

CASTLE I INVESTMENTS INC.
Suite 2600, Three Bentall Centre
595 Burrard Street, P.O. Box 49314
Vancouver, BC V7X 1L3

February 27, 2017

BY EMAIL (mayorandcouncil@victoria.ca) AND BY HAND

Mayor Helps and Council
c/o Legislative Services
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

**Re: Addition of 2655 – 2659 Douglas Street, Victoria (the “Property”) to the City of
Victoria’s Register of Heritage Properties**

Dear Mayor and Council:

As previously advised, we are the owner of the above Property and we are writing to express our serious concerns regarding the process which has been followed in regard to the above and which has resulted in your recent letter advising us that Council will consider the Property for listing on the Heritage Register at its meeting at 6:30 p.m. on March 9, 2017.

As you will recall, we previously received a similar letter from you on September 6, 2016 which indicated that the City was going to consider adding the Property to the Heritage Register at a Council meeting on September 22, 2016. At that time we wrote to you (letter dated September 13, 2016) to advise that we had not had an opportunity to consider the potential impact that such a listing might have on the Property nor to review the matter with our shareholders. Moreover, we pointed out that your letter provided no indication as to the heritage features of the Property which the City considers significant and, therefore, we were not in a position to study the matter with our own heritage consultants and provide the City with any meaningful feedback.

Following receipt of our September 16, 2016 letter (and we understand similar expressions of concern from other affected property owners) we were advised that the matter had been removed from the agenda for the September 22, 2016 Council meeting given the level of concern expressed by affected property owners.

From then until your recent letter of February 16, 2017, we have not been contacted nor received any further information and have, therefore, had no opportunity to conduct our independent investigation into the heritage question nor to effectively consult on the issues. We are particularly concerned, without properly understanding the City's objectives, about the potentially significant adverse impact on the value of our Property which may result from a listing on the Heritage Register. Such a significant impact on value will constitute a substantial

hardship for us and our shareholders. And, once again, given the extremely short notice we have been given we do not have adequate time to conduct the required studies and to share with the City our views or the views of our heritage experts.

Accordingly, we respectfully request that Council:

1. again defer the consideration of the question of listing the Property on the Heritage Register to a future Council meeting after we have had sufficient time and opportunity to properly study the question;
2. direct staff to provide us with a report which identifies the heritage characteristics of the Property which are considered significant in order that we may provide meaningful input for Council's consideration of the issue; and
3. provide an opportunity, with reasonable notice, to discuss the information with staff and or your Heritage Advisory Committee prior to the matter being referred back to Council.

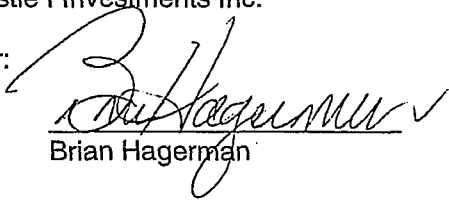
We would be pleased to meet with the City's representatives at any mutually convenient time to discuss this matter further.

Thank you for your consideration.

Yours sincerely,

Castle I Investments Inc.

Per:


Brian Hagerman

cc: Bentall Kennedy (Canada) LP
Attention: Michel Cormier

Blake, Cassels & Graydon LLP
Attention: Jeffrey Merrick

Colliers International
Attention: Brenda Bolwyn

CitySpaces
Attention: Deane Strongitharm

Alicia Ferguson

Subject: RE: Removal of 1339 Stanley from the addition to the Register of Heritage Properties

From: Hazen Gauthier

Sent: Sunday, March 05, 2017 6:21 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Cc: Adrian Brett <abrett@victoria.ca>

Subject: Re: Removal of 1339 Stanley from the addition to the Register of Heritage Properties

Dear Mayor and Council

This is the third time I have been asked to request that our property at 1339 Stanley be removed from consideration to be added to the Heritage Register.

I have discussed this issue with Adrian Brett on numerous occasions but I fear that Adrian just does not realize that "No" means "No".

Adrian has persisted in pursuing this addition of our property to the Heritage Register even after I advised him that we had already received approval from the City of Victoria. Our permit allows us to make major renovations to our property, renovations which at this point are more than 70 % complete.

As explained to Adrian, the permitted alterations will render the property quite changed from the original and quite unrecognizable from the house as depicted on the Statement of Significance.

Not sure why Adrian is pursuing this course of action but would respectfully request that he desist in harassing us any further.

Respectfully Yours

Hazen Gauthier & Lisa Rogers

Sent from my iPhone

On Sep 13, 2016, at 2:35 PM, Victoria Mayor and Council <mayorandcouncil@victoria.ca> wrote:

Dear Hazel and Lisa,

Thank you for your email in regards to adding your property at 1339 Stanley to the City of Victoria's Register of Heritage Properties. Your formal request and comments have been shared with Mayor and Council.

Your feedback will be taken into consideration by Mayor and Council at their the Sept. 22 Council meeting.

Sincerely,

Mary Chudley
Correspondence Coordinator
Citizen Engagement and Strategic Planning

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From: Lisa Rogers [REDACTED]
Sent: Sunday, September 11, 2016 4:57 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Hazen Gauthier [REDACTED] >
Subject: Removal of 1339 Stanley from the addition to the Register of Heritage Properties

Dear Mayor and City Council;

We have recently received a letter from the City of Victoria notifying us that our property at 1339 Stanley is to be added to the City of Victoria's Heritage Register (letter attached).

The letter states that if we do not wish to have our property listed on the register then we should formally notify the Mayor and Council. Please accept this letter as our formal request to remove our property from the Heritage Register.

While we have owned the property since 1994, we purchased the property with the intention of spending our retirement years in Victoria. My wife and I have currently engaged two firms to redesign and upgrade our home to meet our current needs.

Part of our permitting process required Variance Board approval. The Variance Board requested that we canvas our neighbours on Stanley and Elford streets informing them of our intention to renovate and showing them our proposed design. We received unanimous support from our neighbours and in fact many of the owners said they were happy to see someone upgrading a home in the area. As a result of our efforts we received unanimous approval from the Variance Board.

We are now in the process of asbestos remediation and are planning on starting demolition of the garage and rear of the house as soon as possible.

We are eager to complete the house and start our new retirement life in Victoria and feel that inclusion of our house on the Heritage Register could jeopardize the existing design, delay completion of the house as well as incur additional costs, costs and time that we as retiree's can ill afford. Therefore we request your help in ensuring that our house is not listed on the Heritage Register.

Sincerely yours,

Hazen Gauthier & Lisa Rogers

<Adrian Brett Letter>