

Community Consultation

September 2014 – Present

- Began discussions with residents, land owners, neighbours and business owners in Cook Street Village.

Oct 2014

- Initial meeting with the Fairfield and Gonzales Planning and Zoning Committee to discuss project – originally a 6 storey proposal.

December 15, 2014

- Formal **CALUC** meeting - **Fairfield Gonzales Community Association** as part of the City of Victoria's approved Rezoning process (meeting notes attached).
- City of Victoria sent out notification to 364 residents and landowners within 100 metres of the property.

Excerpt from the Minutes of Community Meeting Planning and Zoning Committee Fairfield-Gonzales Community Association (FGCA) December 15, 2014

*"Subject Property: 1041 Oliphant St & 220, 214, 212 Cook St (364 notices sent)
Proposal to build a residential / commercial five-storey complex.
Approx 35 interested parties attended*

Attendee Questions & Comments:

- *What is the width of the sidewalk...still to be determined*
- *Concern over loss of trees and privacy associated with.....proponent will do their best to save the trees as much as possible*
- *What is the height compared to adjacent buildings....5 storey v/s 4 ½ storey*
- *Height would appear to be the greatest concern. Other concerns expressed include changing nature of Cook Street Village, extension of commercial portion of Cook Street Village south, appearance of the balconies, design of the complex.*
- *Also expressed was the concern that the project alone represents 30% of the projected increased population for Cook Street Village from the Official Community Plan*
- *A Park Boulevard resident felt his property values would be adversely impacted*
- *One resident suggested it would work if the complex could be scaled back in size and more trees be saved*
- *Another resident worried whether adequate parking was being provided*
- *One questioned why the complex does not provide a more environmentally friendly design such as the use of roof gardens*
- *There were what seemed to be equal numbers speaking in support of the proposed project, its design and that it will bring greater vibrancy to Cook Street Village."*

1041 Oliphant Avenue and 212-220 Cook Street Development Proposal

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January 15, 2015

- Meeting with residents of neighbouring building at 1050 Park Boulevard to discuss the project and answer questions.
- Approximately 16 residents attended in their common room.

Comments and questions noted included:

- Question about the need or support for more commercial on Cook Street and what type of commercial uses there would be.
- Question about the new OCP policies and the need for a new neighbourhood plan to define what should happen on this site.
- Concern over loss of resident's property value.
- Question about tree retention.
- Some individual concerns over loss of views and privacy.
- Some concern about underground parking entrance and noise in the lane.
- Questions about the approval process, timing and assurances that what they see is what gets built. Clarification that this requires rezoning and development permit.
- Some concern about parking issues in the Village.
- Questions about the size of building, number of units, possible price of units and affordable rental.
- Questions about timing of construction.
- Question about the nature of the strata for the commercial and residential components.

March 2015 to Present - Continued and Ongoing

- Continued discussions with residents, landowners, neighbours and business owners in Cook Street Village including committing a staff person to reach more people.
- The Project has been a topic in Times Colonist, CTV, CBC, Jane's Walk, Fairfield Observer, Victoria News, The Cook Street Village Voice and much more.

July 29th 2015

- Community Open House/Event - 5-7pm at Big Wheel Burger, 341 Cook Street
- Over 1400 invitations delivered to multiple postal routes in the neighborhood to ensure a 200m radius.
- More than 300 interested people attended, 75 positive comment cards written and 31 signatures of support. There were 12 comment cards from people who had some concerns about the project.
- The most common points of discussion were the building setback and number of storeys. There was strong support for from many for the design and addition of housing and favourable comments about the cycling facilities as well as the addition of commercial opportunity.
- It was clear that there was a lot of misinformation in the neighbourhood.