

From: Alison Acker
Sent: Tuesday, April 01, 2014 02:09 PM
To: Councillors

Subject: st. andrews proposal

Members of the committee to end homelessness are very disappointed with the Bosa plan for the St. Andrews site. The building is too big, has too many apartments and the commercial space is huge.

This site is an opportunity for public green space and for much needed affordable housing, not just for now but guaranteed in the future.

And the throw-away offer of a tiny space for meetings is not enough.

Council has the chance to insist that this site be a real asset to the local people - all of them. there must be real opportunities for wide consultation before anything is improved. Let's get this right.

Planning & Land Use Standing Committee
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From: Ann Kujundzic
Sent: Tuesday, April 01, 2014 07:31 PM
To: Councillors

Subject: re: Bosa's redevelopment plans

Dear Councillors:

I have been watching the plans for the development of the St Andrews School site with interest. I'm a fairly recent resident of Victoria, having moved here two years ago to be close to family, and I am familiar with Mason Street through using the small commercial business in that area.

The downtown area really doesn't need more large commercial building structures. Victoria has a good complement of older buildings which are unique and provide a special quality that few cities have. And interspersed, there is a real need for public green space which that area provides.

I would ask Council to present this issue at a Public Hearing, as it is important that the voices of residents and citizens be heard.

Thank you for your attention,

Ann Kujundzic

From: Anne Moon
Sent: Sunday, March 30, 2014 11:23 PM
To: Councillors
Subject: St. Andrews redevelopment

Dear Mayor and Council:

I have lived in this neighbourhood for a little over a year and have come to appreciate its sense of community, its mixed use housing and its small stores and businesses. The proposed Bosa development on the St. Andrew's school site negates what I value: It is too big, too high and will generate far too much traffic for our neighbourhood.

I am not opposed to growth, but the traffic should be routed on to Pandora--the idea of huge refrigerator trucks on tiny residential Mason St. is ridiculous.

I trust that the Planning and Land Use Standing Committee will reject this current proposal and urge a re-drafting of the arcane traffic rules so that trucks serving the grocery store come off Pandora. I can't think of another grocery store in the city that is served by a truck route down a small street. Thrifty's in James Bay uses Menzies, not Croft; Fairway uses Quadra; the re-named Save-On uses Fort and Foul Bay; Thrifty's in Fairfield uses St. Charles. Please respect our neighbourhood.
Regards,

Anne Moon

302-1613 Quadra St.
Victoria BC V8W 2L5

From: CAM MILLAR
Sent: Monday, March 31, 2014 11:09 AM
To: Councillors

Subject: St Andrews development

I am opposed to this development as proposed by Bosa and strongly recommend that council reject the current plan.

From: charles joerin
Sent: Monday, March 31, 2014 09:52 AM
To: Councillors

Subject: St Andrew's School site, proposed development

On April the 3rd the PLUSC will be discussing the subject property also known as 1002,1008,1012 Pandora Avenue.

The former PLUSC sent the developer away asking for significant changes to their design that would address the concerns coming out of the North Park Neighbourhood's CALUC meeting, September 2012.

While I appreciate attending meetings with Bosa's representatives (as recently as March 2014), to date the developer (Bosa/ Bluesky) has not significantly addressed all those concerns either in fact or to my satisfaction.

I wish the council to know that I am still opposed to rezoning the property that will allow for its development in a way that does not address all of the concerns expressed at the North Park Neighbourhood's CALUC meeting.

Charles Joerin
North Park Neighbourhood resident
and NPNA Board member.

From: Christine Terry
Sent: Tuesday, April 01, 2014 09:23 PM
To: Councillors
Subject: St Andrews

Please reconsider the Bosa plan for the St. Andrews site. It is not a neighbourhood friendly plan at all.

I agree with the reasons stated below from an email I received from 'St. Andrews- A Better Plan.'

I live on Caledonia Av. and love the walk down Mason St. when I go to either Angela's urban garden or Yoka's. To have a huge complex literally over shadowing that street would probably ruin this amazing garden and certainly destroy the gentle ambience of this street. Please, please reconsider!

Sincerely

Christine

- ~ large footprint needs to be broken up with public access through the site
- ~ gated design with greenspace on inside for residents only is not neighbourly
- ~ no contribution to the neighbourhood in greenspace, site lines or other amenities (like public walkway through the site)
- ~ site is over half a city block with 210 residential units and commercial space: too massive
- ~ all traffic access off Mason St turns a unique one-way street with heritage homes, small businesses and a kids playground into a service lane for the developers
- ~ shading of Mason Street city farm, a unique urban farm supplying greens to local businesses
- ~ Vancouver Street greenway and cycling route is diminished by increased traffic and commercial trucks turning on Vancouver and Mason
- ~ 35,000 sq. ft. chain store is too big for neighbourhood and will increase traffic in an area where walking and cycling should be encouraged
- ~ no energy efficiency built in; cheap wood construction
- ~ rental units now but no guarantee of rental housing in the future
- ~ offer of a small meeting room to the community is insignificant and of little use.

This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!

Reflexology Plus
Christine Terry

From: Claire Lynch [REDACTED]
Sent: Tuesday, Apr 1, 2014 11:44 AM
To: Councillors
Subject: St. Andrews School site

Mayor Dean Fortin and Victoria City Councillors,

I encourage you to rethink the development idea proposed by Bosa for this site, given that it entails rezoning. A new recreation center replacing the Crystal pool, a downtown U.Vic campus, anything but what has been proposed. The idea of a big supermarket in this residential neighbourhood is most distasteful to me. Here's the list of negatives to this development:

Why this is not a good plan:

- ~ large footprint needs to be broken up with public access through the site
- ~ gated design with greenspace on inside for residents only is not neighbourly
- ~ no contribution to the neighbourhood in greenspace, site lines or other amenities (like public walkway through the site)
- ~ site is over half a city block with 210 residential units and commercial space: too massive
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This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!

Thank you for your consideration. Sincerely, Claire Lynch and James Starck

--

Claire Lynch
1156 Balmoral Rd.
Victoria, B.C. V8T 1B1
[REDACTED]

From: Debra Skelton
Sent: Tuesday, April 01, 2014 07:34 AM
To: Councillors

Subject: St Andrews Site: Bosa Development

Dear Councillors,

I belong to the Open Door Sanctuary and as such, have been part of the St Andrews/ Mason Street community for many years.

I respectfully ask you to continue your efforts on behalf of our neighbourhood's concerns about the proposed development. It will be yet another step toward making Victoria another Vancouver, devoid of sunlight, riddled with commercial property, and squeezing out the human beings that have made our community a people place.

Many thanks for your kind attention.

Sincerely,
Debra Skelton

From: Garry Curtis
Sent: Tuesday, April 01, 2014 06:03 PM
To: Councillors
Subject: St. Andrews Site Development

Dear Mayor and Councillors,

I urge you to reconsider the plan for developing the St. Andrews site.

There are many aspects of the proposal that raise serious concerns including the very large footprint, the lack of any contribution to neighbourhood green space accessible to the public, and the proposal for a 35,000 square foot store that is much too large for the area.

Thank you,

Garry Curtis
Victoria

From: janet ellen simpson
Sent: Monday, March 31, 2014 10:52 AM
To: Councillors
Subject: the St. Andrews school site

Dear Mayor and Council,

Please add my voice to those of the many neighbours voicing their opposition to the revised plans from the developer, Bosa.

The massing of the building is inappropriate in an area of heritage homes and small businesses, especially in the way that it threatens to shade Mason Street city farm. If Victoria is truly committed to green space and encouraging walking and cycling, we should be discouraging giant chain stores that exacerbate traffic problems.

This proposal does not add to the livability or ambience of the neighbourhood.

Sincerely,

Janet Simpson
(1336 Richardson Street, Victoria)

: John K Jeglum

Sent: Monday, March 31, 2014 09:53 AM

To: Councillors

Subject:

Dear Major and City Councillors,

I have visited stores on Mason Street between Cook and Vancouver, and am familiar with the plans to develop a large , high grocery store on Vancouver and Mason. Mason St. will be turned into a truck delivery street with very little interest for the local neighborhood or the local community. In other words, from an atmospheric, interesting nook that people can enjoy, it becomes a sacrifice to larger scale business, and the automobile and truck. I It seems to me this development is NOT a good idea, it goes against creation of a dynamic and interesting small scale neighborhood. Wellburns grocery store already serves the neighborhood. Mason St should remain a small scale park-like area that accomodates walking, biking, green spaces, and local small scale shops and businesses.

Thank you for your kind attention.

John K. Jeglum

406-225 Belleville St.
Victoria, B.C. V8V 4T9
Canada

From: Claire Lynch [REDACTED]
Sent: Tuesday, Apr 1, 2014 11:44 AM
To: Councillors
Subject: St. Andrews School site

Mayor Dean Fortin and Victoria City Councillors,

I encourage you to rethink the development idea proposed by Bosa for this site, given that it entails rezoning. A new recreation center replacing the Crystal pool, a downtown U.Vic campus, anything but what has been proposed. The idea of a big supermarket in this residential neighbourhood is most distasteful to me. Here's the list of negatives to this development:

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Thank you for your consideration. Sincerely, Claire Lynch and James Starck

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Claire Lynch
1156 Balmoral Rd.
Victoria, B.C. V8T 1B1
[REDACTED]

Planning & Land Use
Standing Committee

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From: Bond Penny [mailto:secretary@npna.ca]
Sent: Friday, March 28, 2014 03:17 PM
To: Mayor (Dean Fortin); Councillors
Subject: NPNA letter: re-zoning application #00381

Dear Mayor Fortin and Councillors,

Attached is a letter from Timothy Hewett, the President and Land Use Chair of the North Park Neighbourhood Association, concerning the development proposal for 1002, 1008 and 1012 Pandora Ave. The NPNA wishes to express its current views on the revised proposal for this site by Bosa Developments/Blue Sky Properties.

Thank you for your attention to the concerns of the North Park neighbourhood.

Regards,
Penny Bond
NPNA Secretary/Membership
secretary@npna.ca

North Park Neighbourhood Association
Box 661, 185-911 Yates Street
Victoria, BC V8Y 4Y9
npna@npna.ca

Mayor and Council

City of Victoria

Cc: Planning and Development Dept.

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave- St Andrews Site

The NPNA sent letters to Council dated September 25, 2012, and January 18, 2013, as well as May 2013 recommendations, outlining our concerns with the St. Andrews site redevelopment. This letter summarizes those recommendations as well as the NPNA's current thoughts on this issue.

A committee of the board met with Bosa/Blue Sky representatives on February 11 and 26, 2014, to view revised development plans. We are grateful to the developer for allowing us the opportunity of meeting with them. Heights have been changed to seven story's on Pandora, six story's on Vancouver, four story's on Mason and Franklin Green Park.

A pathway may be incorporated along Franklin Green in a zigzag to Pandora, pending approval from the city. Doorways have been added to the Franklin Green side but not the Mason Street side. While the NPNA was glad to see the heights on Mason Street and Franklin green reduced, no other significant changes have been made.

NPNA concerns, as documented in our attachments, have not yet been fully addressed. Neither have concerns outlined by Councillors Alto, Madoff and Helps at the May 2, 2013

Planning and Land Use Standing Committee been addressed in the revised plans. Still of significant concern are:

1. Traffic: Access and Egress

All residential and commercial traffic entering and leaving the development via Mason Street is not acceptable, reducing Mason Street to a service lane for the for the commercial services and sole access and egress route for resident automotive traffic. There is also the issue of traffic entering and exiting onto Vancouver St, a bike path and green way. Further exacerbating traffic issues, is the proposed 35,000 square-foot commercial retail space. It's large size would likely draw traffic from outside the area. The NPNA suggests that traffic access and egress would be much better on Pandora St., but if Council's decision was to reject that, then in the alternative, there could be measures taken to lessen the impact of the increased traffic on Mason St. The City could:

- Prevent left turns onto Mason St. from Cook St. as it is limited on other residential local

North Park Neighbourhood Association
Box 661, 185-911 Yates Street
Victoria, BC V8Y 4Y9
npna@npna.ca

streets such as Queens Ave or Princess. This would also have the benefit of removing a potential traffic hazard on Cook St.

- Limit the weight of vehicles to 7,000 lbs on Mason St. Mason St. is a narrow one-lane street with a children's park beside it, so this would also have the benefit of providing a safer Mason St. for children, pedestrians and cyclists.
- Require that a green barrier be installed across from the access and egress on Mason St. This would help alleviate some of the worst effects for the neighbours on the west end of Mason St. Since these four houses on Mason St. are built very close to the street, this would have an effect of reducing traffic and gate noise from cars and trucks entering and leaving the site and improving both safety and visual impact.
- Insist on covenants registered with the property that would prevent truck traffic into the site during nighttime hours between 11:00 pm and 8:00 am. This would help alleviate the disturbance to the sleep of neighbours across from the egress and access.
- Consider that Development Cost Charges associated with the development be directed at increasing the capacity for active transportation modes by enhancing cycling infrastructure along Vancouver St. and improving pedestrian amenities along Mason St.

2. Green Space and Community Space

The proposal offers no public green or community space, taking up a large footprint with minimal aesthetic transition into the surrounding neighbourhood. Green space is designed to be on the inside for the benefit of the building residents only.

The NPNA suggests that the City could:

- Require that more green space be offered through increased set-backs around the property or breaking up of the comprehensive site so that green space can be added in other locations on the site.
- Require that an indoor space that is large enough for community use be provided.

3. Mid-block walkway

The proposed mid-block walkway is a narrow corridor with two right angles obstructing a clear view through the corridor and posing significant Crime Prevention Through Environmental Design (CPTED) concerns. The proposed statutory right of way is greater than or equal to only 1.8 metres in width as it skirts the development and would pose significant safety issues if fenced in from the abutting property owner to the east.

North Park Neighbourhood Association
Box 661, 185-911 Yates Street
Victoria, BC V8Y 4Y9
npna@npna.ca

4. Massing

While massing has been partially addressed with the staggered building heights, which is a definite design improvement, it is still one large dominating building on a significant-sized footprint that makes it an imposing addition to the neighbourhood without enough mitigation to be acceptable. We propose breaking up the development from one large comprehensive building unit to a design that allows for more community access through the property.

While we applaud the developer for the efforts to meet with the North Park Neighbourhood Association, the developer has not addressed our initial concerns enough to warrant an approval of the current design of the proposed development at this time.

We trust council will agree that more attention to neighbourhood concerns is required from the developer and further revision to the plans is needed.

Thank you for your attention.

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

Tim Hewett , Chair

North Park Neighbourhood Association

From: Serina Zapf **Sent:** Monday, March 31, 2014 01:15 PM
To: Councillors
Subject: Bosa's plans for redeveloping the St. Andrews school site

Dear Councillors,

I am profoundly disappointed by the plan that Bosa has for the St. Andrew's School site. Victoria, which occupies the unceded territories of the Lekwungen People, is a wash in towering, unwelcoming, unaffordable condominiums with chain stores and boutiques serving only the most wealthy members of our community. Allowing such a wonderful location and site to be turned into another uncreative bastion of the wealthy is irresponsible. BC has spent the last decade with the highest child poverty rate on the occupied territories called Canada. The majority of people in Victoria live below the arbitrary and incredibly precarious poverty line and if 'representatives' of us, all people, not just the ones who own property and withhold wealth from others, continue to allow business as usual, then there will be no change. The mark of the truly great is to take risks and try new things.

Thus, I implore the committee to turn down the proposal for the St. Andrews School site and to demand better for the community of North Park. We need affordable spaces to meet, offer each other workshops, prepare community dinners and meals, a place for affordable community childcare, a place for elders and young to meet and a space where the most vulnerable members of our community, those with mental illness, addictions and no shelter to call there own may find safety, services and clean harm reduction supplies.

Sincerely,

Serina Zapf

From: Shauna Johnson
Sent: Monday, March 31, 2014 02:15 PM
To: Councillors;

Subject: St. Andrews site decision, April 3

I oppose the revised plan that the developer (Bosa) has come back with for the above-noted property at Vancouver and Pandora/Mason. The issues I identified in my earlier letter (height, traffic, park/green space, gating the development, no walkways, etc, etc) are not being addressed by the revised plan. In fact the revised plan with its increased height on the south side of the building and the gated green space will further segregate this development from the community of North Park and decrease sunshine for residents and gardeners to the north. I believe that it is also in direct opposition to our community plan of integrating neighborhoods (not building fences to keep people in or out)!

Further, the traffic pattern changes proposed to accommodate this development again segregates us both physically and figuratively (the haves from the have not) ensuring that this huge development and its developer get what they want at the expense of North Park residents (huge increase in traffic to the neighbourhood, infringement on the existing residents, park and local businesses - I shop locally and will continue to do so post development). This is not the Victoria I signed up for 13 years ago when my husband I moved here and bought our home in Fernwood - we began walking everywhere, shopping locally; I've been able to walk to and/from work everyday since making Fernwood my home.

The walk-ability and bike ride-ability of the city should be encouraged and enhanced with every new development proposed to the city. Food security should be considered by council whenever new developments are tabled, especially given that we live on an island and have increasing transportation costs to bear which will most likely lead to more isolation. I would like to see us growing our own food in the city as much as possible, reducing the environmental costs of the food we eat and supporting the local economy. The urban farm that sits just north of said property will lose the sun with the increased height of the building - please consider less height such as 4 or 5 stories at most. If we continue down this path of placing more value on economic growth than on food growth we will soon find ourselves and many more people in Victoria going hungry long after the developers have left the neighbourhood.

Please ensure that the revised plan is not approved and direct the developer to rethink and re-plan this development. Consider breaking up this huge development into smaller buildings with fewer stories and include all manner of safe public access whether playing, walking, bike riding, shopping in and around the neighbourhood. Re-design traffic access so

that quaint Mason Street and its businesses, community and residents, including children and bicyclers, can survive this development.

"This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!"

Sincerely,
Shauna Johnson
1-1220 Pembroke Street
Victoria BC V8T 1J8

From: Tom Baker
Sent: Monday, March 31, 2014 09:22 AM
To: Councillors
Subject: St. Andrews school site redevelopment

Dear Councillors,

I am writing to ask you to reject the current version of the Bosa plan for the St. Andrews school. This is not a building redevelopment: it is a neighbourhood overhaul. There are many problems with the plan, and these are the most serious:

1. A 35,000 sq. ft. chain store. This is too big for neighbourhood and will increase traffic in an area where walking and cycling should be encouraged.
2. Public Greenspace - none (there is private greenspace)
3. Mason St. subjected to all kinds of increased traffic and intensity, including commercial trucks. I myself frequently use Mason St. as a safer, quiet cycling route, and enjoy seeing park users in the green and playground.
4. Vancouver St, which is a great cycling street, will also become laden with extra traffic and commercial trucks.

In essence, this plan is leveraging the surrounding neighbourhood to provide amenities to the private owners of the new building complex. This is not in the interest of the common good.

The plan should be rejected and Bosa should be told to leave Mason Street alone, add public green space, fix the Vancouver Street problems with their plan, use modern LEED building standards (e.g. Gold), take out the giant supermarket and more.

Some of the plan is due to the City's planning department wanting to reduce the impact of all the increased traffic on Pandora Street. This should be a clear indication that the development is too big. Sacrificing Mason and Vancouver to save Pandora: isn't this cutting off our nose to spite our face?

Finally, I would suggest that if the City is going to completely overhaul this neighbourhood, as the current Bosa proposal would do, a wider discussion is needed, not just a development permit / rezoning process. The tiny building permit sign in front of St. Andrew's does not appropriately alert passers by to the massive changes which would occur.

Sincerely,
Tom Baker
Victoria