and John Austin', with a stylized flourish at the end.

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





**Subway Devco LP**  
101-25 King Edward Street  
Coquitlam, B.C. V3K 4S8  
Tel: 604-777-1999 Fax: 777-1998

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**April 29 2015**

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

**Re: Letter in Support of Cook at Oliphant Re-zoning Application**

**Dear Mayor and Council:**

**My name is Lillian Tse and I am the Business Development Manager for Subway Devco Limited Partnership. We at Subway are always looking for new potential sites to open a Subway franchise. This area is an active neighbourhood where nearby residents will support local businesses for their food, entertainment and shopping needs.**

**Subway provides fresh and nutritionally nourishing food choices to our customers. We believe that a Subway would match the needs of healthy, active locals as well as the busy residents who have a limited amount of time to sit and have lunch or take food to go.**

**Considering all these factors, we hope that this development is approved.**

**Regards**

A handwritten signature in black ink, appearing to be "Lillian Tse". The signature is fluid and cursive, with a large loop at the end.

**Lillian Tse  
Business Development Manager  
Subway Devco Limited Partnership**

April 29 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 and Council:

I live at 21 Dallas Road and chose to buy 123 Cook Street with plans to develop the latter, for a residence for my family. I chose to build in the Cook Street neighbourhood because I believe in the value of property in the area, and just love how the area has changed over the past 6-8 years, and continues to do so.

The Cook Street neighbourhood is ideally located with easy access to some of Victoria's finest attractions, including Dallas Road, Beacon Hill Park and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. This pocket of a village is an eclectic blend of friendly and humble folk, and is seen as an ultra-hip community yet so very close to the downtown core.

I am confident the proposed five story mixed use building will help maintain property values in the area, and the desirability to live, learn and work here will only increase.

I hope that this building will become part of a progressive sequence of renewal that will help Cook Street village continue to develop into an improved and rejuvenated community. This in turn will support, and potentially increase the value in the area.

Regards

Mark Gittins  
1017-21 Dallas Road  
Victoria BC



PROPERTIES LTD.

201 - 2067 Cadboro Bay Road, Victoria, B.C. V8R 5G4 PH: (250) 595-7000 FX: (250) 592-3000  
email: devon@devonprop.com www.devonprop.com



May 8, 2015

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

Dear Mayor and Members of Council:

RE: Letter in Support of Urban Core Ventures Proposed Development at Cook Street  
and Oliphant Avenue

I am a partner in Devon Properties Ltd. By way of background, Devon Properties Ltd. has been in the management and sales of apartments for over thirty-five years. We currently manage close to 4000 suites in Greater Victoria.

We, at Devon Properties Ltd. are supportive of the new proposed development at Cook Street and Oliphant Avenue, injecting a much needed blend of commercial and residential space. The new development would provide nine guaranteed rentals (for a minimum of ten years) as well as another fifty-two units offered for purchase. Many of the units purchased will likely be purchased by investors; therefore, those would be rented out as well. The remaining units purchased by owners who will occupy the space are small enough that they would be within reach to many of those who are renters today.

Buildings like this provide much needed accommodation for the City of Victoria. We feel that this project and other similar projects necessitate Council approval as they provide badly needed living space for the average Victorian.

Regards,

DEVON PROPERTIES LTD.

Dave Craig  
President

DC/jem

**May 15 2015**

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

**Re: Champion Development by Leonard Cole**

**Dear Mayor and Council:**

**I write in support of the proposed five levels Leonard Cole is planning on building in the Cook Street Village. Leonard has considerable experience in the field of construction and a proven record of success achieved through diligence and attention to detail. He is dedicated, hardworking and has always stood ahead in all his work.**

**Leonard is a tremendous value add with a sincere desire to contribute to the growth and success of Cook Street Village.**

**I know the quality Leonard builds to and know this project will achieve the same high standard.**

**Respectfully,**

**Paul Arsens  
1-1040 North Park St  
Victoria BC  
V8T 1C6**

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

2015-05-13

Learn, Work and Live your Heart Out in Lenny's new  
Cook Street development

To Mayor and Victoria City Councillors:

Three years ago, I purchased the commercial space in the Zen building at 1121 Fort Street and operate my hair salon from here. Lenny built the Zen building and I was pleased the space as described was just like the finished project I eventually purchased.

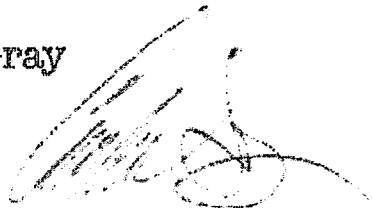
I appreciate Lenny's vision and his high principle for quality. I like the purity of a beautifully proportioned building-this is the Zen and I know his Cook Street project will deliver to this standard.

I write in support of his current project-the building of a five level residential and commercial space in Cook Street Village.

Local developers, like Lenny, who understand Victoria and its residents are an asset to our community.

Cheers,

Candice Gray



1121 FORT ST  
VICTORIA BC  
V8V 3K9

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

13-855 Vancouver St  
Victoria BC V8V 3V5

05-18-2015

**Take Charge and Champion Five Story Building Coming to  
Cook Street Village**

Dear Mayor and Members of Council:

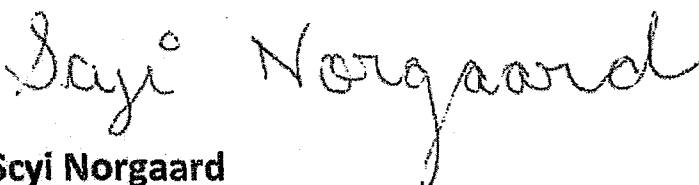
I am one month fresh to the neighbourhood and excited to explore all the pockets that make Cook Street Village enticing and inviting. I am encouraged to hear of a new five level residential and commercial project coming to Cook Street.

The building's arrival signals a terrific transfer to grown up. It ratifies Cook Street Village as an exemplar of a neighbourhood ready to launch large.

This new space for business and homes is in anticipation of growth. Growth is to blossom; keeping in mind decisions made for those not yet even born is planned for.

I encourage the Mayor and Council to consider the symbolic value that a project like this will have for generations.

Regards,



Scyi Norgaard

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

109-935 Johnson St  
Victoria BC V8V 3N5

March 4<sup>th</sup> 2015

**Coming Home to a Warm Welcome in Cook  
Street**

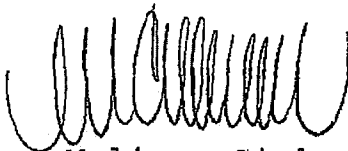
Dear Mayor and Members of Council:

I write in support of the five level building because of Lenny's commitment to citizen engagement and thoroughly absorbing input and feedback from the community is extensive. I trust the end product will reflect the thoroughness of the process. And this is a nod to Lenny Cole.

Lenny is planning permanent homes for people: he doesn't just want a passing grade but to make good work.

Observing Lenny's engagement with the community is as fascinating as the nuts and bolts of the project. Each level of engagement is part of the process Lenny embraces.

Regards,



Melissa Cielen

VICTORIA MAYOR AND COUNCIL  
#1 CENTENNIAL SQUARE  
VICTORIA BC  
V8W 1P6

MAY 18TH 2015

TASTEMASTER WITH A FIELD OF VISION FOR  
COOK STREET!

ATTENTION MAYOR AND MEMBERS OF COUNCIL:

I AM WRITING TO SUPPORT LEONARD COLE'S  
VISION FOR FIVE STORIES OF ADDED LIFE TO  
COOK STREET VILLAGE.

LEONARD BUILDS IDEAS TO VIVID, THREE-  
DIMENSIONAL LIFE. STRUCTURES THAT MARRY  
BOTH FORM AND FUNCTION. WHILE A  
COMFORTABLE SPACE TO LIVE AND WORK, IT  
WILL ALSO BE A MASTERPIECE OF LEGACY.

LEONARD HAS REFINED TASTE AND WITH HIM AT  
THE HELM OF THIS PROJECT THERE IS NO  
CAPACITY TO BE UNDERWHELMED.

WARM REGARDS,

*Perry Noble*

PERRY NOBLE  
202-335 ST JAMES STREET  
VICTORIA BC V8V 4S8



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

646 Niagara Street  
Victoria BC V8V 1J2

March 8<sup>th</sup> 2015

**Support Scene Stealer Coming to Cook Street!**

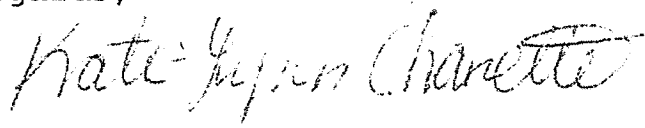
Dear Mayor and Members of Council:

I have enjoyed living on Niagara Street for the last 10 months. I am writing in support of Lenny's building of 61 residential units 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 "*The Dwell on Despard*": harmony, stability and serenity will most certainly be applied to his Cook Street project.

Lenny's architectural rigour and sophistication along with appreciation for the landscape will nicely create an architectural confection. This is a welcomed gem from the current, old, non-heritage structures currently on site. I cherish the thought and eagerly anticipate the impressive vision Lenny will construct.

Regards,

A handwritten signature in cursive script that reads "Kate-Lynn Charette".

Kate-Lynn Charette

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

May 20 2015

Welcome Leonard Cole's five level building to Cook Street Village!

Dear Mayor and Victoria City Council:

My address is 909 Pendergast and I've owned a condo in this complex for over 25 years and love the area. We alternate between Victoria and Calgary and stay about 2 months a year here now and plan to stay 6-8 months per year in the future.

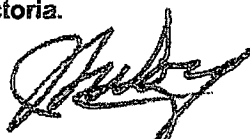
I write in support for the proposed Cook Street development.

My wife Carol and I met with Leonard Cole and we reviewed his plans. His taste is elegant and he has fashioned a bold building that embraces Cook Street Village's unique environment. His vision for growth and a combination of commercial and sound residential requirements is practical and futuristic.

Carol and I are favouring certain features and Leonard was most receptive to our input. He responded positively to our preferences for a top floor southern exposure unit with two bedrooms, two bathroom, den, full size washer and dryer, bathtub in master and ample cupboards with kitchen storage space and other design features.

We look forward to Mr. Cole's Cook Street Village project being our new home in Victoria.

J.F. Wong, P. Eng.



909 Pendergast St Victoria BC V8V 2W7

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

March 7 2015

What you See is What You Get: The Design behind  
Leonard Cole

Dear Mayor and Members of Council,

I am writing in support of the Cook Street development  
Leonard Cole is building.

Leonard has expanded his professional footprint and  
opened up sunny new avenues of inspiration with an  
architectural clarity. He is proud of every square inch of  
this project and ultimately embracing his passion for  
planning with everything purposeful in the overall  
design.

Leonard is a natural fit for a project of this size. For me,  
it represents the potential for someone with superb  
taste-plus the will to exercise it-to create something  
exceptional.

Warm regards,



Luc Charlebois  
24-616 Battery St  
Victoria BC V8V 1E5

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

305-1655 Begbie  
Victoria BC  
V8R 1L4

*Sprout Life and Achieve Improvement with new  
five level building Cook and Oliphant.*

May 25 2015

Attention Mayor Helps and Members of Council:

I live at 1655 Begbie Street and previously lived in the Cook Street Village for 15 years. I write in support of the proposed five level mixed use building at Cook and Oliphant.

The hermetic character of the southern end of the Village will blossom with this proposed building: as new homes and commercial space sprout life. This will revitalize the whole area and encourage greater public accessibility to the park and draw people further down to the majestic Dallas water-mountain views.

This corner of the Village will be reborn with the injection of a life that is currently lacking in the wilting, tired looking buildings.

Regards,

  
James Mullen

May 8 2015

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

Re: Letter in Support of Leonard Cole's Five level  
Cook Street Village Building

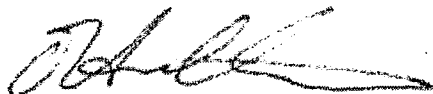
Dear Mayor Helps and Members of Council:

I lived on Fairfield Road for two years and recently moved to Dallas Road. I write in support of Leonard Cole's development in the Cook Street neighbourhood because I believe in the value of property in the area. Adding new commercial and residential to the Cook Street Village helps the area as a whole keep its value and propel its worth in perpetuity.

To have a vibrant city, we need to see growth in the appropriate locations. Areas like Cook St. Village are ideal for growth, as prices are relatively high, increased density will make the area more viable, now and in the future.

Local developers, like Leonard Cole, who understand the fabric of Victoria are an asset to our community. I hope the Mayor and Council share in the same agreement.

With regards,



David Hamilton  
1-406 DALLAS RD  
VICTORIA BC  
V8V 1A9

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

101-932 Johnson Street  
Victoria BC  
V8V 4L9

May 29 2015

## Leonard Cole: Shaping a Neighbourhood from the Ground Up

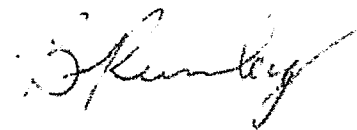
Dear Victoria Mayor and Members of Council,

I am excited to learn of a new development coming to Cook Street Village.  
I live and work nearby.

I write in support of the proposed five-story development of new  
condominiums and commercial space at Cook and Oliphant. Why? Because  
Leonard Cole's vision for shaping a neighbourhood from the ground up is  
clear with tremendous thought and planning.

Leonard is setting the stage for future growth in a Victoria neighbourhood  
that is not being overlooked. I applaud his insistence for well-planned  
future growth.

Warm regards,

A handwritten signature in black ink, appearing to read "Brett Rumley", with a stylized flourish at the end.

Brett Rumley

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

451 Cook St  
Victoria BC  
V8V 3Y2

**A NEW SCENE FOR PROSPERITY:**  
**LETTER IN SUPPORT OF 5 STOREYS IN THE**  
**COOK STREET VILLAGE**

2015-05-27

To Mayor and Victoria Councillors:

I am excited to learn that there is a new development in the works at Cook Street and Oliphant Avenue. I write in support of the proposed five-storey building with four storeys of residential units above ground level commercial. I am proud to live in such an exciting 'Urban Village' and view new commercial space as an opportunity to keep me shopping in the Cook Street Village for the majority of my retail needs.

Respectfully,

  
Lee Nanda

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

608-845 Yates Street  
Victoria, BC  
V8W 1M1

June 3 2015

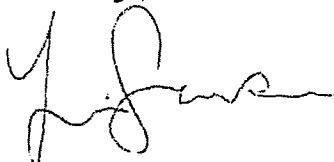
**Support Five Storeys at Cook Street and Oliphant  
Ave as a Continuum to Refresh and Rejuvenate:**

Dear Mayor and Council:

I am writing in support of a proposed development of a new residential and commercial five level building in the Cook Street Village. I support the new space creation as we need to think now about renewal and rejuvenation for future residents of our friendly neighbourhood. As part of the continuum to refresh, signs of renewal herald a bumper crop of new faces and contribute to the mosaic of commerce.

Tasteful expansion and replacement should be welcomed in the Cook Street Village. This project will provide an anchoring sense of continuity in the Cook Street Village.

Sincerely,



Yoni Schreiber



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

**1020 Richardson St  
Victoria BC  
V8V 3C5**

**2015-06-06**

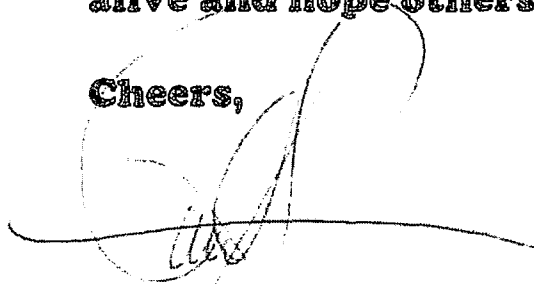
**Thriving Neighbourhoods in Action: Support Five Storeys at  
Cook and Oliphant!**

**Att Mayor and Victoria City Councillors:**

**Cook Street Village as a community is becoming increasingly focused on the importance of sustainability and action now to plan to continue thriving as a neighbourhood. For this reason, I write in support of the proposed development.**

**Planning now for future growth and vitality is imperative. This project recognizes this. I share the same vision to keep our neighbourhood alive and hope others will join the future.**

**Cheers,**

A handwritten signature in black ink, appearing to read 'Paula Samra', is written over a horizontal line.

**Paula Samra**

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

March 10 2015

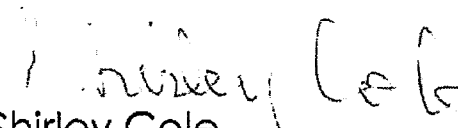
**Support Letter for Five Storeys at Cook and  
Oliphant**

Dear Mayor and Members of Council:

I moved from up-island in November 2011 to the Zen building on Fort Street. Len Cole built the Zen's 23 condos. (I am his mother as well as a resident in one of his projects.) Downsizing to a smaller space was new to me and now I don't wish it any other way! The unique design of the units enabled me to live as a homeowner without sacrificing my lifestyle. I was also pleased the units as described was just like the finished project.

I write in support of the five storeys Len is bringing to the Cook Street Village because I know the caliber of his developments. Like the Zen, the Cook Street project is in town but not downtown. I now walk to most of my errands and enjoy shopping at local businesses without the need to worry about driving or parking.

Regards,

  
Shirley Cole

407-1121 Fort Street Victoria BC V8V 3K9

June 5<sup>th</sup> 2015

To Mayor Lisa Heiss and City Councilors.

I am writing in support of the new five storey development in Cook Street Village. As a business owner and resident in the City of Victoria, I believe in sustainable development, and believe that this new project will bring new vibrancy and economic opportunities to Cook Street Village.

I strongly support our locally owned businesses in Cook Street Village, and believe that increasing density will really allow them to thrive.

Thank you for your consideration in this matter.

Sincerely,

Sara Rumney.

932 Johnson St  
VICTORIA BC  
V8V 4L9

## Mayor and Council

City of Victoria

June 4th, 2015

#1 Centennial Square

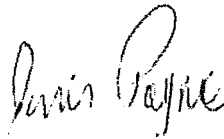
Victoria BC

V8W 1P6

Dear Mayor Helps and Members of Council:

I am writing in support of the new four storey residential development above ground level commercial space in the Cook Street Village. I believe this new development will improve the Cook St. Village appearance, add lease space for new business opportunities to serve the community, increase the value of properties in the area and create additional taxes for servicing the neighborhood and Beacon Hill Park.

Warm regards,

A handwritten signature in cursive script, appearing to read "Janis Payne".

John and Janis Payne  
217 Cook Street  
Victoria, BC V8V 3X2

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

606-827 Fairfield Rd  
Victoria BC  
V8V 5B2

June 10th 2015

Mayor and Members Council:

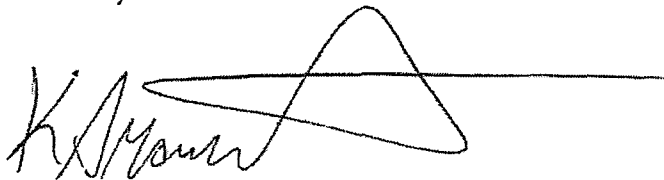
Thriving Communities: Planning the places  
we need!

(212-220 Cook St and 1041 Oliphant St Rezoning  
and Development)

I am pleased to write in support of a new building that  
will be an integral part of the Cook Street Village with  
new opportunities for living and for business.

Cook Street Village is a prosperous neighbourhood that  
is sustainable and livable with a healthy and productive  
population. To maintain and enrich this, our  
neighbourhood, we need to plan to renew. This project is  
a step in the continuum of renewal.

Cheers,

A handwritten signature in black ink, appearing to read 'Kristen Grant', followed by a long horizontal line that ends in a small loop.

Kristen Grant

June 11 2015

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

Mayor and Members of Council:

Re: Support 212-220 Cook St and 1041 Oliphant St-Cook  
Street Village Rezoning and Development

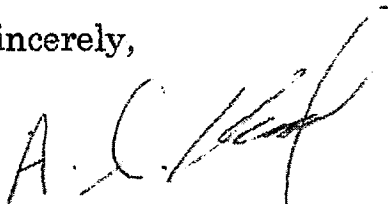
I write in support of the proposed five storeys mixed use building with retail on the main floor and four storeys of residential suites above.

Cook Street Village is a vibrant place with a natural environment that is flourishing. It is a prosperous neighbourhood, lush in natural beauty with active social participation.

I believe the proposed project will strengthen Cook Street Village.

I ask the Mayor and Council to support the re-zoning and development.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Kabesh', with a stylized flourish at the end.

Ahmed Kabesh  
1568 Montgomery Ave  
Victoria BC V8S 1T4

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

June 13 2015

*Growing Up with Good Leadership: Support Smart Five Storeys at  
Cook and Oliphant!*

Dear Mayor and Members of Council:

I write in support of four storeys new residential above ground level commercial in the Cook Street Village because Leonard Cole operates under the conviction that we are all collaborators in the project that is raising the village.

Leonard will engage with the community stakeholders and listen to all voices with an appreciation this project is for the immediate neighbourhood, expanding district and big picture region.

Warm regards

*Dave Jorgensen*

Dave Jorgensen  
502-1235 Johnson Street Victoria BC V8V 3N9

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

March 14 2015

Mayor and Members of Council:

**The Long View: A New Tradition to Cook Street**

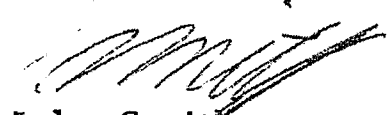
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I live at 335 Saint James Street and write in support of the proposed five storeys to be constructed at 212-220 Cook Street and 1041 Oliphant.

It is time for a new generation of investors to maintain, if not add to, the village's vitality with new developments, such as combined residential and commercial properties like the one being proposed. I am glad Leonard Cole has come forth with a plan to build one.

Leonard Cole's development would not overwhelm visually. An architecturally up-to-date building will integrate nicely and let the new tradition begin!

Warm regards



John Smithson

202-335 St James St Victoria BC V8V 4S8



06-18-2015

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

Re: Support the 2012 Official Community  
Plan and build five storeys at Cook  
Street and Oliphant Avenue

Dear Mayor and Members of Victoria Council:

I proudly call Rockland home and have lived at 806 Dereen Place for close to thirty years. I write in support of the proposed development at Cook and Oliphant because this proposal is in keeping with the City's policies and guidelines for "Large Urban Villages" approved in the 2012 Official Community Plan.

The Official Community Plan came to fruition with dedicated applied effort. I appreciate the city's extensive community consultation as part of the thorough multi-year process.

I welcome new projects like this one to Cook Street Village as the entire neighbourhood and greater community benefits as a whole.

Respectfully yours,

*Don Munro*

*806 Dereen Place*

*Vic 604 58324*

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

203-1040 Rockland Ave  
Victoria BC V8V 3H5

June 19 2015

**Re: letter in support of five storeys at Cook and Oliphant**

---

Mayor and Members of Council:

I live a few blocks from the Cook Street Village and enjoy the village offerings of warm neighbours, variety and appreciate access to a myriad of amenities.

I support the proposed development of five storeys mixed use building with 9000 new square feet of retail on the main floor and four storeys of residential suites above at Cook Street and Oliphant Avenue.

I look forward to choices new retail space will offer to satisfy my shopping needs as well as new faces that will be able to call Cook Street Village home.

Mayor Helps and Councillors, I hope you support this re-zoning application.

Warm regards



Tom Brown

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

3-230 Ontario St  
Victoria BC  
V8V 1N2

June 18 2015

Proudly Belong to Thriving Neighbourhoods and Sustain the  
Village of Cook Street!

Re: Support Rezoning and Development of 212-220 Cook St and 1041 Oliphant St

Attention Mayor and Council:

I feel proud to belong to my neighbourhood. I live here and have a strong feeling of identifying with the environment and people. There is a social cohesion and an overall strong sense of safety. Active living is encouraged and a diverse population call this; my Cook Street Village home.

If we want to sustain this thriving Village of Cook Street, we as the proud neighbours and members of the community at large need to support this project that addresses future housing needs and commercial expansion.

Regards



Tim Sommer

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

June 19 2015

**Community Connections - Planning for Social  
Sustainability and Bold Urban Renewal**


Dear Mayor and Council:

I support the proposed building of five storeys at Cook and Oliphant with both commercial and residential use.

This proposed project is a part of the planning and design of the Cook Street Village to grow in perpetuity. It will launch neighbourhood improvements to profit the entire extended community.

This project is a collaborative process; engaging governments, residents and business alike. For this to achieve the bold urban renewal it is poised to accomplish, we need to collectively support.

502-1235 Johnson Street Victoria BC V8V 3N9

Erin Quinn Jones  


Mayor and Council                      539 Niagara Street  
City of Victoria                      Victoria BC  
#1 Centennial Square              V8V 1H2  
Victoria BC  
V8W 1P6

June 19 2015

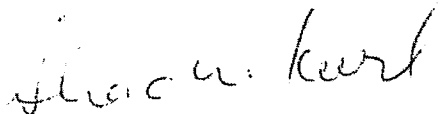
**Re: Support for Rezoning Application #00472**

To Mayor and Members of Council:

I write in support of this proposed five storey building at Oliphant and Cook as it is one of the last few sites available to develop for densification inside the Cook Street Village.

Within the framework of this building, I am encouraged to learn there is an appetite for a green space, a playground or perhaps an office for a not-for-profit. Social amenities enhance the overall value of a neighbourhood and I applaud projects like this one that want to incorporate into the fabric of the community.

Warm Regards,

A handwritten signature in cursive script, appearing to read "Shachi Kurl".

Shachi Kurl

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

06-22-15

Renew Now to Absorb the Expected: Letter of  
Support for Five Storeys of New

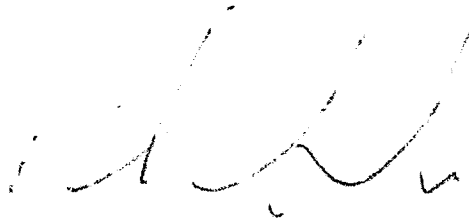
Dear Victoria Mayor and Members of Council,

I am writing in support of the proposed five storeys mixed use building in the Cook Street Village. I am an advocate for this proposed project because this demonstrates action needed for a long-term approach: that of a need to create new place and space where people can start, reinvent, try something new.

The execution of this long-term plan is achieved with action now. I applaud this bold start looking at real regeneration needs.

Thank you

Rick Eden

A handwritten signature in black ink, appearing to read 'Rick Eden', with a stylized, flowing script.

207-1121 Fort St Victoria British Columbia V8V 3K9

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

June 23 2015

Re: Support for new five storey  
building at Cook St and Oliphant Ave

Att: Mayor and Members of the City Council

I live in the neighbourhood and enjoy walking to work nearby. I fully support the proposed project for Oliphant Ave and Cook St as a five storey building with four levels of residential and ground floor commercial. This addition will give greater value to this growing neighbourhood and attract more professionals like myself.

The new commercial space will be a nice touch and I hope this will add value and business flow to the area.

With this in mind, I urge the Mayor and Councillors to endorse this project.

Sincerely,



Mansour Foomani  
514-21 DILLON RD  
V8V 4Z9 VICTORIA BC

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

June 25 2015

DRAWING LEGACIES AND DEVELOP FIVE  
STOREYS MIXED USE BUILDING COOK AND  
OLIPHANT

Dear Mayor and Members of Council:

I am excited to learn of a new development coming to Cook Street Village. I love my neighbourhood and have lived nearby for thirty years. This project will leave a legacy of tasteful development that will keep the area for all to enjoy well into the future.

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

Kindly,

*Allison Weir*

Allison Weir  
806 Dereen Place Victoria BC V8S 3V4

250

592-2620



June 25 2015

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

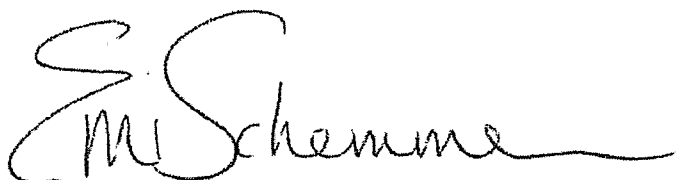
Breathe New Life and Support Five New Storeys across  
from Oxford Foods

Dear Mayor and Members of Council:

The proposed design for a five-storey mixed use building is cheerfully in taste with the neighbourhood and will showcase a commitment to quality. I support this project because it will breathe new life into the Cook Street Village.

I feel encouraged to know Victoria's current Mayor and councillors embrace quality and look forward to future needs. This project supports this imperative.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emi Schemmer', with a long horizontal flourish extending to the right.

Emi Schemmer  
806 Dereen Place V8S 3V4

**THE  
CHAMBER.**

GREATER VICTORIA  
CHAMBER OF COMMERCE

June 29, 2015

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

**Re: Cook and Oliphant Development**

The concept proposed by Urban Core Developments for the south end of Cook Street Village is a five-storey structure with four storeys of residential housing and one storey of commercial space. The development will modestly extend the Cook Street Village and provide a positive economic impact, such as through household sustaining jobs and the provision of goods and service to support the development/construction process.

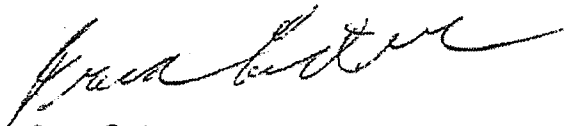
As we are all well aware, affordable housing in Victoria is scarce, and this shortage is particularly acute in the core area. Of equal importance, is the addition of higher density housing in the core to not put additional strain on the region's transportation system. The idea of adding to the housing inventory, increasing density in the core, all while generating positive economic impact benefits Victoria businesses and residents as a whole.

The Chamber is aware that the development process involves many technical element and approval processes. We appreciate we do not have the expertise to offer opinion on those processes.

The developer, Urban Core Ventures, is known within the community and has successfully completed a number of projects in the region. The Zen building is an example of a similar scale project that was recently completed.

The Chamber encourages support for Urban Core Developments project at the south end of Cook Street Village fully and - after appropriate technical considerations have been addressed – recommends approval of the project.

Yours truly,



Bruce Carter  
Chief Executive Officer

Cc: Urban Core Ventures

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

*Re: Letter in support of proposed Cook St. & Oliphant Ave. re-zoning application*

Dear Mayor and Council:

I am submitting this letter in support of the rezoning application for the proposed development of 220 Cook Street. I have lived in the adjacent building (1050 Park Blvd.) for several years and this project is exactly what Cook Street Village needs. It is the only logical space for an extension of the Village's commercial frontage and capacity but also adds over 60 residential units to the area. This is the type of density development that Victoria needs to focus on, especially in the "Large Urban Villages" as defined by our Official Community Plan.

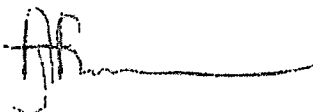
I was originally made aware of the project by notice to attend a community consultation meeting in December hosted by my Neighbourhood Association. I appreciate that the developer actually listened to those of us who voiced our opinions at the meeting, as far too often, local residents are not thoroughly consulted with. Earlier this year, he also took the time to call a meeting with all the residents of my building for further neighbourhood feedback. It has been a very engaging process and I hope this level of dedication to community consultation can stand as a model for future development proposals in the City of Victoria.

I have been disappointed by the level of discourse from the minority in opposition to this project. I understand that four individuals met with Mayor Helps recently to express their desire to stop the project, and I fully encourage more of that kind of public participation. However, it is the letters distributed throughout the village today which trouble me, which is why I am taking the time to write this letter on my birthday after having just seen their messaging. Shamefully, the letters are anonymous and contain blatant misinformation, such as stating the development will be an entire storey taller than proposed. Stooping to such a petty level is not positive for the process, nor the community. Those who fear change and stand as obstacles to progress do so to the detriment of the community, and their habitual discontent will never be satisfied, short of Victoria implementing a Metchosin-style model of development.

I look forward to this new building and its commercial tenants becoming an integral part of Cook Street Village much like Prima Strada Pizzeria, Moka House, Bubby Rose's, Mother Nature's Market, and The Beagle Pub all have over the years. It is hard to imagine today that most of those places, now village institutions, faced opposition as well. Thank you for your time, and hopefully your support of the proposal.

Sincerely,

Andrew J. Reeve (#204 - 1050 Park Blvd, Victoria, BC. V8V 2T4)



April 11<sup>th</sup>, 2015

# OXFORD FOODS LTD.



SINCE 1971



March 27, 2015

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

Re: Letter of Support for Cook St and Oliphant Ave Application for Re-zoning

To Mayor and Councillors:

We support the proposed development for a five storey mixed use building with small retail on the main floor and four storeys of residential suites above. I look forward to the new residents shopping at my store and drawing more people to the Cook Street Village with an enhanced variety of choices, the creation of new retail space will offer. New shops will prevent Cook Street Village shoppers from shopping elsewhere for the majority of their retail needs.

We view new businesses as an opportunity to raise the overall quality of services available in the Cook Street Village as a whole.

This project and projects like this that enhance the economic vitality of the area should enjoy the support of the Mayor and Council.

Sincerely,

Edmond Louie  
General Manager

271 COOK ST . VICTORIA BC . V8V 3X4  
PHONE: (250) 385-1223 . FAX: (250) 385-3255

March 21, 2015

Mayor Lisa Helps  
City of Victoria  
#1 Centennial Square  
Victoria BC  
V8W 1P6

Dear Mayor Helps:

Subject: Letter in Support of Development at Cook Street and Oliphant Avenue

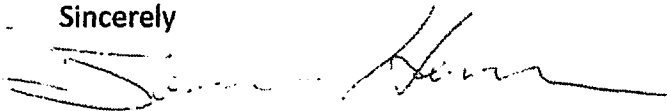
My husband and I have lived in the condominium next door to the Subject proposed site for almost six years. Our suite is on the top, northeast corner, with our dining room window facing the development site. We are very glad to support Leonard Cole's development, on one of the few sites that could achieve densification of our "urban village."

We celebrate the vibrancy, energy, and diversity of our community in and around Cook Street Village. Every weekend Cook Street Village is teeming with people -a clear indication that the densification provided by Len Cole's development is highly desirable and beneficial for Victoria citizens, who would like to live in our village and enjoy the advantages we already have.

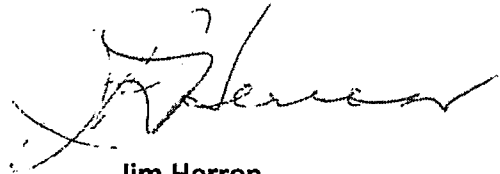
Let me describe a few of these advantages. We enjoy having access to services and shops that are within walking distance of our front door – no need to pollute the environment every time we leave home. The area is a great place to ride our bikes too, with Dallas Road only two blocks away, at the edge of Beacon Hill Park. Our area is within walking or cycling distance to Downtown businesses, as well as to community and professional theatres such as Langham Court, the Belfry, and the Royal Theatre. We are happy to support this exciting new development; it gives us the opportunity to share our village with new neighbours and interesting new businesses that support our social environment.

Len has been very responsible, patient, and responsive to our neighbours in the Cook Street area. He welcomes input from the whole community. We anticipate a continuing relationship with Len, as he becomes a part of our neighbourhood over the course of this development.

Sincerely



Bonnie Herron  
407-1050 Park Blvd.  
Victoria, BC V8V 2T4



Jim Herron  
407 – 1050 Park Blvd.  
Victoria, BC V8V 2T4

Copy to: Leonard Cole – Urban Core Ventures

Ernie Ogilvie  
910 McClure Street  
Victoria, BC V8V 3E7

May 9, 2015

The Mayor and Councilors of the City of Victoria

**Re: Development project by Mr. Leonard Cole in the Cook Street Village, Victoria BC**

I was the founder and first president of the Cook Street Village Merchants Association in 1987. I have lived in Fairfield for the past 14 years. I walk down to the Village several times a week to shop, drink coffee, and visit with friends and family there.

The Village has needed a proper "book end" at the south end of the Village since the development of the Seniors Centre and the adjoining residential building at the North end of the Village. I have always argued that the Village - and the buildings placed within it - should reflect a cozy village atmosphere and not have a block building that you can find anywhere else, especially downtown, placed into the Village. I have seen the most recent drawings of the building proposed by Mr. Cole and I'm impressed how Mr. Cole has listened to the community input and has designed a building that will fit well into the Village: places along the building near the sidewalk for people to sit in chairs with room for tables; a first floor with room for about five businesses; a third story street front with the additional two stories set back; allowance for a road at the back for access; and so on.

The Village thrives on local people using the Village to do their business: food shopping, restaurants, coffee shops, and services (bank, law office, dentist, etc.). This development will help to ensure the future economic health of the Village by having five new businesses and about 60 residential units right in the Village. Excellent!

Also Mr. Cole is not an outsider; he is a local businessman with a history of successful local projects.

Therefore I support this project and I believe we have the right person to do it well.



Ernie Ogilvie

# Otfitwear

Athleticwear at a price that's fair  
1006 Broad Street Victoria B.C. V8W 1Z9  
250 480-6703

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

Re: Support Letter to Rezone Cook St and Oliphant Ave

Dear Mayor and Members of Council:

I have enjoyed living in the Cook Street area since 1997 I have lived on Fort and Cook and now live in on May street, just off of Cook. . I am writing in support of the proposed five story mixed use building that will see the creation of 61 residential units above 9000 commercial square feet. I believe strongly, that new residential and new commercial space will enhance the Cook Street Village and surrounding neighbourhoods.

The Cook Street Village has a progressive feel because of environmentally conscious, locally focused and trendy businesses. I like that the Cook Street Village is teeming with people. Additionally, the Cook Street Village is ideally located. I enjoy easy access to some of Victoria's finest attractions, including Dallas Road, Beacon Hill Park and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. I can leave my front steps and immediately stroll down streets lined with old growth trees and character homes. My neighbourhood is friendly, and comfortable, but still is a quiet location close to the downtown core.

I urge the Mayor and Council to support this rezoning application.

Warm regards,



Mark Besner, OT Fitwear Ltd.  
250 480 6703  
1171A May Street  
Victoria B.C.  
V8V 2S7

March 27 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 Street and Oliphant Avenue**

Dear Mayor and Members of Council:

I am currently building at 620 Cook Street. I chose to build in the Cook Street neighbourhood because I believe in the value of property in the area. Its proximity to Beacon Hill Park, the downtown core and the many amenities will help the Cook Street Village area keep its value.

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 the proposed project will help maintain property values in the area because the new residents and new retail space will contribute to the vibrancy of the Cook Street Village.

For this, I ask the Mayor and Council to support this re-zoning application.

Sincerely,



David Stephens  
620 Cook Street  
Victoria BC  
V8V 3Y7



March 21 2015

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

Re: Letter in Support of proposed Cook St and Oliphant Ave Development

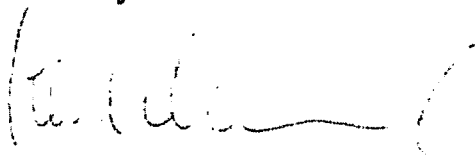
Dear Mayor and Members of Council:

I have enjoyed living in the Cook Street area for 18 years and I plan to stay. I ardently support the proposed development for a five storey mixed use building with retail on the main floor and four storeys of residential suites above. I look forward to drawing more people to the Cook Street Village with an enhanced variety of choices, the creation of new retail space will offer. I view new businesses as an opportunity to raise the overall quality of services offered in the Cook Street Village as a whole.

I am an avid bicycle rider and appreciate the developer's consideration for this community's cycling culture with the inclusion of 66 Class 1 bicycle parking spots. This project and projects like this that reduce people's carbon footprint should enjoy the support of the Mayor and Council.

For this, I ask the Mayor and Council to support this application for re-zoning.

Sincerely



Paul Christopher  
1141 Richardson Street  
Victoria BC  
V8V 3C6

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

April 20, 2015

**Re: Letter in Support of proposed Cook Street  
and Oliphant Ave Re-zoning Application**

Dear Mayor and Council:

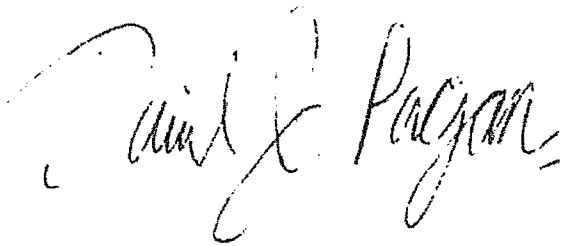
I support this re-zoning application because the proposed project will expand the Cook Street Village's commercial capacity as well as providing sixty-two new homes above. As an example of "density done right," local developer Leonard Cole's vision for the project reflects the City of Victoria's Official Community Plan (OCP) which received public input from over 6,000 local citizens in 2012. According to the OCP's guidelines for Large Urban Villages, the space at 220 Cook Street is one of the few remaining spaces for any commercial expansion. The intended height is perfectly suitable for this or any other neighbourhood centre. The whole point is to concentrate density and have a visually different urban form compared to the residential housing surrounding it.

It is the only logical space for an extension of the Village's commercial frontage and capacity but also adds over 60 residential units to the area. This is the type of density development that Victoria needs to focus on, especially in the "Large Urban Villages" as defined by our Official Community Plan. As a student and young professional concerned about living in affordable housing, housing development is vitally important in the City of Victoria. Development is important, if Victoria I applaud Leonard Cole's commitment to community consultation. He has worked respectfully with the Community Association and met with a number of residents and business owners. I know that he will be carrying out more consultation and I look forward to being included in the process.

I see this project becoming an integral part of the Village, much like Prima Strada Pizzeria, Moka House, Bubby's Kitchen, Mother Nature's Market, and The Beagle Pub all have over the years. If we allows the negative 'Not in my backyard' attacks to win, we would never have these village institutions in the first place.

Thank you for your time, and hopefully your support of the proposal.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Pagan". The signature is fluid and stylized, with a large initial 'D' and a long, sweeping underline.

Daniel Pagan  
528 Pandora Avenue  
Victoria BC  
V8W 0C6

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

206-240 Cook St  
Victoria BC  
V8V 3X3

April 14th 2015

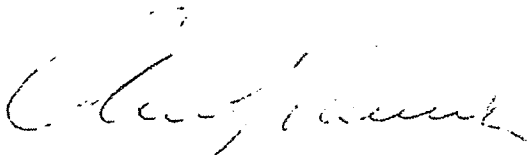
Re: Letter of support for a five storey residential and commercial  
building at Cook St and Oliphant Ave

To Mayor and Council:

I thoroughly enjoy living in the heart of the Cook Street Village. I am aware of the concerns of some in the community that this development will damage the character of the Village. However, I believe and remain encouraged to see how progressive our neighbourhood can be with embracing new projects. I do believe Cook Street Village is well suited to tasteful expansion. The proposed design of this building will be in keeping with the village look and feel.

This proposed project will further Cook Street Village's ambition to become an exemplar community of tasteful, well-planned expansion.

Respectfully,



Chris Shewchuk

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

**216-964 Heywood Ave  
Victoria BC  
V8V 2Y5**

**April 9th 2015**

**Re: Support for New Building at Cook and Oliphant Ave**

**Dear Mayor and Members of Victoria Council:**

**I have enjoyed living on Heywood Avenue in the Cook Street area coming up on 6 years. I write in support of the proposed four to five storey mixed use building that will see the creation of 61 residential units above new commercial space. Fresh faces and new commercial space enhances the Cook Street Village and surrounding neighbourhoods as a whole.**

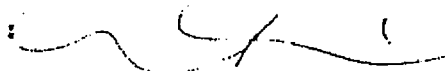
**The Cook Street Village has a progressive feel because of environmentally conscious, locally focused and trendy businesses: Mother Nature's Market (organic), Oxford Market Foods which is very multi-cultural, Big Wheel (local beef and everything they supply, including wrappers and containers can be composted), Bubby's Kitchen (trendy). I love being able to choose from one of the 14 little restaurants in the Village.**

**The Cook Street Village - which runs from Fairfield Rd. north, to Moss St. east (including bike store) to Dallas Rd. south, and Douglas St. west - includes Beacon Hill Park (such amenities as tennis courts, lawn bowling, cricket, putting green and a petting zoo.) and a series of work-out stations for young and old.**

**The Cook Street Village Activity Centre, next to Pic-a-Flic, is for 18 years and above, with many activities, including the Centre for Inspired Living Church, which is non denominational and meets every Sunday from 10 am to noon.**

**I look forward to this project integrating well with the rich character of the Cook Street Village and surrounding areas. For this, I urge the Mayor and Council to support this rezoning application.**

**Kind regards,**



**Edmond Price**

**"Honorary President of 964 Heywood Ave." (120 suites)  
and former member of Crime Watch for three years,  
which included once a month meeting with the Mayor.**

April 9 2015

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

Centre for Inspired Living  
1-380 Cook Street  
Victoria BC  
V8V 3X7

Support for Re-zoning Application Cook Street and Oliphant Avenue

Dear Mayor and Members of Council:

My name is Rev Annie Lavack, Community Spiritual Leader of our centre. It is a true joy to live my passion and be part of such an open, dynamic and engaging community. The Centre for Inspired Living is an interactive spiritual community sharing the inspiration and the support vital to personal growth, healing and transformation.

I am proud to lead a growing congregation and many are area residents. I support this re-zoning as the proposed project will provide needed housing in the area and some of those future residents may want to become members of our spiritual home.

Sincerely,

A handwritten signature in cursive script that reads "Rev Annie Lavack". The signature is fluid and extends to the right with a long, sweeping tail.

Rev Annie Lavack  
CENTRE FOR INSPIRED LIVING

03-30-2015

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

Re: Letter in Support of Urban Core Ventures proposed development  
at Cook Street and Oliphant Avenue

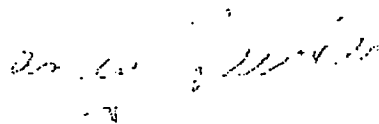
Dear Mayor and Members of Council:

I have lived in the Cook Street area for the last 16 years and have been a horse carriage tour guide for 19 years. I enjoy living here and touring people around my neighbourhood.

I am writing in support of this project because it is replacing old, neglected rentals. The replacement with new should be welcomed in the Village as we need to add dynamic to keep the Village vibe. I also encourage the expansion of retail space in the area. This project is one of the only opportunities to see additional commercial in the Cook Street Village.

There is nothing bad about it!

Sincerely,



Randy Tucker  
#210-1035 Pendergast Street  
Victoria BC V8V 2W9



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

208-1035 Sutelj St  
Victoria BC  
V8V 2V9

March 27 2015

**Re: Support for Proposed five storey mixed use  
building at Cook St and Oliphant Ave**

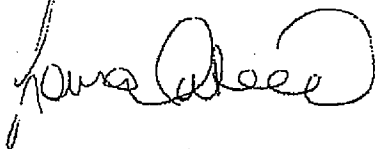
Dear Mayor and Council:

I have thoroughly enjoyed living in the Cook Street Village since 2012. I especially like the dog-friendly nature of the community. Many businesses do not mind if I bring my dog, "Bear" in and in fact one Cook Street Village shop offers a treat with each visit.

I also enjoy the Cook Street Village because of its close proximity to dog-friendly Dallas Road. I frequent the area as Bear is welcomed to play as much as possible.

I support this project because the building allows for dogs and will have dog-friendly features incorporated into it.

Sincerely

A handwritten signature in black ink, appearing to read 'Laura Corfield', written over a horizontal line.

Laura Corfield

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

27 Moss Street  
Victoria BC  
V8V 4L9

May 27 2015

**lay of the land: Renewal Moving Forward**

Dear Victoria Mayor and Members of Council,

I am delighted to learn of a new development coming to Cook Street Village. I recently moved to the area and excited to see people caring about renewal of their neighbourhood. Replacement of old, non-heritage buildings will not only aesthetically enhance but soundly accelerate the value of the Village as a whole.

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

I take pride in my neighbourhood and delighted to see others value my same community.

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

Kindly,

Rameez Raheel

April 17, 2015

To:

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

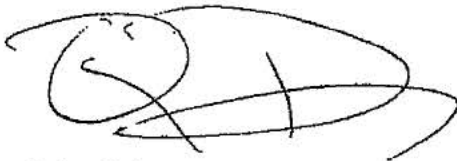
I am writing today to show my support for the rezoning and development of the 3 properties at the corner of Oliphant and Cook Streets in the Cook Street Village area. My 6 year-old son and I are residents of the area and frequently walk past this location as we make our way down to the (excellent!) play park on Cook Street near the public works yard.

The current buildings at Cook and Oliphant are in a state of decline and are unsightly. They don't represent the evolving nature of Cook Street Village and don't create the best resource to the community that this key location can and should.

I am excited about the proposed project, which will bring much needed housing and off street parking to the area, as well as creating expanded opportunities for small business. This development would create an expanded tax base and the continued development and maintenance of the city's infrastructure.

In closing, I would encourage you to endorse this worthwhile project and allow this wonderful part of Victoria to gain a new and exciting asset.

Regards,

A handwritten signature in black ink, appearing to read 'Quinn Daly', with a large, stylized flourish extending from the end.

Quinn Daly  
302 - 945 McClure Street  
Victoria, BC  
V8V 3E8



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

103-1157 Fairfield Rd  
Victoria BC  
V8V 3A9

2015-04-27

Re: Celebrate What's New at Cook St and Oliphant Ave!

To Mayor and Victoria City Councillors:

I have thoroughly enjoyed living in the Fairfield area for the last 32 years and am pleased to welcome new change to my close-knit community.

I write in support of the proposed five-storey building with four storeys of residential units above ground level commercial space.

I am excited to learn of a new development in the works at Cook and Oliphant. I am delighted to live close by to Cook Street Village as one of 8 Large Urban Villages where growth is encouraged to preserve and add to the vitality of such neighbourhood pockets.

Cheers,



William Sanders

April 14 2015

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

207-240 Cook St  
Victoria BC  
V8V 3X3

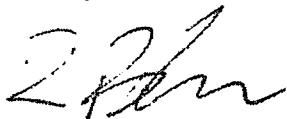
Re: Letter in Support of Density Done Right for proposed  
five storey building at Cook Street and Oliphant Avenue

Attention Mayor and Members of Council:

I am the night manager of the Beagle Pub and I live in a condo across the street from my work, in the heart of the Cook Street Village. This has been my home for the last three years. Both my work and home are very close to the proposed development.

I have the privilege of taking a very short walk to and from work and would like to see my other staff have the opportunity to live near their work as well: particularly those who work in the later evening. Our workers would be able to walk in the safety of the well-lit Cook Street Village. For this, I ask for your support of the proposal.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ricky Blair', with a stylized flourish at the end.

Ricky Blair

May 20 2015

Mayor Lisa Helps & Victoria City Council  
# Centennial Square  
Victoria BC.  
V8W 1P6

RE: 220 Cook St.  
Leonard Cole, URBAN CORE VENTURES


Dear Mayor & Council:

I am a resident of 1050 Park Blvd and have lived in Cook St. Village for 7 years. Mr Cole and members of his development team took the time to meet with the owners of our building, showed us the plans, and discussed our views and concerns. Mr Cole has shown a willingness to address many of our concerns and has offered to meet with any of the owners whether or not they are impacted by his development. In my experience, Mr Cole has been accessible, approachable, and accommodating.

I think that the development is a step forward for the Cook St. Village and it will blend in well with both the established and newer buildings

in the area. More importantly, I think that this development is a view toward the future of this area as it will attract a wide range of people who want to live, work, and enjoy this beautiful part of Victoria. This development will also attract new business opportunities and add to the vibrancy of the Cook St. Village.

I am offering my support to Mr. Cole's development at 220 Cook St.

Respectfully,  
  
(JEANNETTE AST)

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

300-500 Rithet St  
Victoria BC  
V8V 1E3

**Fast Forward and Support Renewal Done Right!**

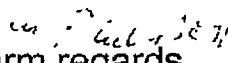
05-26-2015

Attention Mayor and Members of Council:

I live at 500 Rithet Street and proudly consider myself a 20 + year veteran of the Village. I thoroughly know the Cook Street Village and proudly enjoy coffee and catching up with my friends there on a daily basis. I am writing this letter to support Urban Core Ventures development at Cook and Oliphant because this project is replacing old, neglected rentals. Change is good. New is needed.

Adding homes for people and commercial space for commerce bolsters the richness of the area. This enhances the monetary value and social value of the neighbourhood.

The replacement with new should be welcomed in the Cook Street Village.

  
Warm regards,

Stig Karlsson



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

205-710 Vancouver St  
Victoria BC  
V8V 4P9

April 19<sup>th</sup> 2015

**Cheers for five-storey building at Cook and Oliphant!**

Dear Mayor and Members of Victoria Council:

I have lived in the Cook Street area for 20 years and for the last 5 years I have lived at Vancouver and Collinson, a few short blocks to the heart of Cook Street Village. I proudly call this neighbourhood home because of its inclusiveness as a community.

I feel there is an openness and acceptance for all in the Cook Street area. Regardless of your sexual orientation or religious persuasion all members of humanity are warmly welcomed.

And for this, I encourage more people to join our family in the Village with projects like this.

Yours warmly,

A handwritten signature in black ink, appearing to read "Bob Briggs", with a stylized flourish at the end.

Bob Briggs

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

1128 Leonard St  
Victoria BC  
V8V 2S4

April 14 2015

Keep the Village Active and Support rezoning at  
Cook St and Oliphant Ave!

Dear Mayor and Members of Victoria Council:

I have enjoyed living in the Cook Street area for the last 40 years. I write in support of the proposed five storey mixed use building that will see the creation of 61 residential units above 9000 commercial square feet. New residents and new commercial space enhances the Cook Street Village and surrounding neighbourhoods as a whole. The addition of new retail opportunities will stimulate the already exciting Cook Street Village. More retail choices draw more people to the area.

Cook Street Village has a progressive feel because of environmentally conscious and locally focused businesses: Mother Nature's Market (organic), Big Wheel (local beef and everything they supply, including wrappers and containers can be composted), and comfortable coffee spaces like Serious Coffee and Starbucks. And how many other Urban Villages have a full video rental store? Long

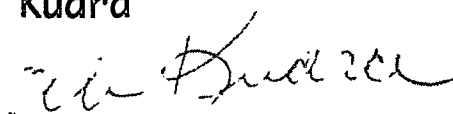
live Pic-a-Flic! The Cook Street Village is teeming with people.

Additionally, the Cook Street Village is ideally located. I enjoy easy access to some of Victoria's finest attractions, including Dallas Road, Beacon Hill Park and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. I can leave my front steps and immediately stroll down streets lined with old growth trees and character homes. My neighbourhood is friendly and humble.

Cook Street Village is well suited to sympathetic and well-planned expansion. This project is a tasteful example of density done right and will integrate well into the Village's charm and warm personality.

Warm regards,

Ab Kudra

A handwritten signature in dark ink, appearing to read 'Ab Kudra', written in a cursive style.

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

05-08-2015

Welcome five level building to Cook Street  
Village as a Large Urban Village!

Dear Mayor and Members of Council:

I have lived on Elford Street for 11 years and write in support for the proposed Cook Street development.

The building's arrival signals a shift. It ratifies Cook Street Village as an exemplar of a *Large Urban Village*. This is a significant and worthy designation, one that should be celebrated with pride.

Cook Street Village was designated as one of 8 *Large Urban Villages* in the 2012 *Official Community Plan*. Growth is encouraged and decisions made for those not yet even born is planned for.

As an honoured *Large Urban Village*, this project will be the first to showcase how proudly we Victorians embrace and plan for growth in our mushrooming communities.

For this reason, I encourage the Mayor and Council to support this application for re-zoning.

Kindly,

  
Johnny Olarte

406-1500 Elford Street Victoria BC V8R 3X8

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



1173 May Street  
Victoria BC  
V8V 2S7

Re: Support Letter to Rezone Cook St and Oliphant Ave

Dear Mayor and Members of Council:

My family and I have enjoyed living at 1173 May Street in the Cook Street area since 2007. I write in support of the proposed five storey mixed use building that will see the creation of 61 residential units above 9000 commercial square feet. New residents and new commercial space enhances the Cook Street Village and surrounding neighbourhoods as a whole.

The Cook Street Village has a progressive feel because of the environmentally conscious, locally focused and trendy businesses: Mother Nature's Market (organic), Big Wheel, Bubby's Kitchen (trendy).

Additionally, the Cook Street Village is ideally located. I enjoy easy access to some of Victoria's finest attractions, including Dallas Road, Beacon Hill Park and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. I can leave my front steps and immediately stroll down streets lined with old growth trees and character homes. My neighbourhood is friendly and humble: a pleasantly quiet area close to the downtown core.

I look forward to this project integrating well with the rich character of the Cook Street Village and surrounding areas. For this, I urge the Mayor and Council to support this rezoning application.

Yours truly,



Derrold Norgaard, CPA FCA



**March 30 2015**

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

**March 29 2015**

**Re: Letter in Support of Re-zoning Application for Cook  
Street and Oliphant Avenue**

**Dear Mayor and Members of Victoria City Council:**

**I am a renter but have lived in Fairfield most of my years out west. Since the late 1970's I have rented on Hilda, Trutch and now Linden. I have shopped for many years in the Village and love the changes that have appeared. I seem to recall the fuss about putting a neighbourhood pub in and then Food Country building going and then the building across from the Royal Bank. Seems to me people in Fairfield don't want any change at all. In the end everyone likes the changes once they are completed.**

**I think this proposed development at Cook Street and Oliphant Avenue is a great plan and I hope this moves ahead.**

**Sincerely**

A handwritten signature in black ink, appearing to read 'Terry Chivers', with a stylized, flowing script.

**Terry Chivers  
#508-1030 Linden Ave  
Victoria BC  
V8V 4K2**

16 March 2015

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

**Re: Letter in Support of Urban Core Ventures proposed project**

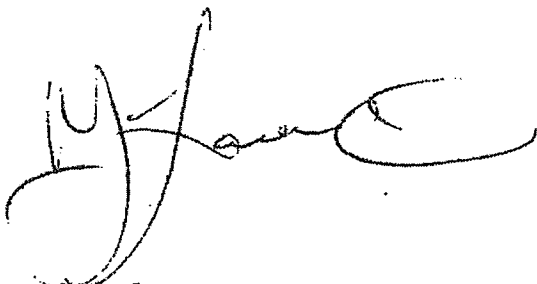
To Mayor and Members of Council:

I live in the Cook Street Village and am pleased to support the proposed development at the corner of Cook Street and Oliphant Avenue. This project will expand the available housing options in the area. It will provide a variety of suite sizes for young people who want to buy or rent and for those who already live in the area and are looking to downsize without leaving Cook Street Village.

This project will provide an affordable addition to our wonderful neighbourhood.

I strongly encourage council to support this application for re-zoning.

Sincerely

A handwritten signature in black ink, appearing to read 'Mira Laurence', with a large, stylized flourish extending from the end.

Mira Laurence  
205-240 Cook Street  
Victoria BC  
V8V 3X3

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

**Re: Letter in support of proposed Cook St. & Oliphant Ave. re-zoning application**

Dear Mayor and Council:

I am submitting this letter in support of the rezoning application for the proposed development of 220 Cook Street. I have lived in the adjacent building (1050 Park Blvd.) for several years and this project is exactly what Cook Street Village needs. It is the only logical space for an extension of the Village's commercial frontage and capacity but also adds over 60 residential units to the area. This is the type of density development that Victoria needs to focus on, especially in the "Large Urban Villages" as defined by our Official Community Plan.

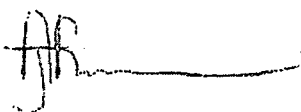
I was originally made aware of the project by notice to attend a community consultation meeting in December hosted by my Neighbourhood Association. I appreciate that the developer actually listened to those of us who voiced our opinions at the meeting, as far too often, local residents are not thoroughly consulted with. Earlier this year, he also took the time to call a meeting with all the residents of my building for further neighbourhood feedback. It has been a very engaging process and I hope this level of dedication to community consultation can stand as a model for future development proposals in the City of Victoria.

I have been disappointed by the level of discourse from the minority in opposition to this project. I understand that four individuals met with Mayor Helps recently to express their desire to stop the project, and I fully encourage more of that kind of public participation. However, it is the letters distributed throughout the village today which trouble me, which is why I am taking the time to write this letter on my birthday after having just seen their messaging. Shamefully, the letters are anonymous and contain blatant misinformation, such as stating the development will be an entire storey taller than proposed. Stooping to such a petty level is not positive for the process, nor the community. Those who fear change and stand as obstacles to progress do so to the detriment of the community, and their habitual discontent will never be satisfied, short of Victoria implementing a Metchosin-style model of development.

I look forward to this new building and its commercial tenants becoming an integral part of Cook Street Village much like Prima Strada Pizzeria, Moka House, Bubby Rose's, Mother Nature's Market, and The Beagle Pub all have over the years. It is hard to imagine today that most of those places, now village institutions, faced opposition as well. Thank you for your time, and hopefully your support of the proposal.

Sincerely,

Andrew J. Reeve (#204 - 1050 Park Blvd, Victoria, BC. V8V 2T4)



April 11<sup>th</sup>, 2015