

#### **4.2 Update on Rezoning Application No. 00472 and Development Permit Application No. 00402 for 1041 Oliphant and 212-220 Cook Street (Fairfield)**

Committee received a report dated June 30, 2016, from the Director of Sustainable Planning and Community Development providing an update on an application to rezone the property, as per direction given at the January 28, 2016 Council Meeting.

The Senior Planner, Urban Design advised the Committee of two changes to the presentation:

- Clarification that the data table page 1 of Attachment 9, Appendix H of the agenda was based on a previous submission. Calculations related to commercial floor area, building height and open site space were incorrect. The version available to the public in the online plans was accurate and the agenda has been updated accordingly.
- A correction to the ADP report included in the package of material for Council. This incorrectly stated a total floor area of 5013m<sup>2</sup>, not 4420m<sup>2</sup> as was presented to the panel. This was a typographical error in the ADP report.

Committee discussed:

- Concerns about the inaccurate renderings and the accessibility of the actual proposal to the community.
- Concerns about the loss of trees and replacement plans.
- Potential road changes to accommodate the proposal and the affect of increased setbacks on commercial deliveries.

*Councillor Loveday withdrew from the meeting at 9:37 a.m. and returned at 9:37 a.m.*

*Councillor Loveday withdrew from the meeting at 10:00 a.m. and returned at 10:01 a.m.*

**Motion:** It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council replace the previous motions of January 28, 2016 with the following motions:

#### **Rezoning Application No. 00472 (updated to remove the requirement to secure 75% of the value identified in the land lift):**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212-220 Cook Street, and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, signed and executed by the applicant to the satisfaction of City Staff:
  - a. Housing Agreement to secure the rental of nine units for a minimum of 20 years at a minimum rental rate of at least 10% below market rate, if not more, and to secure the rental of nine units for a minimum of 10

- years at market rate, and that future strata bylaws cannot prohibit strata owners from renting residential strata units.
- b. Statutory Right-of-Way of 3m for the rear lane access off Oliphant Avenue to the satisfaction of City staff;
  - c. Section 219 Covenant for sewage attenuation to mitigate the impact of increased density, as required, to the satisfaction of City staff;
  - d. Section 219 Covenant for the public realm improvements associated with the sidewalk widening along Cook Street and the paving/widening of the rear lane, to the satisfaction of City staff.

**Development Permit Application No. 000402 (updated to reflect revised plans):**

That Council authorize the issuance of Development Permit Application with Variance No. 00402 for 1041 Oliphant Avenue and 212-220 Cook Street, in accordance with:

1. Plans date stamped May 20, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Schedule C, 16A.12(c) – Required residential parking is reduced from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.
4. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m<sup>2</sup> of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure at the property line.
5. The Development Permit lapsing two years from the date of this resolution.

Committee discussed:

- The changes that have been made to the design to incorporate feedback.
- The need for more mixed-use buildings, density, and affordable housing.
- Concerns about losing affordable housing due to the high cost of creating more parking stalls.
- Whether or not the aspirations of developer and community can be met with proper consultation.

For: Mayor Helps, Councillors Coleman, Loveday, Lucas, and Thornton-Joe  
Against: Councillors Isitt, Madoff, and Young

CARRIED 16/COTW

*Committee recessed at 10:49 a.m. and returned at 10:55 a.m.*

## **REPORTS OF COMMITTEES**

### **2. Committee of the Whole – July 14, 2016**

#### **8. Update on Rezoning Application No. 00472 and Development Permit Application No. 000402 for 1041 Oliphant and 212-220 Cook Street**

##### **Motion:**

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212-220 Cook Street, and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, signed and executed by the applicant to the satisfaction of City Staff:
  - a. Housing Agreement to secure the rental of nine units for a minimum of 20 years at a minimum rental rate of at least 10% below market rate, if not more, and to secure the rental of nine units for a minimum of 10 years at market rate, and that future strata bylaws cannot prohibit strata owners from renting residential strata units.
  - b. Statutory Right-of-Way of 3m for the rear lane access off Oliphant Avenue to the satisfaction of City staff;
  - c. Section 219 Covenant for sewage attenuation to mitigate the impact of increased density, as required, to the satisfaction of City staff;
  - d. Section 219 Covenant for the public realm improvements associated with the sidewalk widening along Cook Street and the paving/widening of the rear lane, to the satisfaction of City staff.

##### **Development Permit Application No. 000402 (updated to reflect revised plans):**

That Council authorize the issuance of Development Permit Application with Variance No. 000402 for 1041 Oliphant Avenue and 212-220 Cook Street, in accordance with:

1. Plans date stamped May 20, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Schedule C, 16A.12(c) – Required residential parking is reduced from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.
4. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m<sup>2</sup> of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure at the property line.
5. The Development Permit lapsing two years from the date of this resolution.

*Council discussed the following:*

- *Whether this application should be sent back to staff for further work.*
- *Whether the application would be supportable if it was designated as residential use only.*
- *Whether changes to the application would affect the affordable housing requirements.*

**Motion to refer:**

It was moved by Councillor Young, seconded by Councillor Madoff, that the application be referred back to staff to work with the applicant.

**Amendment:**

It was moved by Mayor Helps, seconded by Councillor Loveday, that the motion be amended as follows:

That the application be referred back to staff to work with the applicant, **to address some of the concerns expressed by the neighbourhood.**

**Amendment to the amendment:**

It was moved by Councillor Madoff, seconded by Mayor Helps, that the amendment be amended as follows:

That the application be referred back to staff to work with the applicant, **to address ~~some of the~~ concerns expressed by the neighbourhood.**

**On the amendment to the amendment:**  
**Carried Unanimously**

**Amendment to the amendment:**

It was moved by Councillor Isitt, seconded by Councillor Young, that the amendment be amended as follows:

That the application be referred back to staff to work with the applicant, **to address the concerns expressed by the neighbourhood, including height and integration of the building into the village.**

**On the amendment to the amendment:**  
**Carried**

**For:** Mayor Helps, Councillors Isitt, Loveday, Madoff, Thornton-Joe, and Young  
**Opposed:** Councillors Coleman and Lucas

**On the amendment:**  
**Carried Unanimously**

**Main motion to refer as amended:**

That the application be referred back to staff to work with the applicant, to address the concerns expressed by the neighbourhood, including height and integration of the building into the village.

**On the main motion to refer as amended:**  
**Carried Unanimously**





## **Committee of the Whole Report**

**For the Meeting of July 14, 2016**

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**To:** Committee of the Whole **Date:** June 30, 2016

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Update on Rezoning Application No. 00472 and Development Permit Application with Variance No. 000402 for 1041 Oliphant Avenue and 212-220 Cook Street

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### **RECOMMENDATION**

That Council replace the previous motions of January 28, 2016 with the following motions:

**Rezoning Application No. 00472 (updated to remove the requirement to secure 75% of the value identified in the land lift):**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212-220 Cook Street, and that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, signed and executed by the applicant to the satisfaction of City Staff:
  - a. Housing Agreement to secure the rental of nine units for a minimum of 20 years at a minimum rental rate of at least 10% below market rate, if not more, and that future strata bylaws cannot prohibit strata owners from renting residential strata units.
  - b. Statutory Right-of-Way of 3m for the rear lane access off Oliphant Avenue to the satisfaction of City staff;
  - c. Section 219 Covenant for sewage attenuation to mitigate the impact of increased density, as required, to the satisfaction of City staff;
  - d. Section 219 Covenant for the public realm improvements associated with the sidewalk widening along Cook Street and the paving/widening of the rear lane, to the satisfaction of City staff.

## **Development Permit Application No. 000402 (updated to reflect revised plans):**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00472, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application with Variance No. 00402 for 1041 Oliphant Avenue and 212-220 Cook Street, in accordance with:

1. Plans date stamped May 20, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Schedule C, 16.A.12(c) – Required residential parking is reduced from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.
4. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m<sup>2</sup> of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure at the property line.
5. The Development Permit lapsing two years from the date of this resolution."

## **EXECUTIVE SUMMARY**

The purpose of this report is to inform Council that, in accordance with Council's motion of January 28, 2016 (minutes attached), the applicant has addressed the pre-conditions that Council set in relation to the application, which included referral of the application to the Advisory Design Panel (ADP).

## **BACKGROUND**

On January 28, 2016, the Planning and Land Use Committee (PLUC) considered the report related to Rezoning Application No. 00472 and Development Permit Application with Variance No. 000402 for 1041 Oliphant Avenue and 212-220 Cook Street. Council referred the application to ADP and requested the recommendations be brought back to Council. Council postponed consideration of the Rezoning Application until receipt of the ADP recommendations. The direction was for the panel to pay specific attention to the following:

- the transition to the buildings along Oliphant Avenue
- the pedestrian realm and its relationship to the buildings along Cook Street
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context
- setbacks of upper storeys
- pedestrian facilities in the public realm
- Cook Street Village guidelines and Local Area Plans
- appropriateness of architectural expression
- transition from Beacon Hill Park to Cook Street Village.



Since the PLUC meeting on January 28, 2016, the applicant opted to make revisions to the proposal to address comments from Council and the community. Efforts have been made to address these concerns and include the following design revisions:

- each of the five floors has been reduced in area by approximately 600m<sup>2</sup>, resulting in a reduction of the floor space ratio (FSR) from 2.5:1 to 2.2:1
- a reduction in the overall number of residential units from 60 to 53. The number of junior one bedroom suites has increased from six to twenty
- the mechanical penthouse has been removed. Access to the roof-top terrace is provided by elevator directly to the outside and an open staircase is provided for exiting purposes. This has reduced the overall massing of the building
- the building height has been reduced by 1m (as a result of reducing the main floor ceiling height by 70cm and the penthouse ceiling height by 30cm)
- setbacks have been increased as follows:
  - Cook Street: from 0.0m to 0.5m
  - Oliphant Avenue: from 0.0m to 0.8m
  - South (side): from 3.8m to 5.0m
  - West (rear): from 8.5m to 9.0m
- the building mass has been reduced by increasing the upper storey setbacks as follows:
  - Cook Street: from 1.6m to 1.7m on the fourth storey and from 1.6m to 2.8m on the fifth storey
  - west (rear): from 10m to 10.5m on the fourth storey, although a large portion of the building façade has a greater setback of approximately 12m. The fifth storey setback has increased from 11.5m to 11.8m
  - the roof area has been reduced in size, with the greatest change being in the northeast corner (at the intersection of Cook Street and Oliphant Avenue) and at the southeast and west corners.
- the profile of the contrasting metal band (in rustic red) surrounding the second and third storeys has been reduced along with the proportion of white stucco, which has been replaced with glazing
- the articulation of the roof on the fifth storey has been altered by replacing the shed roofs with flat roofs
- additional features include a bicycle repair room, a dog wash station, an enlarged recycling room and space for six scooters with electric charging stations.

The design revisions noted above were presented to the Advisory Design Panel (ADP) at a meeting on April 27, 2016 (minutes attached) and the architect's detailed response to the panel's recommendations (letter dated May 18, 2016) is attached to this report. The applicant has responded to ADP's recommendations as follows:

- the visual expression of the building materials and elements has been simplified with a reduced number of materials as detailed in the architect's letter dated May 18, 2016
- the provision of structured rhythm through vertical design has been incorporated through the introduction of white columns at the northeast corner
- the expression of the residential entrance at Cook Street has been strengthened with a shift in the alignment and the introduction of metal panelling to display the property address
- individual retail units are now designed as modular elements that can be adapted over time to suit tenant's needs.



Other design refinements have been incorporated that relate to the general discussion by the panel and include the following:

- additional planting has been provided around the hydro kiosk and a cable system has been included on the south elevation for climbing vines
- the glazing in the balconies has been changed from clear to translucent, improving the potential privacy impacts for residents and neighbours
- additional detail has been provided for the wood soffits
- the southernmost retail unit (unit A) has been reconfigured as a live-work unit.

In addition to the refinements listed above, the applicant is also considering the possibility of providing planting along the rear balconies (west elevation) to enhance the screening from adjacent neighbours. This design revision, if incorporated would be included in the updated plans prior to a public hearing.

## **ANALYSIS**

The revised plans presented to Council include increased setbacks, which has resulted in a reduction in the overall massing of the building from 2.5:1 FSR, to 2.2:1 FSR, and a reduction in overall height by 1m to 17.4m. The increased setbacks at the street level along Cook Street and Oliphant Avenue improve the opportunities for outdoor seating, which is consistent with the objectives of Development Permit Area (DPA) 5, Large Urban Village, as it relates to increasing vibrancy and strengthening commercial viability. Staff recommend for Council's consideration that the proposed revisions be supported.

An updated parking study (attached) has been prepared to reflect the revised proposal. Although the overall parking supply has been reduced from a total of 73 stalls to 69 stalls, there are seven fewer residential units; the parking ratio remains the same at 0.9 stalls per residential unit. The updated parking study states that the proposed parking demand for residential use will be 41 vehicles and commercial parking demand will be 15 vehicles based on observations of similar land uses. The proposal includes parking for 50 residential stalls and 19 commercial stalls and as a result the parking study concludes that the proposed parking supply is expected to meet parking demand.

An updated land lift analysis (attached) has been completed to reflect the current proposal and is attached to this report for Council's consideration. The report concluded that the revised proposal at a reduced density of 2.2:1 FSR does not result in a land lift. As a result there would be no financial contribution as part of the current proposal. However, as noted in the report, the City will secure nine rental units at a minimum of 10% below market rents for a period of at least 20 years.

## **CONCLUSIONS**

The applicant has addressed the recommendations made by the ADP and further responded to additional comments that were raised in the general discussion by the panel. The accompanying architect's letter dated May 18, 2016, details the changes that have been made.

Staff, therefore, recommend for Council's consideration that the application proceed to a Public Hearing subject to the preparation of legal agreements as noted in the recommendation.

Respectfully submitted,

*C.R. Wain* *am*

Charlotte Wain  
Senior Planner – Urban Design  
Development Services Division

*J. Tinney*

Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

*[Signature]*

Date:

July 6, 2016

**List of Attachments:**

- PLUC Minutes dated January 28, 2016
- Council Minutes dated January 28, 2016
- Advisory Design Panel Report and associated attachments dated April 14, 2016
- Advisory Design Panel Minutes
- Letter from applicant dated June 24, 2016
- Updated parking study dated April 21, 2016
- Updated Land Lift and Amenity Contribution Analysis dated May 13, 2016
- Revised plans dated May 20, 2016



## 14. COMBINED DEVELOPMENT APPLICATION REPORT

### 14.1 Update on Rezoning Application No. 00472 and Development Permit Application with Variance No. 000402 for 1041 Oliphant Avenue and 212-220 Cook Street

Committee received a report dated January 14, 2016 advising Council that the applicant has addressed previous conditions set by the Council in relation to the application.

*Councillor Coleman withdrew from the meeting at 10:25 a.m. and returned at 10:30 a.m.*

#### **Action:** (Rezoning Application)

It was moved by Councillor Coleman, seconded by Councillor Alto that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00472 for 1041 Oliphant Avenue and 212-220 Cook Street, securing 75% of the value of the identified land lift to be contributed to and divided equally between the Parks and Greenways Acquisition Reserve Fund and the Victoria Housing Reserve Fund, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met (previous conditions that have been satisfied have been removed):

1. Registration of the following:
  - a. Housing Agreement to secure the rental of nine units for a minimum of 10 years and that future strata bylaws cannot prohibit strata owners from renting residential strata units;
  - b. Statutory Right-of-Way of 3m for the rear lane access off Oliphant Avenue to the satisfaction of City staff;
  - c. Section 219 Covenant for sewage attenuation to mitigate the impact of increased density, as required, to the satisfaction of City staff;
  - d. Section 219 Covenant for the public realm improvements associated with the sidewalk widening along Cook Street and the paving/widening of the rear lane, to the satisfaction of City staff.

Committee discussed:

- Positions both in favor and opposed to the application, as well as the general public response.
- Whether there is any rationality in sending the application forward to a public hearing.

#### **Amendment:**

It was moved by Councillor Thornton-Joe, seconded by Mayor Helps, that 1 (a) be amended to change the reference of 10 years to 20 years, and the following statement be added:

**...at a minimum rental rate at least 10% below market rental, if not more,**

Committee discussed:

- That some Councillors felt that while it is important to have a more meaningful rental agreement, it does not make the proposal more agreeable as a whole.
- That these amendments are to show one of the directions the Committee would like the application to be amended.

On the amendment:  
CARRIED 16/PLUC055

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, and Thornton-Joe  
Against: Councillors Madoff, and Young

**Amendment to the amendment:**

It was moved by Councillor Loveday, seconded by Mayor Helps, to postpone consideration of the Rezoning Application until receipt of the Advisory Design Panel recommendations.

On the amendment:  
CARRIED 16/PLUC056

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, and Thornton-Joe  
Against: Councillors Madoff, and Young

**Main motion as amended:**

**That Council postpone consideration of the Rezoning Application until receipt of the Advisory Design Panel recommendations.**

(Rezoning Application)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00472 for 1041 Oliphant Avenue and 212-220 Cook Street, securing 75% of the value of the identified land lift to be contributed to and divided equally between the Parks and Greenways Acquisition Reserve Fund and the Victoria Housing Reserve Fund, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met (previous conditions that have been satisfied have been removed):

1. Registration of the following:
  - a. Housing Agreement to secure the rental of nine units for a minimum of **20 years, at a minimum rental rate at least 10% below market rental, if not more**, and that future strata bylaws cannot prohibit strata owners from renting residential strata units;
  - b. Statutory Right-of-Way of 3m for the rear lane access off Oliphant Avenue to the satisfaction of City staff;
  - c. Section 219 Covenant for sewage attenuation to mitigate the impact of increased density, as required, to the satisfaction of City staff;



- d. Section 219 Covenant for the public realm improvements associated with the sidewalk widening along Cook Street and the paving/widening of the rear lane, to the satisfaction of City staff.

On the main motion as amended:  
CARRIED 16/PLUC057

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, and Thornton-Joe  
Against: Councillors Madoff, and Young

**Action:** (Development Permit)

It was moved by Councillor Coleman, seconded by Councillor Alto that Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

- the transition to the buildings along Oliphant Avenue
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context.

Following this referral, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00472, if it is approved, that Council consider the following motion:

That Council authorize the issuance of Development Permit Application with Variance No. 00402 for 1041 Oliphant Avenue and 212-220 Cook Street, in accordance with:

1. Plans date stamped September 28, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Schedule C, 16.A.12(c) - Required residential parking is reduced from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.
3. The Development Permit lapsing two years from the date of this resolution.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.
4. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m2 of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure at the property line.

Committee discussed:

- Whether the application meets the objectives laid out in the Official Community Plan, and if so, does that lessen any concerns.
- That if the application is denied, any new application would need to be significantly different, or the applicant would be required to wait one (1) year prior to re-applying.

**Amendment:**

It moved by Councillor Loveday, seconded by Councillor Coleman, that three additional points be added to the Development Permit motion, under the



requests to which the Advisory Design Panel pay particular attention, as follows:

- **setbacks of upper stories**
- **pedestrian facilities in the public realm**
- **appropriateness of the commercial extension from Oliphant to Park Boulevard**
- **Cook Street guidelines and appropriateness of architecture expressions**

**Amendment to the amendment:**

It was moved by Councillor Loveday, seconded by Councillor Alto, that the Development Permit Application be referred to the Advisory Design Panel, and the recommendations be brought forward to the Council, rather than be brought forward to a Public Hearing.

Committee discussed:

- Whether bringing the application forward to the Advisory Design Panel will be beneficial, when there are other concerns surrounding the application.

On the amendment to the amendment:  
CARRIED 16/PLUC058

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, and Thornton-Joe  
Against: Councillors Madoff, and Young

On the amendment:  
CARRIED UNANIMOUSLY 16/PLUC059

**Main motion as amended:**

(Development Permit)

That Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

- the transition to the buildings along Oliphant Avenue
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context
- **setbacks of upper stories**
- **pedestrian facilities in the public realm**
- **appropriateness of the commercial extension from Oliphant to Park Boulevard**
- **Cook Street guidelines and appropriateness of architecture expressions**

Following this referral, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00472, if it is approved, that Council consider the following motion:

That Council authorize the issuance of Development Permit Application with Variance No. 00402 for 1041 Oliphant Avenue and 212-220 Cook Street, in accordance with:

1. Plans date stamped September 28, 2015.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Schedule C, 16.A.12(c) - Required residential parking is reduced from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.
3. The Development Permit lapsing two years from the date of this resolution. 4. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.
4. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m2 of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure at the property line.

**That Council refer the Development Permit Application to the Advisory Design Panel and have recommendations brought back to Council.**

On the main motion as amended:  
CARRIED 16/PLUC060

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, and Thornton-Joe  
Against: Councillors Madoff, and Young



## REPORTS OF THE COMMITTEE

### **2. Planning and Land Use Committee – January 28, 2016**

#### **1. Update on Rezoning Application No. 00472 and Development Permit Application with Variances No. 000402 for 1041 Oliphant Avenue and 212 – 220 Cook Street**

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council postpone consideration of the Rezoning Application until receipt of the Advisory Design Panel recommendations.

##### **(Rezoning Application)**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00472 for 1041 Oliphant Avenue and 212-220 Cook Street, securing 75% of the value of the identified land lift to be contributed to and divided equally between the Parks and Greenways Acquisition Reserve Fund and the Victoria Housing Reserve Fund, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met (previous conditions that have been satisfied have been removed):

1. Registration of the following:
  - a. Housing Agreement to secure the rental of nine units for a minimum of 20 years at a minimum rental rate at least 10% below market rental, if not more, and that future strata bylaws cannot prohibit strata owners from renting residential strata units;
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  - d. Section 219 Covenant for the public realm improvements associated with the sidewalk widening along Cook Street and the paving/widening of the rear lane, to the satisfaction of City staff.

##### **(Development Permit)**

That Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

- the transition to the buildings along Oliphant Avenue
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context
- setbacks of upper stories
- pedestrian facilities in the public realm
- appropriateness of the commercial extension from Oliphant to Park Boulevard
- Cook Street guidelines and appropriateness of architecture expressions

Following this referral, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00472, if it is approved, that Council consider the following motion:

That Council authorize the issuance of Development Permit Application with Variance No. 00402 for 1041 Oliphant Avenue and 212-220 Cook Street, in accordance with:

1. Plans date stamped September 28, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Schedule C, 16.A.12(c) - Required residential parking is reduced from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.
3. The Development Permit lapsing two years from the date of this resolution.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of staff.

4. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m2 of exposed shored face during construction in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure at the property line.

That Council refer the Development Permit Application to the Advisory Design Panel and have recommendations brought back to Council.

**Amendment:**

It was moved by Councillor Madoff, seconded by Councillor Young, that Council amend the motion by deleting the following bullet:

**(Development Permit)**

That Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

- the transition to the buildings along Oliphant Avenue
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context
- setbacks of upper stories
- pedestrian facilities in the public realm
- ~~appropriateness of the commercial extension from Oliphant to Park Boulevard~~
- Cook Street guidelines and appropriateness of architecture expressions

**On the amendment:**  
**Carried Unanimously**

**Amendment:**

It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council amend the motion by clarifying the last bullet into two bullets, as follows:

**(Development Permit)**

That Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

- the transition to the buildings along Oliphant Avenue
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context
- setbacks of upper stories
- pedestrian facilities in the public realm
- **Cook Street Village Guidelines and Local Area Plans**
- **Appropriateness of architecture expressions**

**On the amendment:**  
**Carried Unanimously**

**Amendment:**

It was moved by Councillor Loveday, seconded by Councillor Isitt, that Council amend the motion by adding the following bullet:

**(Development Permit)**

That Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

- the transition to the buildings along Oliphant Avenue
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context
- setbacks of upper stories
- pedestrian facilities in the public realm
- Cook Street Village Guidelines and Local Area Plans
- Appropriateness of architecture expressions
- **Transition from Beacon Hill Park to Cook Street Village**



**On the amendment:**  
**Carried Unanimously**

*Councillor Isitt noted that this application needs more work so that there will be less conflict in Cook Street Village, with more massing and setbacks for a more sympathetic transition.*

**Amendment:**

It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council amend the motion by adding the following bullet:

**(Development Permit)**

That Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to:

- the transition to the buildings along Oliphant Avenue
- **the pedestrian realm and its relationship to the building along Cook Street**
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context
- setbacks of upper stories
- pedestrian facilities in the public realm
- Cook Street Village Guidelines and Local Area Plans
- Appropriateness of architecture expressions
- Transition from Beacon Hill Park to Cook Street Village

**On the amendment:**  
**Carried Unanimously**

*Councillor Madoff said she can't support the main motion as there are land use issues with the application that cannot be addressed at ADP.*

**On the main motion as amended:**  
**Carried**

<b><u>For:</u></b>	<b>Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas and Thornton-Joe</b>
<b><u>Opposed:</u></b>	<b>Councillors Isitt, Madoff and Young</b>



## **Advisory Design Panel Report**

**For the Meeting of April 27, 2016**

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**To:** Advisory Design Panel **Date:** April 14, 2016  
**From:** Charlotte Wain, Senior Planner – Urban Design  
**Subject:** Rezoning Application No. 00472 and Development Permit Application No. 000402 for 1041 Oliphant Avenue and 212-220 Cook Street

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### **RECOMMENDATION**

Recommend to Council that Development Permit Application No. 000402 for 1041 Oliphant Avenue and 212-220 Cook Street be approved with changes recommended by the Advisory Design Panel.

### **EXECUTIVE SUMMARY**

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 1041 Oliphant Avenue and 212-220 Cook Street and provide advice to Council.

The purpose of this report is to present the Advisory Design Panel with information, analysis and recommendations regarding a Development Permit Application for the property located at 1041 Oliphant Avenue and 212-220 Cook Street. The proposal is to construct a five-storey, mixed-use building containing 53 residential units, four ground-floor commercial units and two ground-floor live/work commercial units. Variances associated with the Application are related to parking and setbacks.

The following policy documents were considered in assessing this Application:

- *Official Community Plan (OCP, 2012)*
- *Cook Street Village Guidelines (updated to 2003)*
- *Suburban Neighbourhood Plan (updated to 1984)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)*
- *Guidelines for Fences, Gates and Shutters (2010)*

### **COUNCIL DIRECTION**

At the meeting of January 28, 2016, the Planning and Land Use Committee (PLUC) passed a motion to refer Development Permit Application No. 000402 for 1041 Oliphant Avenue and 212-220 Cook Street to the ADP for review. The direction was for the Panel to pay specific attention to the following:

- the transition to the buildings along Oliphant Avenue
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context
- setbacks of upper storeys
- pedestrian facilities in the public realm
- appropriateness of the commercial extension from Oliphant Avenue to Park Boulevard
- Cook Street guidelines and appropriateness of architectural expression.

## BACKGROUND

### Project Details

**Applicant:** Mr. Leonard Cole  
Urban Core Ventures Ltd.

**Architect:** Mr. Peter de Hoog  
de Hoog & Kierulf Architects

**Development Permit Area:** Development Permit Area 5, Large Urban Village

**Heritage Status:** N/A

The following data table compares the proposal with the existing R3-A2 Zone (Low Profile Multiple Dwelling District) as well as the key OCP policies. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing Zone R3-A2	OCP Policy
Site area (m <sup>2</sup> ) - minimum	2015.00	920.00	N/A
Number of units - maximum	53	N/A	N/A
Density (Floor Space Ratio) - maximum	2.2:1*	1.2:1	1.5:1 (base) 2.5:1 (max.)
Total floor area (m <sup>2</sup> ) - maximum	5013.00*	2418.00	5037.50
Height (m) - maximum	17.40*	10.70	N/A
Storeys - maximum	5*	3	6
Site coverage % - maximum	60.00*	40.00	N/A
Open site space % - minimum	7.00*	40.00	N/A
Setbacks (m) – minimum Front (Cook Street)	0.50*	7.50	N/A



Zoning Criteria	Proposal	Existing Zone R3-A2	OCP Policy
Rear (west)	9.00*	9.00 for building < 7m in height 10.50 for building > 7m in height	
Side (Oliphant Avenue)	0.80*	8.70	
Side (south)	5.00*	8.70	
Parking – minimum (Schedule C)	Residential: 50* (0.9 per unit) Commercial: 19 Total: 69	Residential: 75 (1.4 per unit) Commercial: 19 (1 stall per 37.5m <sup>2</sup> ) Total: 94	N/A
Visitor parking (minimum) included in the overall units	5	5	N/A
Bicycle parking Class 1 secure storage (minimum)	53 (residential) 5 (commercial)	53 (residential) 2 (commercial)	N/A
Bicycle parking Class 2 publicly accessible (minimum)	6*	8	N/A

### Description of Proposal

The proposal is to construct a five-storey, mixed-use building containing 53 residential units and four ground-floor commercial units and two ground-floor live/work commercial units. The building has a floor space ratio (FSR) of 2.2:1 and a maximum height of 17.4m.

The proposal includes the following components:

- mid-rise building form with commercial frontage along Cook Street and Oliphant Avenue
- provision of 53 residential units ranging from junior one-bedroom to two-bed plus den (the predominant unit being junior one-bedroom suites)
- replacement of the two existing street trees on Oliphant Avenue with two new trees, consistent with City standards
- sidewalk improvements adjacent to the building along Cook Street including unit pavers and concrete bands, consistent with City standards
- a roof-top terrace, located centrally within the roof and set back from the building façade
- surface parking for 15 stalls plus one commercial loading stall, located to the rear of the building and accessed via Oliphant Avenue
- planting and landscaping within the rear surface parking area
- one level of underground parking for 54 stalls, including four stalls for commercial use and five stalls for residential visitor use
- 58 class one bicycle storage spaces located underground
- one publicly accessible class two rack for six bikes located adjacent to the commercial unit on Oliphant Avenue.



Exterior building materials include:

- a mixture of siding, including acrylic stucco, cement panels, dark brick veneer, horizontal cedar siding and prefinished metal siding (rust colour) as an accent material on the corner portion of the building
- aluminium windows in light grey, with translucent privacy screens in tempered glass
- a mixture of clear and translucent glass balconies with aluminium guardrails.

## Design Revisions

Since the PLUC meeting on January 28, 2016, the applicant opted to make revisions to the proposal to address comments from Council and the community. Efforts have been made to address these concerns and include the following design revisions:

- Each of the five floors has been reduced in area by approximately 600m<sup>2</sup>, resulting in a reduction of the floor space ratio (FSR) from 2.5:1 to 2.2:1.
- A reduction in the overall number of residential units by seven from 60 to 53. The number of junior 1 bedroom suites has increased from six to 20.
- The mechanical penthouse has been removed. Access to the roof-top terrace is provided by elevator directly to the outside and an open stair is provided for exiting purposes. This has reduced the overall massing of the building.
- The building height has been reduced by 1m (as a result of reducing the main floor ceiling height by 700mm and the penthouse ceiling height by 300mm).
- Setbacks have been increased as follows:
  - Cook Street: from 0.0m to 0.5m
  - Oliphant Avenue: from 0.0m to 0.8m
  - South (side): from 3.8m to 5.0m
  - West (rear): from 8.5m to 9.0m
- The building mass has been reduced by increasing the upper storey setbacks as follows:
  - Cook Street: from 1.6m to 1.7m on the fourth storey and from 1.6m to 2.8m on the fifth storey.
  - West (rear): from 10m to 10.5m on the fourth storey, although a large portion of the building façade has a greater setback of approximately 12m. The fifth storey setback has increased from 11.5m to 11.8m.
  - The roof area has been reduced in size, with the greatest change being in the north-east corner (at the intersection of Cook Street and Oliphant Avenue) and at the south east and west corners.
- The profile of the contrasting metal band (in rustic red) surrounding the second and third storeys has been reduced along with the proportion of white stucco, which has predominantly been replaced with glazing.
- The articulation of the roof on the fifth storey has been altered by replacing the shed roofs with flat roofs.
- Additional features include a bicycle repair room, a dog wash station, an enlarged recycling room and space for six scooters with electric charging stations.

## Sustainability Features

As indicated in the applicant's letter dated July 2, 2015, the proposed sustainability features associated with this Application include a light well to lessen the need for artificial light, motion

sensor LED light fixtures in the stairwells and bicycle storage areas in excess of the minimum requirements of Schedule C in the *Zoning Regulation Bylaw*. Six scooter stalls have been included in the latest design revisions, which include electric charging stations.

### **Consistency with Design Guidelines**

The *Official Community Plan 2012* (OCP) identifies this property in Development Permit Area 5, Large Urban Village. The objectives of this DPA are to revitalize areas of commercial use into complete Large Urban Villages through human-scaled design of buildings to increase vibrancy and strengthen commercial viability. Ensuring high quality architecture, landscape and urban design is also an important objective of this DPA. Design guidelines that apply to Development Permit Area 5 are the *Cook Street Village Guidelines (updated to 2003)*, *Suburban Neighbourhood Plan (updated to 1984)*, *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)* and *Guidelines for Fences, Gates and Shutters (2010)*.

### **ISSUES**

The issues associated with this project are:

- the transition to the buildings along Oliphant Avenue
- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context
- setbacks of upper storeys
- pedestrian facilities in the public realm
- appropriateness of the commercial extension from Oliphant Avenue to Park Boulevard
- Cook Street guidelines and appropriateness of architecture expressions.

### **ANALYSIS**

#### **Transition**

Staff have expressed concern to the applicant about the transition between the proposed building and the predominantly single-family character to the rear along Oliphant Avenue. The design has undergone a number of refinements which involved reconfiguring units on the fourth and fifth storey. The latest design iteration with a reduced number of units has resulted in an increased upper storey setback from 10m to 10.5m on the fourth storey of the west elevation. However, improvements to the building articulation mean that a large portion of the building façade has a greater setback between 12m and 14m. The fifth storey setback has increased from 11.5m to 11.8m, which is largely as a result of the reduction in the overall number of units. This dimension relates to two projecting bays, with the remainder of the façade having a greater setback of approximately 13m. Although increased setbacks have been provided in the current version of the plans, the proportion of glazing along the west elevation of the fifth storey has increased. ADP is invited to comment on any opportunities to improve the transition between the proposed building and the lower-scale residential units along Oliphant Avenue.

#### **Rear Surface Parking Courtyard and Landscaping**

Opportunities exist to enhance the rear surface parking area to reduce the amount of hard surfaces. The amount of open site space is low at 7%, which is attributable to the drive aisles and parking stalls that are not included in the calculation. It is recognized that efforts have been



made to enliven this space with the proposed trellis, planting and decorative pavers. Options for additional planting may be somewhat limited by the underground parking structure. A hydro kiosk is proposed at the south property line, accessed off Cook Street. Although the location of the kiosk is positioned in a less prominent part of the building frontage, there may be opportunities to enhance the screening of the kiosk to improve the pedestrian streetscape experience. ADP is invited to comment on this aspect of the design.

### **Massing, Finishes and Setbacks of Upper Storeys**

Policy contained within the *Suburban Neighbourhood Plan* (updated to 1984) provides direction on land use and density within the Cook Street Village. Under the apartment designation, scale is intended to have appropriate height to its surroundings. This includes “three storeys for sites bordering low-profile buildings” and “four storeys for most other sites”. The removal of the mechanical penthouse has resulted in the building being a five storey building (previously it was six storeys), although the number of storeys containing habitable space remains unchanged. It should also be noted that the OCP provides the most current policy direction as it relates to land use and density, which envisions buildings up to approximately six storeys.

The proposed five-storey building is flanked by an existing four-storey building to the south, and three-storey multi-unit buildings across Cook Street. There are a number of architectural elements that help to reduce the perception of the overall massing of the building, including the contrasting metal band that frames the second and third storeys at the corner of the building on the intersection of Cook and Oliphant Streets. In addition, the cornice above the fourth storey and the increased setback at the fifth storey help to reduce the perceived height of the building. However, including shed roof projections at the fifth storey (as included in the previous design) would further assist in helping to break up the massing on the fifth storey.

Although staff are satisfied with the proposed massing as it relates to the context of Cook Street, ADP is invited to comment on this aspect of the design and any opportunities that might assist in improving the building’s relationship to the surrounding context through increased setbacks of upper storeys.

### **Pedestrian Facilities**

Council provided direction for ADP to review the pedestrian plane along Cook Street. In earlier designs the proposal did not include setbacks at the property line, and the applicant has responded by increasing the setback to 2m for all retail units excluding “Unit A” as noted on the plans (previously only two of the units were setback 1.7m). A setback of 2m has also been included on the main level along Oliphant Avenue (previously this was 0.9m). The intent of this is to provide opportunities for outdoor seating for future tenants. ADP is invited to comment on this aspect of the design and any other interventions that could enhance the pedestrian experience.

### **Commercial Use**

Council provided additional direction for ADP at the meeting on January 28, 2016, to review the appropriateness of the commercial extension from Oliphant Avenue to Park Boulevard. The subject property is designated in the OCP as a Large Urban Village, which supports low to mid-rise, multi-unit residential and mixed use development along with commercial, visitor accommodation, live/work and home occupations. Although the proposal is consistent with this



designation, ADP are invited to comment on the appropriateness of commercial use in this location.

### **Cook Street Guidelines**

The *Cook Street Village Guidelines* (updated to 2003) are intended to assist in the improvement of the physical environment within the village. Design should respond to local features including traditional cladding materials, bay windows, pitched roofs and varied building setbacks. Parking is encouraged to be located in rear yards and opportunities for plazas or splayed corners are suggested at pedestrian intersection points.

While the proposal does not include traditional bay windows or pitched roofs as recommended in the Guidelines, it does include modern interpretations of these architectural features such as the articulation of the façade through the numerous projections on the upper storeys. It should also be noted that the existing context has evolved since the production of the Guidelines. A number of flat-roofed, multi-unit buildings are now located adjacent to the subject site, including those at 1050 Park Boulevard, 241 Cook Street and 235 Cook Street. The proposed building has taken some architectural cues from the surrounding buildings including material colour (light grey acrylic stucco) with accents of contemporary materials such as wood and metal panels. ADP is invited to review the appropriateness of the building's architectural expression as it relates to the Guidelines.

### **OPTIONS**

1. Recommend to Council that Development Permit Application No. 00402 for 1041 Oliphant Avenue and 212-220 Cook Street be approved as presented.
2. Recommend to Council that Development Permit Application No. 00402 for 1041 Oliphant Avenue and 212-220 Cook Street be approved with changes recommended by the Advisory Design Panel.
3. Recommend to Council that Development Permit Application No. 00402 for 1041 Oliphant Avenue and 212-220 Cook Street does not sufficiently meet the applicable design guidelines and polices and should be declined.

### **CONCLUSION**

This Application is generally consistent with the applicable design guidelines prescribed within Development Permit Area 5. The Application can benefit from a review by ADP for any opportunity areas for further design refinement.

### **ATTACHMENTS**

- Aerial Map
- Zoning Map
- Letter from Urban Core Ventures, dated October 15, 2015
- Updated letter from Urban Core Ventures, dated December 14, 2015
- Updated letter from Urban Core Ventures, dated January 20, 2016
- Letter from Safe Design Council, dated January 20, 2016
- Plans for Development Permit Application No. 00402, dated April 15, 2016.





Rezoning #00472  
Bylaw #







1041 Oliphant Avenue and  
212, 214 & 220 Cook Street  
Rezoning #00472  
Bylaw #





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



Mayor and Members of Council:

**RE: 212-220 Cook Street and 1041 Oliphant Street - Cook Street Village  
Rezoning and Development Permit Application**

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I am pleased to submit this application for a Rezoning and concurrent Development Permit for the properties at the southwest corner of Cook and Oliphant Streets. This proposal presents an important and strategic opportunity to add to and strengthen Cook Street Village, promoting the City's *Official Community Plan (OCP)* objectives.

### **Project Goal**

*To create a building that respects and enhances Cook Street Village's unique sense of place and character; a building which will become an integral part of the community and provide new opportunities for living, businesses and activity on the street.*

### **Site and Context**

The site consists of four lots occupied by small-scale rental buildings. These properties have been recognized as part of Cook Street Village with redevelopment potential since before 1984 (as described in the *1984 Fairfield Neighbourhood Plan and Guidelines for Cook Street Village*). While the current R3-A2 zoning permits buildings up to 3 storeys in height, the 1984 Plan already contemplated building heights of 4 storeys through rezoning.

Neighbouring buildings include a 4 storey residential building to the south (corner of Cook and Park), 3 storey apartments to the east across Cook Street, a one storey commercial building and parking lot across Oliphant to the north and a multi-unit conversion across the lane to the west. There are many other 4 storey buildings in the neighbourhood and on Cook Street.

### **Official Community Plan**

The 2012 OCP designated Cook Street Village as one of 8 Large Urban Villages where growth is encouraged over the next 25 years in order to add to the vitality and economic viability of neighbourhood centres. Policies for development in Large Urban Villages call for building heights up to 6 storeys and densities up to 2.5:1 fsr in strategic locations, with specific design objectives to enhance activity at street level including strong street walls and commercial use at grade.



A more detailed listing of how the proposal responds to and furthers OCP policies is included in an appendix.

This assembly of properties is one of the few opportunities to add density to Cook Street Village in the foreseeable future. The boundaries of the Village are constrained; most properties are already developed and/or have uses that will remain economically viable and will not likely be available for redevelopment. Because of this, these properties offer a strategic opportunity to further the City's objectives by adding to the Village's vitality and economic viability at the same time as clearly defining its southern boundary.

## **The Proposal**

With a density of 2.5:1 fsr, the 5-storey mixed use building will create 60 new residential units (9 of which will be market rental apartments, secured as rental for 10 years by covenant, to replace units lost by the redevelopment) and 790 m<sup>2</sup> of new commercial space on Cook Street, and provide a total of 56 underground and 20 surface parking stalls (at the rear of the building), and cycling facilities.

We received a lot of comments and questions about the project through our formal and informal consultations and ongoing conversations with the community, neighbours and City staff. The massing, form and design of the building have significantly evolved to respond to this feedback. The evolution includes:

- sculpting of the building to reduce its mass and improve its relationship to Cook Street, Oliphant Street, and neighbouring properties.
- strengthening the 3 storey elements on the southern and northern corners to reinforce the lower scale elements;
- increased building setbacks for the commercial frontages on Cook Street and the street corner to provide more space on the street for activity and movement;
- provision of landscaped trellises to visually soften the parking area located at the rear of the property from the street and from neighbouring properties;
- provision of a loading zone in the rear surface parking area to reduce traffic congestion on the street.

The Traffic Study, prepared by Boulevard Transportation, indicates that, given the types of units, location, access to transit, provision of cycling facilities and typical car ownership, the number and allocation of parking stalls will more than meet the demand for the project and won't put more pressure for parking on the street. A system for managing the parking will be put in place so that the rear surface parking, which will primarily be available for commercial tenants during business hours, would be made available for others at other times. An additional benefit for the area will be the widening and improvement of the lane which runs along the back of the properties, off of Oliphant Street to the west.

The large chestnut trees, which are integral to the character of Cook Street will be protected and retained. Very few other trees will be removed during the project.



## Conclusion

Our proposal offers an important and strategic opportunity to add to and strengthen the southern end of Cook Street Village. The building significantly expands available housing options in the Village, with new opportunities for living, and provides exciting opportunities for new businesses to serve the neighbourhood. Most importantly it is our goal for this building to become a part of the fabric of Cook Street Village and add to its unique sense of place and character.

Thank you for your consideration

Sincerely,

Leonard Cole  
URBAN CORE VENTURES

## Appendix

### 2012 Official Community Plan Policies and Guidelines

Our proposal is consistent with the *Official Community Plan* policies and *Design Guidelines* for Large Urban Villages. These include:

- **Increased density up to a total of 2.5: 1 may be considered in strategic locations for the advancement of plan objectives.**

This assembly of properties is one of the few opportunities to add density to Cook Street Village in the foreseeable future. The boundaries of the Village are constrained; most properties are already developed and/or have uses that will remain economically viable and will not likely be available for redevelopment. Because of this, these properties offer a strategic opportunity to further the City's objectives by adding to the Village's vitality and economic viability at the same time as clearly defining its southern boundary. Given this the proposed density for this project is 2.5:1 fsr.

- **Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings.**

The proposed mixed-use building will be 5-storeys with 4-storeys of residential over a retail main floor and includes a roof top terrace for residents (technically the enclosed mechanical unit on the roof constitutes a 6<sup>th</sup> storey). This is also consistent with the 1984 Fairfield Plan which contemplates 4-storeys of residential in this location.

- **Ground-oriented commercial and community services reinforce the sidewalk.**

Six retail units are proposed on the main floor with individualized small-scale shop-fronts opening onto the sidewalk. A splayed corner and generous recessed entrance for the corner retail space will encourage pedestrian movement and travel to the south end of the village. Based on feedback from the public and staff, the building has been further set back at the street level and to increase the sidewalk area and provide more opportunities for activity and social interaction.

- **One to three storey building facades define the street wall.**

The façade of the proposed building is broken up into three distinct street walls from 1 to 4-storeys. The 3-storey component at the corner of Cook and Oliphant addresses the village core. A one-storey street wall of smaller shop front windows and entrances comprises the centre portion of the building. These shop-fronts are set back and angled towards the village core to draw pedestrian traffic down the street. A narrow, 4-storey street wall at the south end terminates the building and creates a transition to the more private, residential character of Cook Street. Upper level residential suites step back from the street wall at strategic locations on the second, fourth, and fifth levels to minimize overlook to neighbouring properties and reduce the overall mass of the building.



➤ **Replacement of Rental Housing Stock**

9 of the new residential units will be designated and protected (by covenant) as market rental for a period of 10 years in order to replace the market rental units that will be lost as part of the development. An additional covenant will be placed on the building to ensure the ongoing freedom for owners to rent units. A plan will be developed to assist existing tenants to relocate prior to construction.

➤ **Regularly spaced boulevard and street tree planting.**

One of the defining characteristics of the Cook Street corridor is the canopy of mature chestnut trees. The street trees will be retained and rigorously protected during construction. A rear lane, widened to City standards, provides access to surface commercial parking and the ramp to secure underground residential parking. The surface parking is screened with landscaping.

➤ **Wide sidewalks.**

The existing sidewalk will be extended to meet the shop-fronts providing a generous frontage for individualized shop front activity.

➤ **Central public green space or square.**

At the southern end of Cook Street Village, the site serves as a landmark for the transition between residential nature of the neighbourhood to the east and the commercial core of the village. A landscaped setback provides a breathing space between the proposed building and the adjacent four storey apartment building.

All residential suites are designed for south-oriented living and outdoor spaces. Centre suites are angled towards the south and designed with corner windows and generous decks. There is a total of 60 residential suites consisting of 6 junior 1-bedroom/1-bath suites, 37 1-bedroom/1-bath suites (including 2 with dens), and 17 two 2-bedroom/2-bath suites (including 2 with dens). Suites range in size from 45m<sup>2</sup> to 98m<sup>2</sup> and have been designed to add to the mix of unit types and sizes available in the Village.

The proposed development provides for 56 secure, underground parking stalls including required visitor stalls and one accessible stall. Parking is provided at a ratio of 0.9 stalls per suite. One Class 1 bicycle stall is provided for each suite and 4 additional stalls for the retail space. A 6-space bicycle rack is provided adjacent the sidewalk along Oliphant Avenue.

Windows and balconies have been placed to allow overlook of the street. Ground floor walls for retail/commercial spaces have maximized the amount of glazing to make activities and merchandise visible from the sidewalk to increase interaction between pedestrians and businesses. Canopies are provided continuously along the central one-storey street wall. The residential entrance is integrated into the shop-front character and secondary access is provided at the rear.

High quality, durable building materials are proposed including brick and painted concrete with tile accents at the commercial level and a combination of acrylic stucco, cementitious panels, and

prefinished metal panels for the upper level residential suites. Natural stained wood soffits and horizontal wood siding on accent walls within recessed balconies adds warmth to the exterior spaces occupied by residents.

All outdoor spaces will be designed in accordance with CPTED guidelines to ensure that safety and security requirements will be addressed for all users. All recesses will be well-lit with no blind corners. Visibility and security will also be addressed in the underground parking by eliminating blind corners and providing glass enclosed elevator lobbies, painted walls, and appropriate lighting levels.

## **GREEN BUILDING FEATURES**

### **Energy Reduction:**

Glazing is limited to 40% of exterior surface area; this average is reduced on the north side that is subject to greater heat loss and increased on the south side.

Thermal Bridging - balconies have been sized to a minimum (2% of vertical surface area of each floor) to reduce the thermal bridging and consequent heat loss of the floor slabs at these locations.

Average wall insulation is increased to R22 to reduce heat loss.

The building envelope will be air tight and impermeable to moisture.

### **Natural Ventilation:**

Each apartment will be equipped with 100% fan assisted fresh air ventilation. The fresh air promotes healthy indoor air quality and reduces the potential for moisture build-up and condensation especially in the winter months when windows tend to be kept shut.

### **Innovation:**

Individual retail shop-fronts on the main floor are angled north towards the village centre, whereas the upper level residential suites are angled south towards the park. This creates a lively massing while addressing the disparate requirements of the two occupancies: the retail units relate to the commercial zone and the residential units enjoy a southern exposure towards sun and views.

The sixth floor is solely for an enclosed mechanical room to keep unsightly equipment from populating the roof top and provides access to a roof top terrace for residents.

### **Recycling:**

Deconstruction and demolition of existing building will be controlled to maximize re-use and recycling of construction products.

The new building provides a comprehensive recycling facility in the underground.



**Transportation:**

The site is located on bus routes and is walking distance to downtown. The village itself provides goods and services at the development's doorstep.

Total residential parking is being reduced from 84 stalls (1.4 stalls per unit) to 52 stalls (0.86 stalls per unit), reflecting the reduced need for motor vehicle parking as indicated in the attached parking study. An additional 21 parking stalls are provided for the commercial/retail component as well as an off-street loading space. The surface parking at the rear of the building is screened with landscaping.

Secure indoor parking is provided for 64 bicycles in two separate bicycle rooms. A 6-stall bicycle rack is located adjacent the sidewalk along Oliphant Ave.

**Urban impacts:**

This project promotes densification of a designated large urban village to provide homes for 100-150 people in partial fulfillment of the goals of the City of Victoria's Official Community Plan.

Existing street trees will be preserved.

All amenities and shopping are within walking distance reducing the number of car trips and promoting walking.

The project is well served by transit links to Downtown and is adjacent to a transit stop.

The project intensifies and provides for more efficient use of existing city services.

The project will enhance the economic viability of Cook Street Village by adding to the opportunity for commercial activity with new, versatile and high quality commercial space.



December 14, 2015

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

Mayor and Members of Council:

**RE: 212-220 Cook Street and 1041 Oliphant Street - Cook Street Village  
Rezoning and Development Permit Application**

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Subsequent to our community meeting on December 7<sup>th</sup>, 2015 with the Fairfield and Gonzales Land Use Committee I met with my project team to consider the input that we received. Based on that input there are a number of things I can commit to as a part of the project:

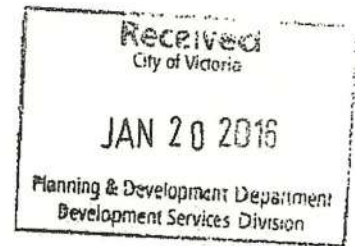
- the building will be built to a Gold Standard under the BuiltGreen™ program;
- the building will include appropriate conduit for adaption to future solar or other alternate energy systems;
- continue to explore opportunities for storm water management with the City Engineering Department including potential incorporation into boulevard treatments;
- an area for electric scooter parking and charging in the underground parking area;
- a minimum of seven units will be designed and built as adaptable suites;
- carry out an elevator study to ensure that the choice of elevator best serves the residents needs;
- explore the potential for relocation of the two existing houses on the site with Nickel Brothers. This information will be available prior to Public Hearing;
- a relocation program for the existing plant materials. We have already contacted the Parks department about how this might work;
- a review of the underground parking to ensure user security and a review of the commercial loading area to ensure that it works well.
- seek a SAFE Building Design Standard<sup>R</sup> certification through the SAFE Design Council.

These commitments address a number of the specific comments raised during the CALUC meeting. None of them will affect the fundamental design of the building.

Thank you for your consideration

Sincerely,

Leonard Cole  
URBAN CORE VENTURES



January 20, 2016

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

Mayor and Members of Council:

**RE:     Statements and Questions from the December 7<sup>th</sup>, 2015 CALUC Meeting  
         212-220 Cook Street and 1041 Oliphant Street - Cook Street Village  
         Rezoning and Development Permit Application**

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I thought it important to write this letter to address comments and questions raised at the December 7<sup>th</sup>, 2015 Fairfield and Gonzales Community Association CALUC meeting. I was pleased to see that the meeting was well attended and the discussion seemed to be balanced. As many people spoke in support of the project as those who had questions or concerns.

The following points are based on the comments and questions that we heard:

- **Cook Street Village should not be designated as a Large Urban Village.**

The designation of Cook Street Village as a Large Urban Village is clearly based on principles of Smart Growth and sustainability. Leaving the discussion of the name aside, increasing density in recognized neighbourhood centres, like Cook Street Village, which already have established patterns of residential and commercial land use and well established infrastructure, not only adds to the City's housing stock and opportunities, but also adds to the economic viability and vitality of the centre and neighbourhood. Projects like this make so much sense as we move towards a post carbon economy. They also reduce the pressure for additional housing density in adjoining single family areas.

- **There are no setbacks on the Cook Street frontage or the Oliphant frontage. There is no terracing of the upper floors (say above the 2nd floor) on either street frontage.**

The proposed building's facades and street frontages are by no means a uniform plane. While portions of the upper floors come out to the street on Cook and Oliphant Streets, the face of the building actually steps back in many areas to create visual interest, useable areas and reduce the overall scale of the building. This is especially true at the street level on Cook Street where the building has been deliberately stepped back to widen the area available for pedestrian movement





and allow more active space, prescribed by "Cook Street Village Guidelines". The centre portion of the building on Cook Street and the 4<sup>th</sup> and 5<sup>th</sup> floors also step back to further reduce the scale of the building and provide for balconies and decks.

- **The building will create a "canyon effect" on Cook Street. A massive structure that will block light from Cook and Oliphant Streets and surrounding properties.**

I think it is disingenuous to say that this building will create a "canyon". A person's visual perception of a building is typically at street level and the first 3 storeys. In this case the canopy of the mature Chestnut trees, which I have committed to protect, do more to enclose the street than any building (*please also see the comments below*). It should also be noted that Cook Street has an very wide right-of-way (over 30 metres), much wider than most streets, almost twice the height of the proposed building. In fact, the street has been narrowed in a number of areas specifically to lessen the impact of its width; to calm traffic and make it more comfortable for people to cross. This will not be perceived as a "canyon".

- **The building should be a maximum of 4 storeys in height.**

When I first approached the community in 2014, my proposal was for a full 6 storey building. Since that time the project has significantly evolved with input from neighbours, the community and City staff. The building's siting, massing and form have been specifically designed to reduce impact on adjacent properties and the neighbourhood. In fact, our visual and shadowing studies show that there is virtually no difference between 4 and 5 storey models. The loss of the 5<sup>th</sup> floor does not make sense and would significantly reduce the economic viability of the project. It would result in a project with either, a much greater site coverage or a loss of potential units; jeopardizing important aspects of the proposal such as the ability to provide 9 market rental suites.

- **Cook Street Village doesn't need more commercial space.**

These properties are clearly identified in the *Cook Street Village Guidelines* and the Official *Community Plan* as being part of the commercial core of Cook Street Village. There are no other opportunities to add businesses to Cook Street Village. Redevelopment of other properties will only result in the replacement of already existing commercial spaces. There is clearly interest in more commercial space and I have already received inquiries about the new spaces from neighbours and potential businesses. The spaces provide opportunities to add to more diversity and strengthen the Village.





- **The project does not take into account the ecological value of green space, canopy of the large trees currently in place, consideration for soil cells on property and rain water rewards program.**

I am committed to the protection of the large Chestnut trees on the Cook Street frontage. We will work closely with the Parks Department to evaluate the other street trees and retain or replace them as necessary. I am also committed to a plant material relocation program with the Parks Department and other interested parties. Given all of the requirements for development on a site, there is limited opportunity for landscaping however I am committed to explore additional opportunities, as well as the raised trellises and the plant materials in the parking area at the rear of the building.

We will explore opportunities for alternate storm water management with the City Engineering Department including potential incorporation into boulevard treatments as part of the project. As with the landscaping though, there are limited opportunities for alternative storm water management on sites like this.

- **The proposed building does not have enough "green" or environmental features.**

While the new Building Code already raises the energy efficiency and environmental requirements for new buildings to a high standard, I commit that this building will be designed and built to achieve a Gold Standard under the BuiltGreen™ program. This will ensure an even higher level of energy efficiency. While it is not economically viable to incorporate alternative energy sources as part of the project, it will include appropriate conduit for adaption to future solar or other alternate energy systems. This will alleviate the need for future retrofits.

- **One elevator is not enough for a building of this size.**

Through our architect we are conducting a study to evaluate the type, size and number of elevators for the proposed building. We will ensure that the future residents of this building will be appropriately served by elevators.

- **Not enough parking and not enough provision for freight to the building, loading space, onsite loading. Not encouraged at the idea of more trucks parked loading and unloading.**

The proposed building has all of the parking required by the City for the commercial spaces. The reduction in parking for the residential units is supported by a study by *Boulevard Transportation Group*, based on experience with many other buildings of this size, nature and location in Victoria. As well as providing significant on-site cycling facilities, the site is ideally located for people who don't have or want to use cars. Walking, transit and cycling, offer viable and less costly alternatives to car ownership. We will explore opportunities for electric scooter charging and storage areas in the building. Again, as noted previously this makes so much sense as we move towards a post carbon economy.



While the project already has a designated commercial loading space off of the lane, we will conduct a review of the loading area to ensure that it works well and is as efficient as possible.

- **The Cook Street Guidelines from 1985 call for mid-block walkways.**

The purpose of providing mid block walkways was to provide access to parking in the rear of buildings. As contemplated in the 1980's these walkways were to be between two buildings on a block to access communal parking, rather than as part of one development. This building is on a corner site and has excellent access to and from the parking behind the building. All of the commercial spaces have front and rear access, creating a commercial "mews" on the rear of the building and through access. Similarly residents will have an entrance on the Cook Street frontage and at the rear of the building to allow easy access.

This project is an important and strategic opportunity to add to and strengthen Cook Street Village and to promote City's objectives.

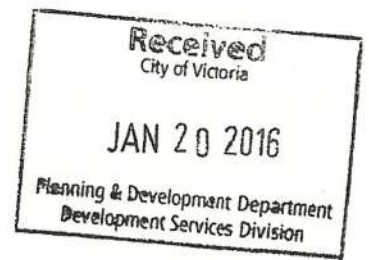
Thank you for your consideration.

Sincerely,

Leonard Cole, President  
**Urban Core Ventures Ltd.**



# SAFE DESIGN COUNCIL



**Mayor and Council**  
City of Victoria  
c/o 1 Centennial Square  
Victoria, BC, V8W 1P6

January 23, 2015

**RE: Crime Prevention Through Environmental Design (CPTED) and SAFE Design Standard® Review of the Urban Core Ventures Ltd. Proposed Development Project Located at 210 - 220 Cook St. and 1041 Oliphant Ave. in Victoria, BC.**

Dear Mayor Helps and Victoria City Council Members,

I write on behalf of the SAFE Design Council. The SAFE Design Council is the non-profit organization responsible for overseeing, administering, and managing the SAFE Design Standard® – the first international crime reduction through design point-based certification program aimed at achieving enhanced site and building security through functional planning, landscape architecture, architecture, engineering, interior design, and space programming. Led by a multidisciplinary team of academics, design professionals, crime reduction specialists, and business/legal experts, the SAFE Design Council is committed to the quality, legitimacy, and rigour of the SAFE Design Standard®. Central to the SAFE Design Council is a focus on providing a scholarly-based certification program that is informed by industry, developed by academics, and delivered by trusted professionals committed to service excellence.

On January 8, 2016 I conducted a comprehensive review of the proposed Urban Core Ventures Ltd. mix-used building project slated to be developed at 210 - 220 Cook St. and 1041 Oliphant Ave. in Victoria, BC. Specific to my qualifications for conducting this review, kindly note that I hold a Doctor of Philosophy degree in Criminology from Monash University, Master of Arts in Justice and Public Safety Leadership and Training from Royal Roads University, and a Bachelor of Arts in Political Science from the University of Victoria. Likewise, I am currently a full-time tenured Associate Professor in the Department of Economics, Justice, and Policy Studies at Mount Royal University, one of the co-developers of the SAFE Design Standard®, served two terms as the Alternate Representative to the United Nations for the Academy of Criminal Justice Science, and prior to my academic career, served fourteen years in federal law enforcement. Lastly, my scholarship specific to crime reduction through design has been published in numerous academic and industry journals, as well as peer-reviewed by the American Institute of Architects (AIA).

Drawing from over a century of social science and design research and scholarship, the SAFE Design Standard® (*Security Achieved through Functional Environmental Design*) constitutes one of the most significant and recent advancement in study of environmental criminology since Dr. C. Ray Jeffery introduced Crime Prevention Through Environmental Design (CPTED) in 1971. The key aims of the SAFE Design Standard® are to reduce both the risk and fear of crime through the application of informed design. By expanding upon established criminological and design scholarship (including CPTED), while also drawing on best practices in planning, architecture, engineering, and interior design, the SAFE Design Standard® offers a systematic methodology for assessing a built environment and ensuring desired design, aesthetics, and functionality are retained. In essence, the SAFE Design Standard® includes all that is found within modern CPTED, yet also includes a locational and site-type risk analysis, and reflection on contemporary design practices and standards.



Upon reviewing the proposed Urban Core Ventures Ltd. development plan, and after completing both a locational and building-type risk analyses relating to this project and site, it is my informed position that this project as planned reflects the core tenets of modern CPTED and would likely be eligible for certification under the SAFE Design Standard®. Additionally, having completed a field review of the neighbourhood, I am very confident this project will both complement the neighbourhood and serve as an example of how desired design can unobtrusively contribute to physical security. In all regards, this proposed project clearly reflects an adherence to Jane Jacobs' notion of desired mixed use development, the core tenets of modern CPTED, and the SAFE Design Standard®. Specifically, having a design whereby residents can have a clear view of Cook St. through large windows, in conjunction with activated retail and business spaces, this project will exemplify a property whereby passive observation is promoted and mix-used activity encouraged. The only issue of concern identified was the possibility that a mid-block walkway may be required. If such a walkway were required, it is my opinion this could increase criminological risk within the area. Aside from the concern regarding a possible mid-block walkway being developed, it is evident the plan for this development will likely result in more 'eyes on the street' and increased pedestrian activity – ultimately encouraging community interactions and reducing both the risk and fear of crime on the site and within the surrounding area.

It is understood that Urban Core Ventures Ltd. will seek an architect or engineer who is also a SAFE Design Standard® accredited professional (SAFE-AP™) to conduct a formal SAFE Design Standard® assessment of this development project and seek SAFE Design Standard® certification. Although the SAFE Design Council does not provide consulting services, it does assist design and engineering professionals apply the SAFE Design Standard® to the projects they are involved in developing. Having already completed the initial risk analyses, neighbourhood review, and also assessing the proposed plans, I am confident this project will be eligible for SAFE Design Standard® certification once fully assessed, design recommendations applied, and audited by the SAFE Design Council. Likewise, I am equally confident that this project will fully reflect both the tenets of modern CPTED and Jane Jacobs' notion of mixed-use development.

Should you require further information regarding the SAFE Design Standard® or the SAFE Design Council, kindly contact me at your convenience by emailing [ksundberg@safedesigncouncil.org](mailto:ksundberg@safedesigncouncil.org) or reviewing our website at [www.safedesigncouncil.org](http://www.safedesigncouncil.org).


Sincerely,



Dr. Kelly W. Sundberg  
President





 **Revisions**  
Received Date:  
April 15/16



# BC LAND SURVEYORS SITE PLAN OF

Civics: 1041 Oliphant Avenue  
220, 214 & 212 Cook Street

Legals - Lots 1 & 2, Fairfield Farm Estate, Victoria City, Plan 8570  
Parcel Identifier: 008-803-708 & 003-743-250  
- Lots 10, 11 & 12, Block 1, Fairfield Farm Estate, Victoria City,  
Plan 917, Except Part in Plan 8570  
Parcel Identifier: 008-180-928, 008-180-979 & 008-180-985

Scale: 1:200 Distances are in metres  
0 2 10 20

The intended print size is 18" by 24".

LEGEND  
Elements are graphic referred to Section Integrated  
Survey Monument 4-7 (Survey Station)

• denotes - Water Marker  
• denotes - Utility Pole with light  
• denotes - Above Street  
• denotes - Below Street  
• denotes - Boundary - Secondary Street  
• denotes - Boundary - Secondary Street

• denotes - existing structures  
• denotes - proposed structures

Total Site Area = 2015 m<sup>2</sup>

Oliphant Street

Cook Street

Strata Plan 189

Distances are shown from lot survey

Lot dimensions shown herein are  
measured from land title office records

This document shows the relative location of the surveyed  
features and does not constitute a survey

September 17, 2014

For S.11.804.30a (1)

POWELL & ASSOCIATES

B.C. Land Surveyors

250-2650 Douglas Street

Victoria BC V8T 1K5

phone (250) 383-8800

## PROJECT DESCRIPTION

CIVIC ADDRESS:  
1041 Oliphant Ave., 220, 214, & 212 Cook Street  
Victoria, BC

LEGAL DESCRIPTION:  
Lots 1 & 2, Fairfield Farm Estate, Victoria City, Plan 8570  
Lots 10, 11, & 12, Block 1, Fairfield Farm Estate, Victoria City,  
Plan 917, Except Part in Plan 8570

## REGISTERED OWNER

Urban Core Ventures  
12-747 Princess Ave  
Victoria BC  
V8T 1K5  
tel: 885-0190  
fax: 595-0190  
len@urbancoreventures.com

## ARCHITECT

de Hoog & Kierulff architects  
977 Fort Street  
Victoria BC  
V8V 3K3  
tel: 656-3367  
fax: 656-3397  
poh@dhk.ca

## SURVEYOR

Powell & Associates  
250 - 2950 Douglas Street  
Victoria BC  
V8T 4N4  
tel: 382-8855  
fax: 382-1377  
alan@powellsurvey.com

## LANDSCAPE ARCHITECT

LADR Landscapes Architects  
28-485 Dupplin Road  
Victoria BC  
V8Z 1B8  
tel: 595-0105  
fax: 415-0696

## BUILDING CODE SUMMARY

REFERENCED DOCUMENT:  
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:  
• GROUP C - RESIDENTIAL

BUILDING AREA:  
• 1200 sq.m. (12 917 s.f.)

BUILDING HEIGHT:  
• 5 STOREYS

NUMBER OF STREETS FACING:  
• 2

ACCESSIBLE FACILITIES

• ACCESSIBLE ENTRANCE

• ACCESSIBLE PARKING STALL

CONSTRUCTION REQUIREMENTS:

• 3.2.2.50 GROUP C, UP TO 8 STOREYS, SPRINKLERED

• COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION  
WITH 1HR MIN FIRE RESISTANCE RATING TO FLOORS  
AND LOADBEARING WALLS.

• STORAGE GARAGE FOR THE PARKING OF MOTOR  
VEHICLES CONSIDERED AS SEPARATE BUILDING

## VICTORIA ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:  
5 STOREY MIXED USE BUILDING

USES:  
PRIMARYLY RETAIL MAIN FLOOR, RESIDENTIAL ABOVE

ZONE:  
EXISTING: R3-A2  
PROPOSED: NEW ZONE

DEVELOPMENT PERMIT AREA:  
DPA-5

URBAN PLACE DESIGNATION:  
LARGE URBAN VILLAGE (OCV)

SITE AREA: 2 015 m<sup>2</sup> (21 680 s.f.)

## FLOOR AREA:

RETAIL L1: 685 m<sup>2</sup> (7 375 s.f.)  
RESIDENTIAL L1: 125 m<sup>2</sup> (1 345 s.f.)  
RESIDENTIAL L2: 950 m<sup>2</sup> (10 255 s.f.)  
RESIDENTIAL L3: 950 m<sup>2</sup> (10 255 s.f.)  
RESIDENTIAL L4: 880 m<sup>2</sup> (9 475 s.f.)  
RESIDENTIAL L5: 750 m<sup>2</sup> (8 075 s.f.)  
TOTAL PROPOSED: 4 420 m<sup>2</sup> (47 580 s.f.)

## FLOOR SPACE RATIO:

PERMITTED (OCV): 2.5:1 FSR 5 038 m<sup>2</sup> (54 225 s.f.)  
PROPOSED: 2.2:1 FSR 4 420 m<sup>2</sup> (47 580 s.f.)

SITE COVERAGE: 60 %

OPEN SITE SPACE: 7 %

## GRADE OF BUILDING:

4.9 m (GEODETTIC) See detailed calculations on Site Plan

## HEIGHT OF BUILDING:

PERMITTED: 10.7 m (max. existing zone)  
PROPOSED: 17.4 m

## NUMBER OF STOREYS:

PERMITTED: 6 (OCV)  
PROPOSED: 5

## RESIDENTIAL PARKING:

REQUIRED: 1.4 stalls per suite = 75  
PROVIDED: 50 stalls (incl. 5 visitor + 1 HC) = 0.9 stalls per suite

## COMMERCIAL PARKING:

REQUIRED: 1 stall per 37.5 sq.m = 19 stalls  
PROVIDED: 19 stalls + 1 loading stall

TOTAL PARKING PROVIDED: 69 stalls + 1 loading stall

## BICYCLE PARKING:

RESIDENTIAL: 1 per suite = 53 (100% Class I) + 6-space rack  
COMMERCIAL: 1 per 205 sq.m = 4 (50% Class I/50% Class II)  
PROVIDED: 53 residential + 5 commercial =  
58 Class I + 6-space rack

## SETBACKS:

required provided  
FRONT: 5.0 m 0.5 m (Cook Street)  
SIDE (EXT.): 3.0 m 0.8 m (Oliphant Ave)  
SIDE (INT.): 3.0 m 5.0 m (South)  
REAR (SIDE EXT.): 3.0 m 9.0 m (West)  
See Building Plans & Sections for details of set-backs & step-backs

## SUITE SUMMARY:

Junior 1 Bed: 20 suites @ 40 sq.m = 800 sq.m  
1 Bed / 1 Bath: 18 suites @ 53 sq.m = 955 sq.m  
2 Bed / 2 Bath: 8 suites @ 80 sq.m = 640 sq.m  
2 Bed + Den / 2 Bath: 2 suites @ 110 sq.m = 220 sq.m  
3 Bed + Den / 2 Bath: 4 suites @ 110 sq.m = 440 sq.m  
3 Bed + Den / 2 Bath: 1 suites @ 115 sq.m = 115 sq.m  
NET RESIDENTIAL: 53 SUITES 3 170 sq.m

## LIST OF DRAWINGS

### Architectural

- A001 Project Data
- A002 Shadow Studies
- A003 Street Views
- A004 Model Views
- A101 Site Plan
- A201 Level P1 Plan
- A202 Level L1 Plan
- A203 Level L2 Plan
- A204 Level L3 Plan
- A205 Level L4 Plan
- A206 Level L5 Plan
- A207 Roof Plan
- A301 Elevations
- A401 Schematic Sections

### Landscape

- L1 Landscape Concept Plan
- L2 Roof Deck Landscape Concept
- L3 Tree Preservation

Location Plan  
A001 1:750



NO.	DATE	DESCRIPTION	BY	CHECKED
1	2014.09.17	Project Data	de Hoog & Kierulff	
2	2014.09.17	Site Plan	de Hoog & Kierulff	
3	2014.09.17	Level P1 Plan	de Hoog & Kierulff	
4	2014.09.17	Level L1 Plan	de Hoog & Kierulff	
5	2014.09.17	Level L2 Plan	de Hoog & Kierulff	
6	2014.09.17	Level L3 Plan	de Hoog & Kierulff	
7	2014.09.17	Level L4 Plan	de Hoog & Kierulff	
8	2014.09.17	Level L5 Plan	de Hoog & Kierulff	
9	2014.09.17	Roof Plan	de Hoog & Kierulff	
10	2014.09.17	Elevations	de Hoog & Kierulff	
11	2014.09.17	Schematic Sections	de Hoog & Kierulff	

de Hoog & Kierulff architects	
214 Fort Street Victoria BC V8V 3K3 T: 250-383-8800 F: 250-383-8801 E: info@dhk.ca	250-2650 Douglas Street Victoria BC V8T 4N4 T: 250-383-8800 F: 250-383-8801 E: info@dhk.ca
Cook Street Mixed Use Victoria BC	
Project Data	
A001	-





## EXISTING



1 Existing View Along Cook Street Looking South  
Not to Scale



2 Existing View Along Oliphant Street Looking East  
Not to Scale



3 Existing View Along Cook Street Looking North  
Not to Scale

## PROPOSED



4 Proposed View Along Cook Street Looking South  
Not to Scale



5 Proposed View Along Oliphant Street Looking East  
Not to Scale



6 Proposed View Along Cook Street Looking North  
Not to Scale

NO.	DATE	DESCRIPTION	BY	CHECKED
1	2010-01-15	Initial Design	J. de Hoog	M. Kierulff
2	2010-02-15	Revised Design	J. de Hoog	M. Kierulff
3	2010-03-15	Final Design	J. de Hoog	M. Kierulff
4	2010-04-15	Construction Documents	J. de Hoog	M. Kierulff
5	2010-05-15	As-Built Documents	J. de Hoog	M. Kierulff

<b>de Hoog &amp; Kierulff architects</b> 200 Cook Street Victoria BC Tel: 250-363-8888 Fax: 250-363-8889 Email: info@dhka.ca	
<b>Cook Street Mixed Use</b> 200 Cook Street Victoria BC	
<b>Street Views</b>	
A003	-

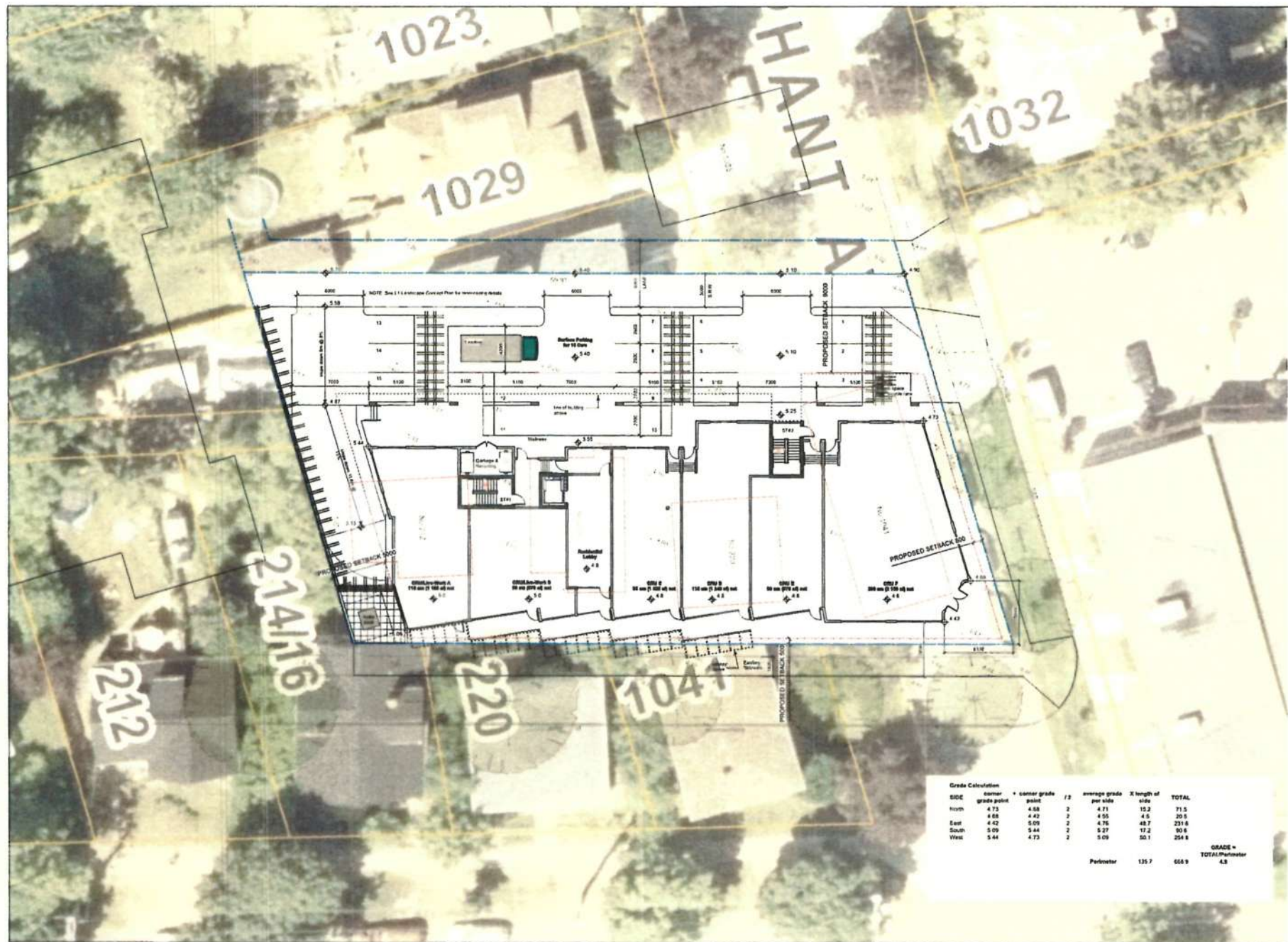




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73	0.000 0	0.000 0	0.000 0
74	0.000 0	0.000 0	0.000 0
75	0.000 0	0.000 0	0.000 0

 <b>de Hoog &amp; Kienul architects</b> 220 Cook Street Victoria BC V8T 2E2 Tel: 250-363-1557 Fax: 250-363-1557 www.dehoog.com		<b>residential projects</b> 1000 West 10th Ave. - 10th Floor Suite 1000 - 10th Floor 1000 West 10th Ave. - 10th Floor Suite 1000 - 10th Floor	
<b>Cook Street Mixed Use</b> 220 Cook Street Victoria BC			
<b>Model Views</b>			
		<b>A004</b>	
		<b>-</b>	





Grade Calculation					
SIDE	corner grade point	corner grade point	1/2	average grade per side	length of side
North	4.73	4.88	2	4.71	15.2
East	4.68	4.42	2	4.55	4.6
South	4.42	5.09	2	4.76	48.7
West	5.09	5.44	2	5.27	17.2
	5.44	4.73	2	5.09	50.1
Perimeter	135.7		658.9		

GRADE =  
TOTAL/Perimeter  
4.8

NO.	DESCRIPTION	AMOUNT
1	1.0000	1.0000
2	2.0000	2.0000
3	3.0000	3.0000
4	4.0000	4.0000
5	5.0000	5.0000
6	6.0000	6.0000
7	7.0000	7.0000
8	8.0000	8.0000
9	9.0000	9.0000
10	10.0000	10.0000
11	11.0000	11.0000
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de Hoog & Kariel architects

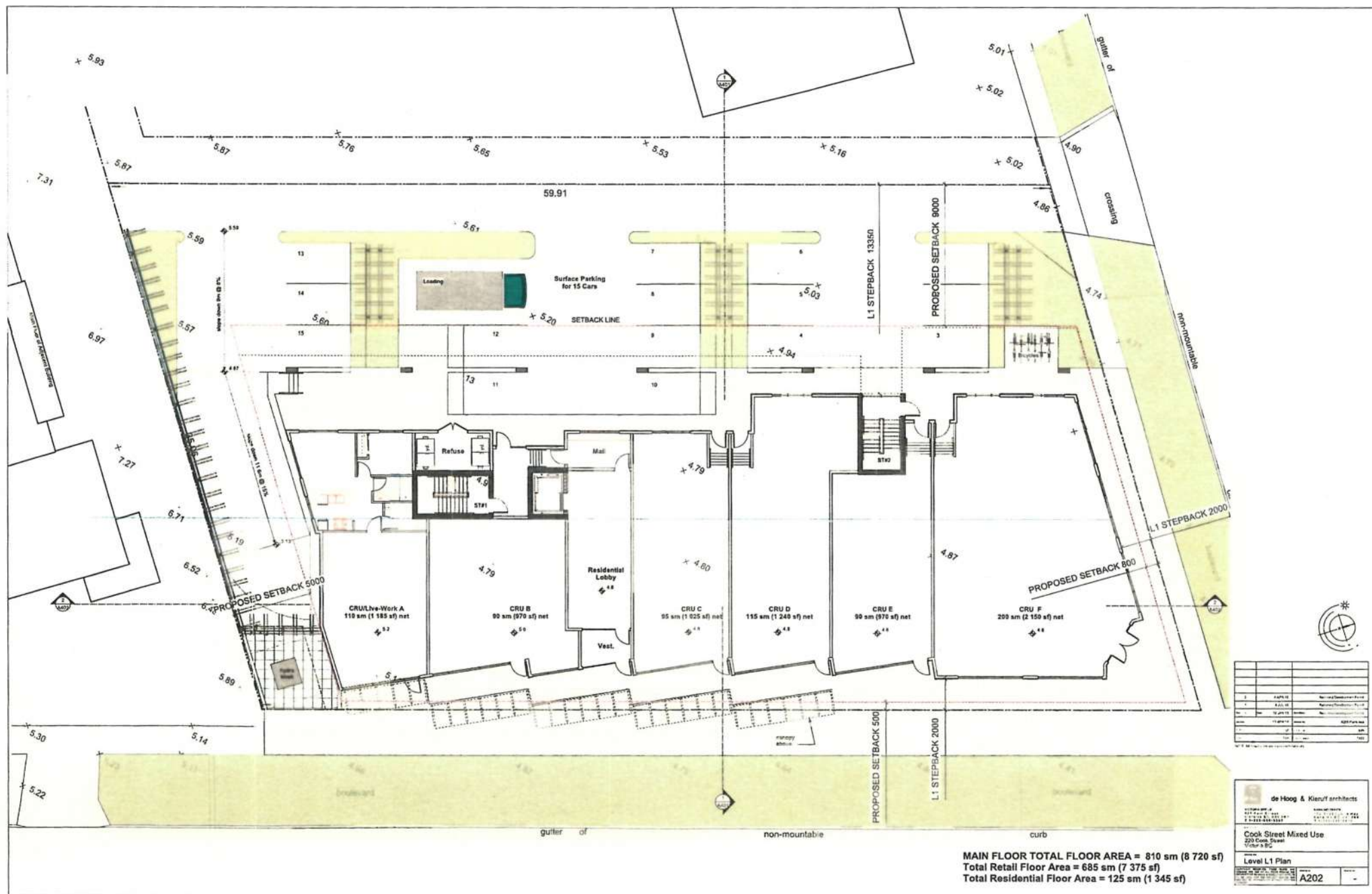
21416 Cook Street  
Cook Street Mixed Use  
Victor a BC

Site Plan

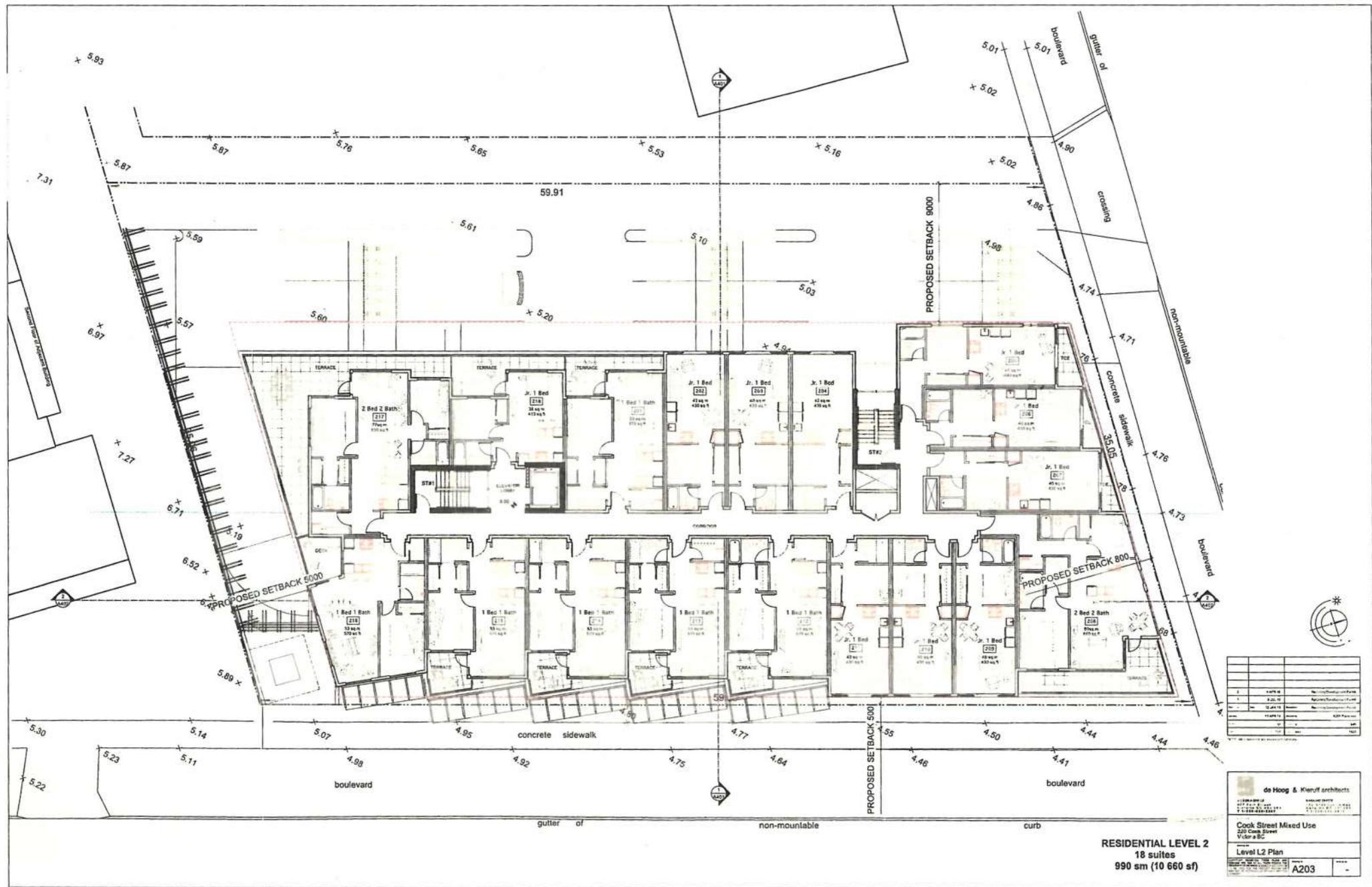
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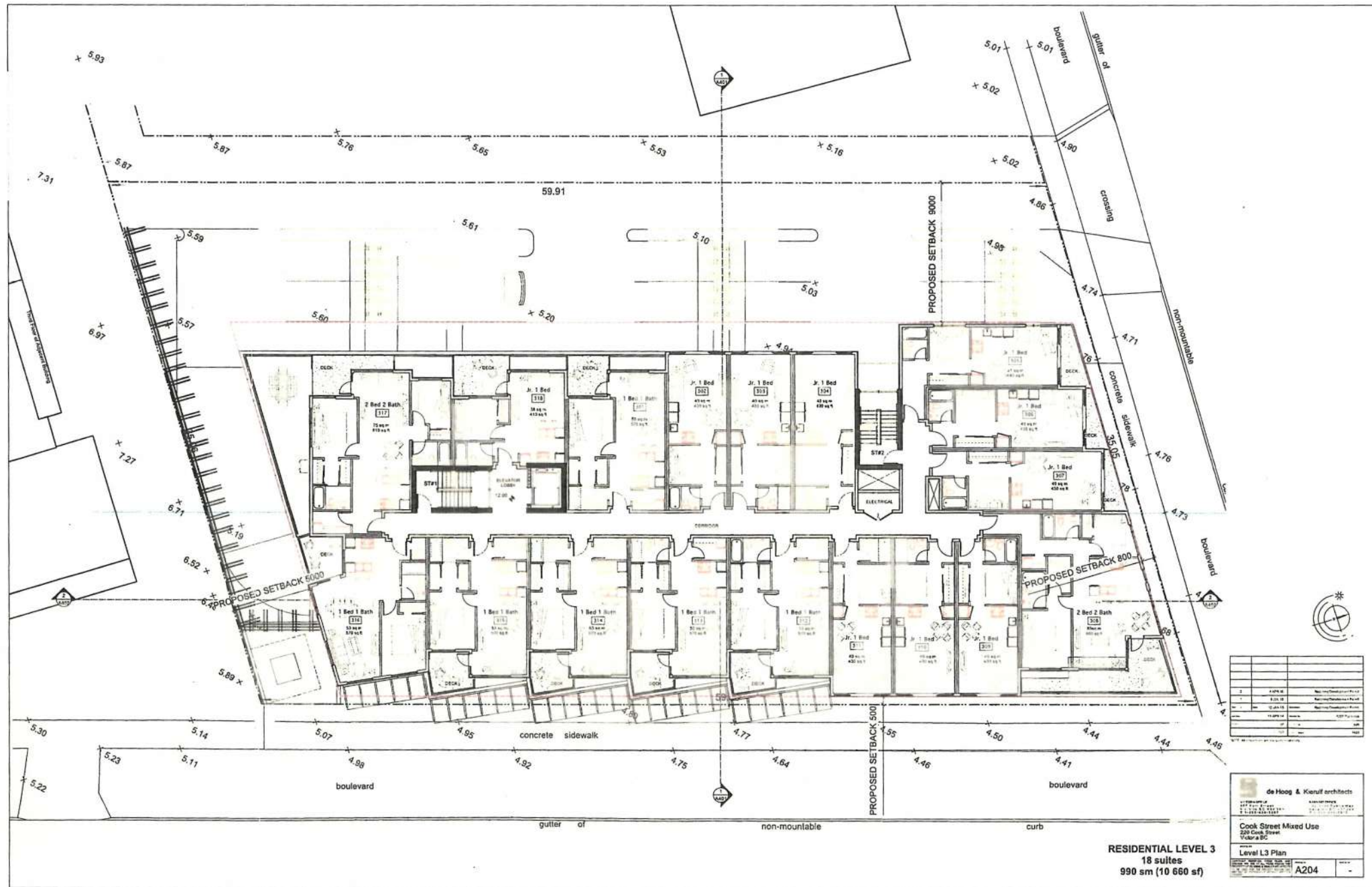








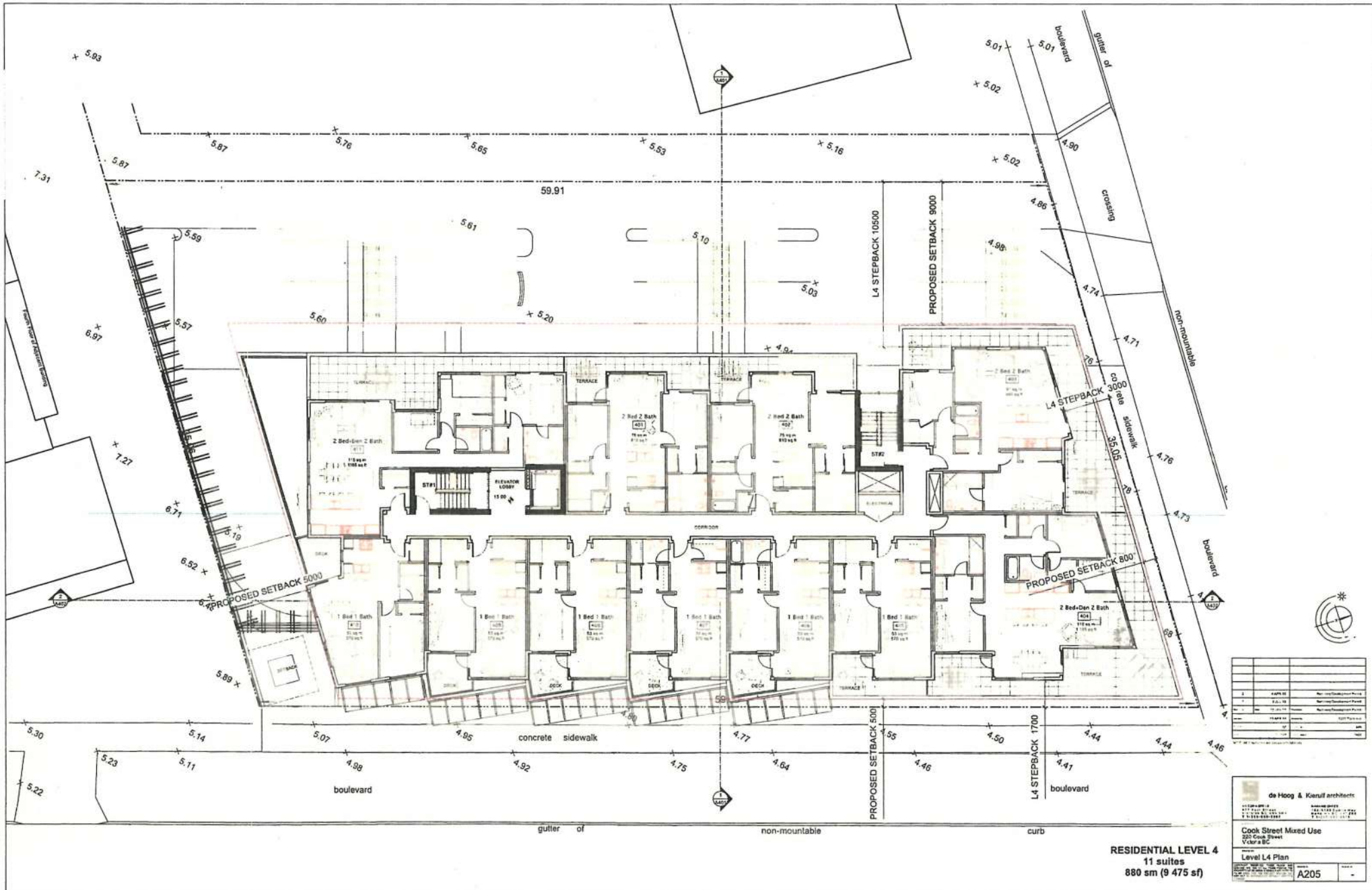


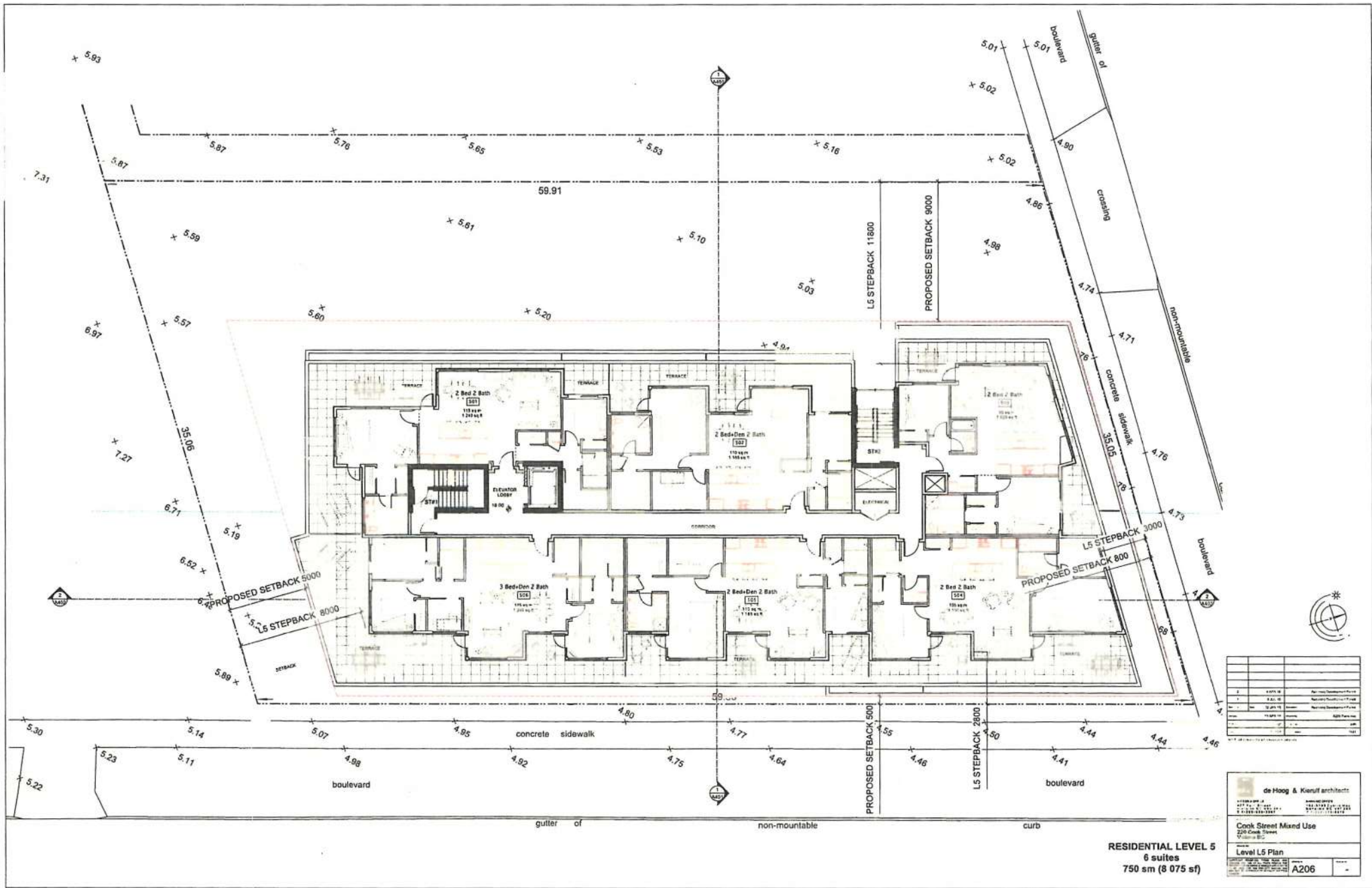


**RESIDENTIAL LEVEL 3**  
18 suites  
990 sm (10 660 sf)

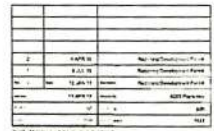
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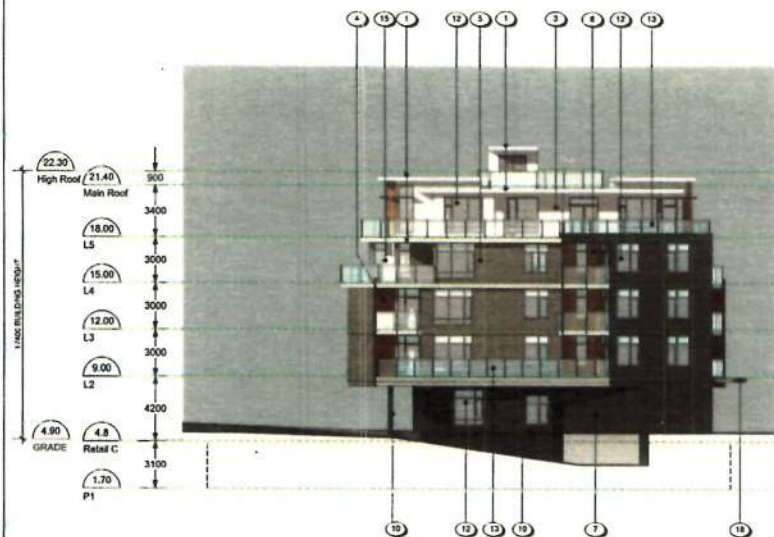






**de Hoog & Kierulff architects**

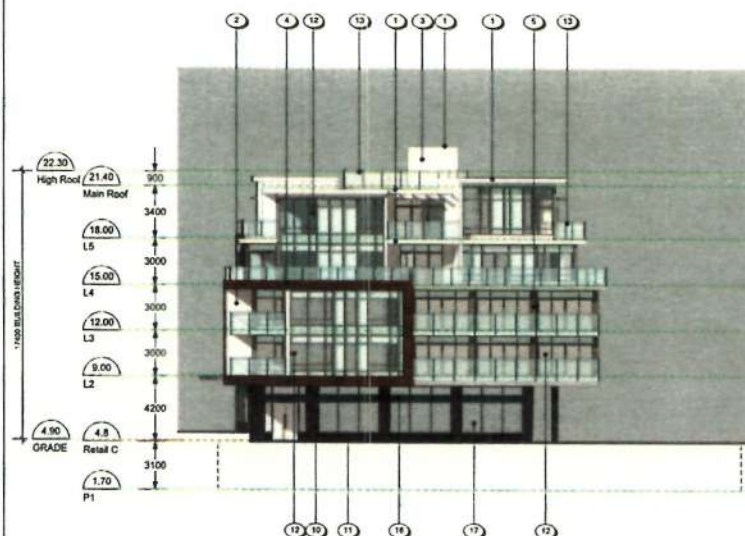
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1 South Elevation  
A301 1:150



2 East Elevation  
A301 1:150



3 North Elevation  
A301 1:150



4 West Elevation  
A301 1:150

# MATERIALS SCHEDULE

- 1 PREFINISHED METAL PANEL - white
- 2 PREFINISHED METAL PANEL - white
- 3 ACRYLIC STUCCO - white
- 4 PREFINISHED METAL PANEL - ALUMINUM
- 5 HORIZONTAL CONCRETE/SIDING - medium grey
- 6 HORIZONTAL METAL SIDING - iv
- 7 BRICK VENEER - charcoal grey
- 8 PAINTED CONCRETE - light grey
- 9 PAINTED CONCRETE - medium grey
- 10 PAINTED CONCRETE - dark grey
- 11 PORCELAIN TILE - glossy black
- 12 PREFINISHED ALUMINUM SIDING - light grey
- 13 TINTED CLEAR GLASS GLAZING WITH PREFINISHED ALUMINUM FRAME - light grey
- 14 TINTED TRANSLUCENT GLASS GLAZING WITH PREFINISHED ALUMINUM FRAME - light grey
- 15 TINTED TRANSLUCENT GLASS GLAZING WITH PREFINISHED ALUMINUM FRAME - light grey
- 16 PREFINISHED METAL PANEL - ALUMINUM
- 17 PREFINISHED ALUMINUM SIDING - light grey
- 18 PREFINISHED METAL PANEL - ALUMINUM
- 19 PREFINISHED METAL PANEL - ALUMINUM

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	PREFINISHED METAL PANEL - white	100	SQ. M	15.00	1500.00
2	PREFINISHED METAL PANEL - white	100	SQ. M	15.00	1500.00
3	ACRYLIC STUCCO - white	100	SQ. M	15.00	1500.00
4	PREFINISHED METAL PANEL - ALUMINUM	100	SQ. M	15.00	1500.00
5	HORIZONTAL CONCRETE/SIDING - medium grey	100	SQ. M	15.00	1500.00
6	HORIZONTAL METAL SIDING - iv	100	SQ. M	15.00	1500.00
7	BRICK VENEER - charcoal grey	100	SQ. M	15.00	1500.00
8	PAINTED CONCRETE - light grey	100	SQ. M	15.00	1500.00
9	PAINTED CONCRETE - medium grey	100	SQ. M	15.00	1500.00
10	PAINTED CONCRETE - dark grey	100	SQ. M	15.00	1500.00
11	PORCELAIN TILE - glossy black	100	SQ. M	15.00	1500.00
12	PREFINISHED ALUMINUM SIDING - light grey	100	SQ. M	15.00	1500.00
13	TINTED CLEAR GLASS GLAZING WITH PREFINISHED ALUMINUM FRAME - light grey	100	SQ. M	15.00	1500.00
14	TINTED TRANSLUCENT GLASS GLAZING WITH PREFINISHED ALUMINUM FRAME - light grey	100	SQ. M	15.00	1500.00
15	TINTED TRANSLUCENT GLASS GLAZING WITH PREFINISHED ALUMINUM FRAME - light grey	100	SQ. M	15.00	1500.00
16	PREFINISHED METAL PANEL - ALUMINUM	100	SQ. M	15.00	1500.00
17	PREFINISHED ALUMINUM SIDING - light grey	100	SQ. M	15.00	1500.00
18	PREFINISHED METAL PANEL - ALUMINUM	100	SQ. M	15.00	1500.00
19	PREFINISHED METAL PANEL - ALUMINUM	100	SQ. M	15.00	1500.00

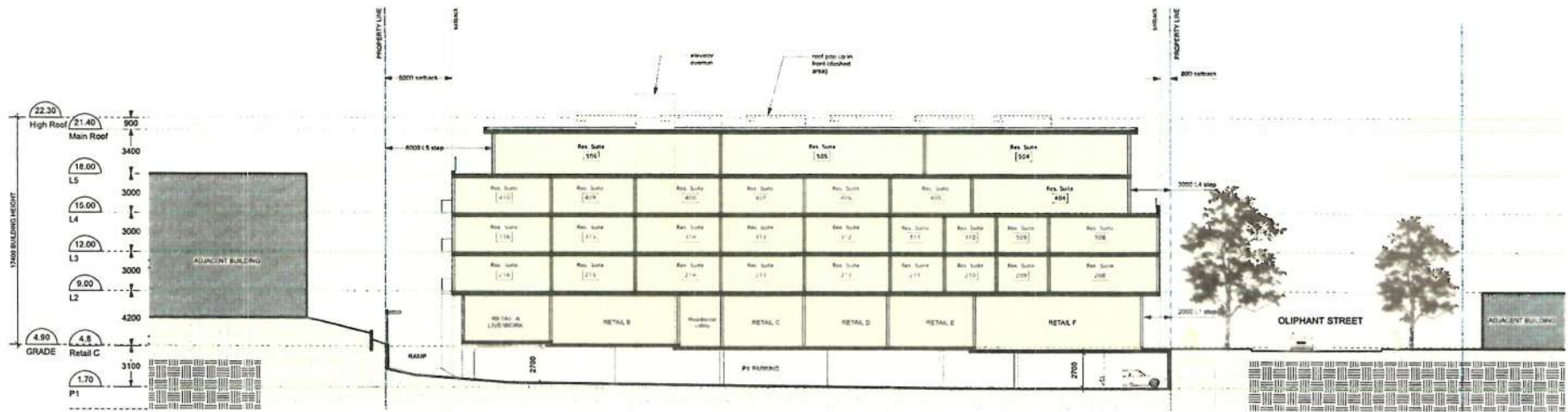
de Hoog & Kienul architects

773 Cook Street  
Victoria BC

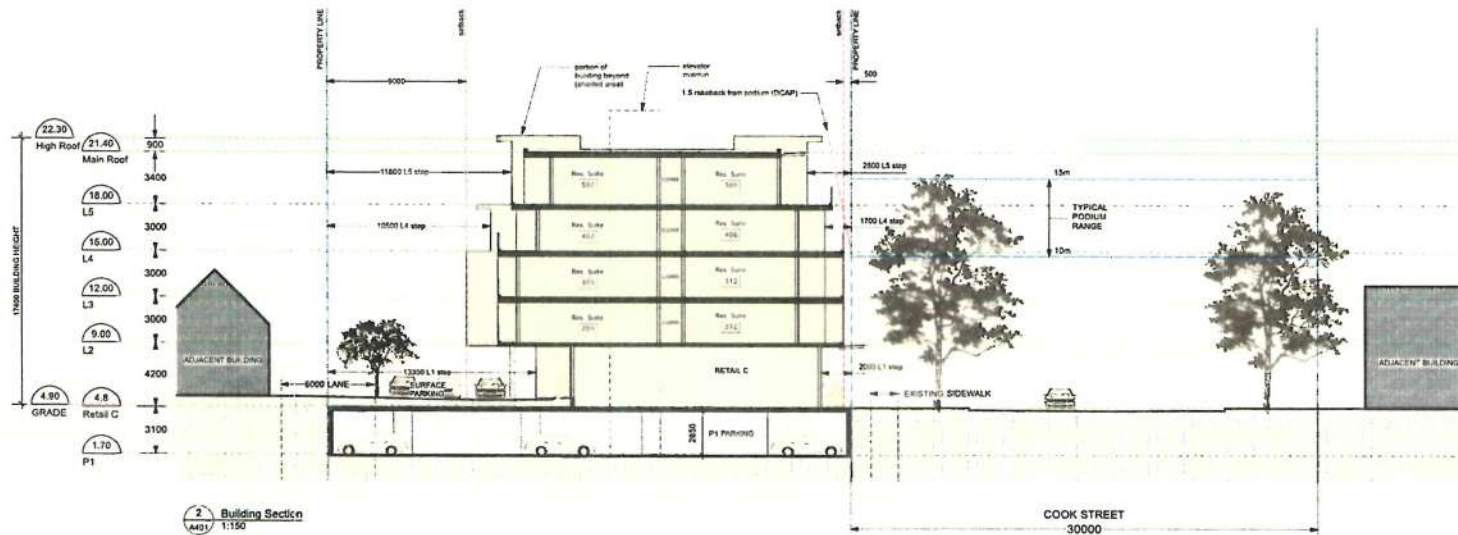
Elevations

A301





1 Building Section  
A401 1:150



2 Building Section  
A401 1:150



NO.	DATE	REVISION
1	10/10/18	Initial Design
2	10/10/18	Final Design
3	10/10/18	Final Design
4	10/10/18	Final Design
5	10/10/18	Final Design
6	10/10/18	Final Design
7	10/10/18	Final Design
8	10/10/18	Final Design
9	10/10/18	Final Design
10	10/10/18	Final Design

**de Haag & Kierulff architects**

**Cook Street Mixed Use**  
320 Cook Street  
Melbourne VIC

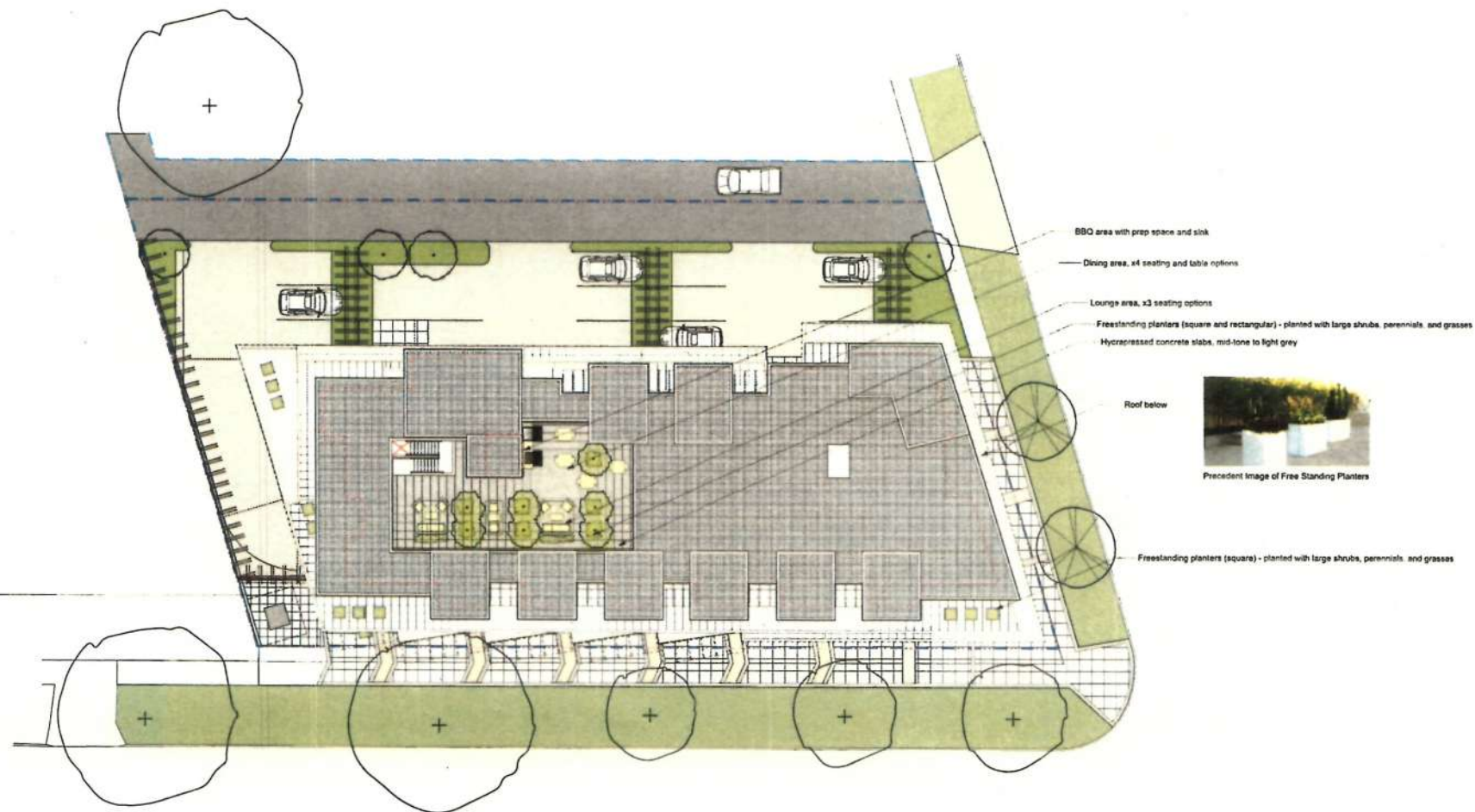
**Schematic Sections**  
A401







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Precedent Image of Free Standing Planters

C	Apr 7-16	Re-Submitted for DP
B	Oct 6-15	Re-Submitted for DP
A	Jul 13-15	Re-Submitted for DP

#### REVISIONS



28-495 Douglas Rd. Victoria, B.C. V8T 1B6  
Phone (250) 598-0105 Fax (250) 412-0595

#### PROJECT

220 Cook Street  
Victoria, BC

#### TITLE

Landscape Plan  
Roof Terrace

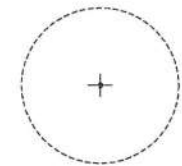
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CHECKED

PROJECT No 1502

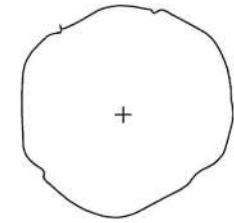
DATE Mar 22-16 2 of 3  
SHEET



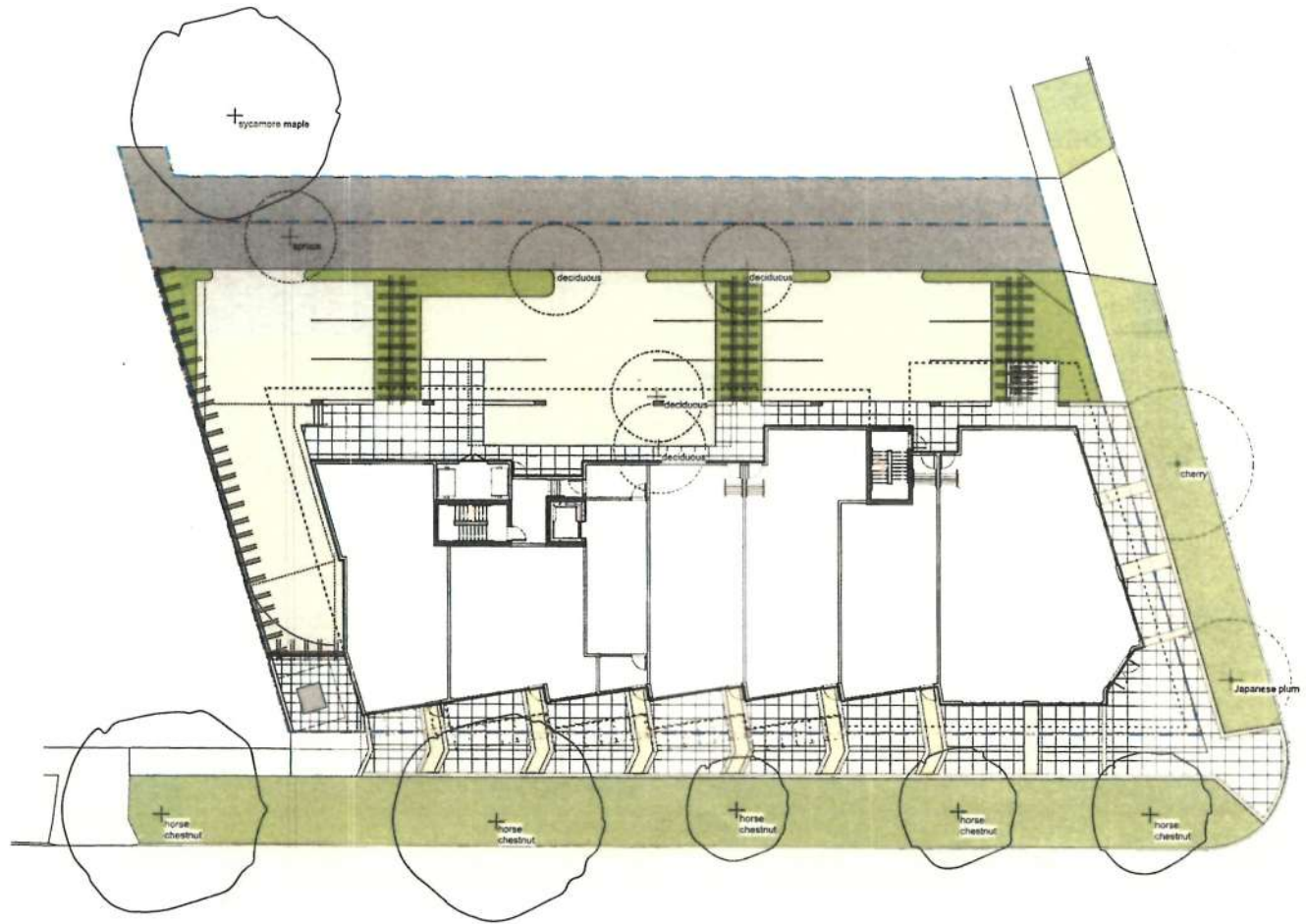
LEGEND



Existing trees, to be removed



Existing trees, to remain



C	Apr 7-16	Re-Submitted for DP
B	Oct 6-15	Re-Submitted for DP
A	Jul 13-15	Re-Submitted for DP

REVISIONS



LADR LANDSCAPE ARCHITECTS  
28-495 Dupeyron Rd. Victoria B.C. V8Z 1B8  
Phone: (250) 588-0105 Fax: (250) 412-0096

PROJECT

220 Cook Street  
Victoria, BC

TITLE

Tree Preservation  
Plan

SCALE

1:150

DRAWN

BW/RL

CHECKED

PROJECT No.

1502

DATE

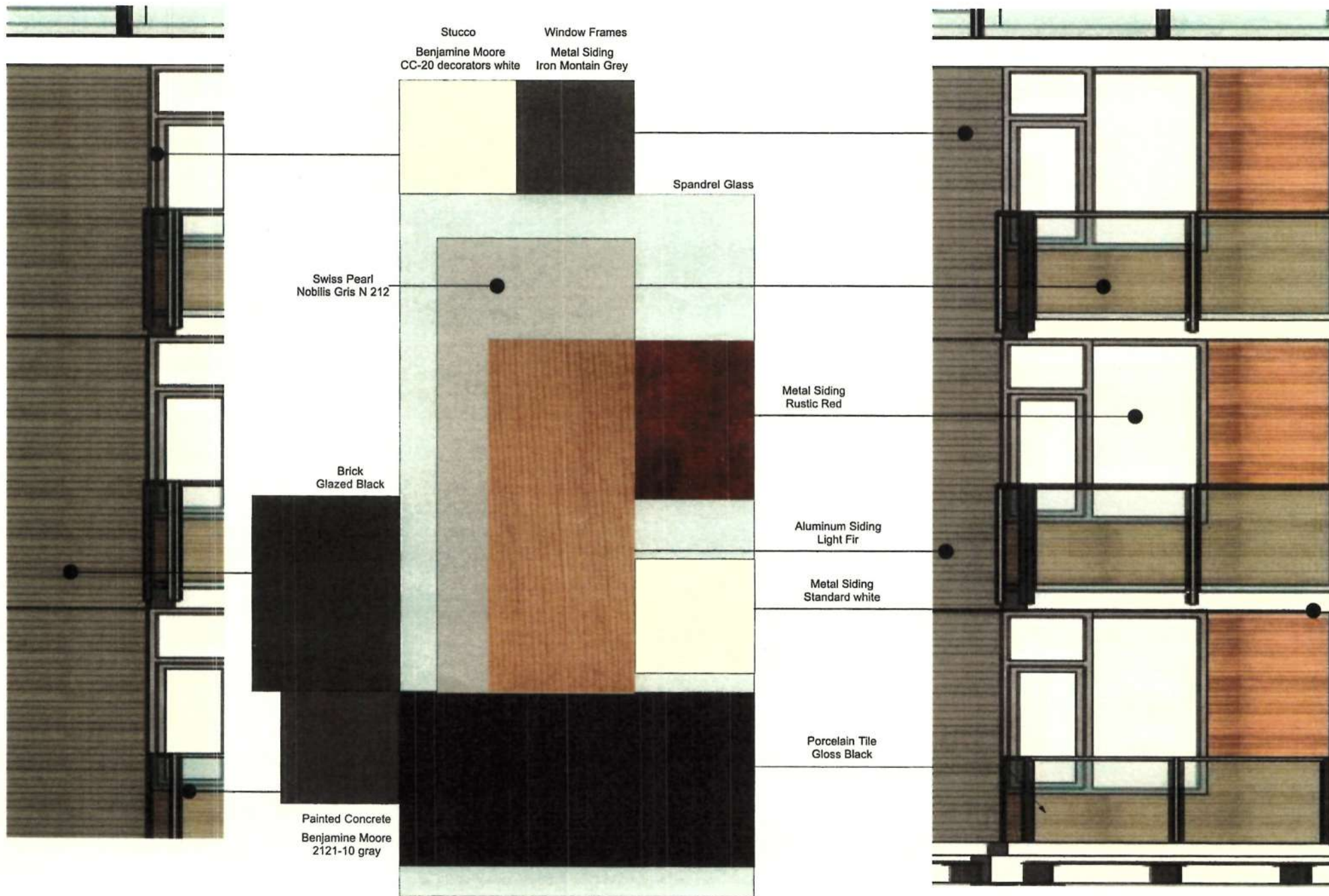
Mar 22-16

3

of 3

SHEET





**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY APRIL 27, 2016 AT 12 P.M.**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:05 P.M.**

**Panel Members Present:** Christopher Rowe ; Justin Gammon; Cynthia Hildebrand; Mike Miller; Ann Katherine Murphy; Renee Lussier; Erica Sangster, Patricia Graham

**Absent:** Gerald Gongos

**Staff Present:** Mike Wilson – Senior Planner-Urban Design;  
Charlotte Wain – Senior Planner-Urban Design;  
Quinn Anglin -Secretary, Advisory Design Panel

**Observers:**

**2. ELECTION OF CHAIR, ALTERNATE CHAIR OF ADP AND ELECTION OF CO-CHAIR AND THREE MEMBERS OF JOINT ADP/HAPL**

**Action:**

It was moved by Anne Katherine Murphy that Christopher Rowe be elected to the Chair of Advisory Design Panel for duration of term.

**Carried Unanimously**

**Action:**

It was moved by Christopher Rowe that Erica Sangster be elected to the Co-Chair position of Advisory Design Panel for duration of term.

**Carried Unanimously**

**Action:**

It was moved by Anne Katherine Murphy that Christopher Rowe be elected to the Joint Chair position of Advisory Design Panel & Heritage Advisory Panel for duration of term.

**Carried Unanimously**

**Action:**

It was moved by Christopher Rowe that:



1. Mike Miller
2. Cynthia Hildebrand
3. Anne Katherine Murphy

be elected as the three members of the Joint Committee of Advisory Design Panel and Heritage Advisory Design Panel for duration of term.

**Carried Unanimously**

### **3. MINUTES**

- 3.1 Minutes from the Special Meeting held October 21, 2015.**
- 3.2 Minutes from the Meeting held October 28, 2015.**

#### **Action:**

It was moved by Anne Katherine Murphy, seconded by Christopher Rowe, that the Minutes of the Special Meeting of Advisory Design Panel held October 21, 2015 be approved.

**CARRIED UNANIMOUSLY**

#### **Action:**

It was moved by Anne Katherine Murphy, seconded by Cynthia Hildebrand, that the Minutes of the Meeting of Advisory Design Panel held October 28, 2015 be approved.

**CARRIED UNANIMOUSLY**

### **3. APPLICATIONS**

- 3.1 Development Permit No. 000402 and Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212 – 220 Cook Street**

The proposal is to permit a 5 story mixed use residential building with ground orientated commercial units and residential units above.

Applicant Meeting attendees: Peter de Hoog – de Hoog & Kierulf Architects  
Leonard Cole - URBAN CORE VENTURES  
Lindsay Smojania - URBAN CORE VENTURES  
Michael Dillestone - URBAN CORE VENTURES

*Ms. Renee Lussier recused herself from the meeting due to a pecuniary conflict of interest as she is the landscape architect for the proposal*

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- the transition to the buildings along Oliphant Avenue

- opportunities to soften the visual appearance of the rear surface parking courtyard
- overall massing and finishes in relation to the neighbourhood context
- setbacks of upper storeys
- pedestrian facilities in the public realm
- appropriateness of the commercial extension from Oliphant Avenue to Park Boulevard.
- Cook Street guidelines and appropriateness of architectural expression.

Ms. Wain discussed an amendment to the motion at the Council Meeting to remove reference to “the commercial extension from Oliphant Avenue to Park Boulevard”. She also included the following areas that Council is additionally seeking advice on:

- local area plans as a policy context
- transition from Beacon Hill Park to Cook Street Village
- the pedestrian realm and its relationship to the buildings along Cook Street

Mr. Peter de Hoog then provided the Panel with a detailed presentation of the site and context of the proposal.

Ms. Renee Lussier then provided the Panel with a detailed presentation of the landscape plan proposal.

Panel Members discussed:

- The materials used for the cladding and the soffits.
- The application of the continuous decks in the project.
- Reference to the local area plan and design guidelines for Cook Street Village and their relevance to the proposal as well as the guiding documents supporting commercial use in this location.

*Ms. Wain discussed that the neighbourhood plan was written in the 1980's and since then the OCP came into effect. The OCP provides more recent direction, and when there is a potential disconnect, City Staff looks to the OCP for direction on land use and density.*

- The finishing of the building and colors. Some members felt that materials and architectural expression could be simplified to relate better to the context.
- Members discussed how the proposal would possibly be considered an exception to the neighbourhood with its size and number of storeys and what that would mean for future development. There was a general consensus that the scale of the building was appropriate for the context and the “light” application of the fifth storey was acceptable.
- Densification and the impact to the village, and the actual number of sites that allow for this in Cook Street Village.
- The visual buffer that the adjacent building provides from Beacon Hill Park, and the inability to see it from anywhere in the park.
- Details regarding the live-work units.
- The massing and transition from Cook Street to Oliphant Avenue.
- The rationale for decreasing the laneway from 6m to 3m for fire access, and the opportunity to soften it in some way through the treatment of it.
- The material and visibility of the trellis structure and the possibility of applying an evergreen vine instead of clematis.
- Considering a further incorporation of greenery on the side of the building.



- The use of free-standing planters on resident's terraces.
- The inclusion of 9 rental units within the building.
- Tenant personalization of the commercial units and their relevance to the project.
- The application of the curtain wall.
- How this application will affect future proposals for Cook Street Village as some members believe that this isn't the only site that can sustain this in the village.
- Whether the possibility of breaking the building down into separate units so it reads as vertical elements as opposed to stacked units may offer more cohesion.
- How the storefront band pulls the building back into one continuous unit and the retail bays should have individual expression, or the flexibility to adapt over time.
- The application of the 5<sup>th</sup> story and its impact to the neighbourhood through shadow studies as well as the precedent that it may set for future developments.
- Opportunities for improving the expression of the residential lobby entrance at the ground floor level.

**Action:**

**MOVED / SECONDED**

It was moved by Erica Sangster, seconded by Justin Gammon, that the Advisory Design Panel recommend to Council that Development Permit No. 000402 and Rezoning Application No. 00472 for 1041 Oliphant Avenue and 212 – 220 Cook Street be approved with changes recommended as follows:

- Simplification of the style and visual expression of building materials and elements
- The provision of structured rhythm through vertical design and finishing elements on the cook street frontage extending to the ground plane
- Improving the expression of the residential entrance at Cook Street
- To strengthen the expression of individual retail units

**1 Opposed - Anne Katherine Murphy**

**Carried**

**3.2 353 Tyee Road – Dockside Green Urban Design Guidelines and BETA Dockside Green Urban Design Guidelines**

Applicant Meeting attendees:

Karen Marler - HCMA ARCHITECTURE & DESIGN  
Derek Lee - PWL PARTNERSHIP  
Ally Dewji - DOCKSIDE GREEN  
Norm Shearing - DOCKSIDE GREEN  
Alexa Koncpaki -DOCKSIDE GREEN

Mr. Wilson provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- Massing and street fronts
- Building heights

- Views
- Exterior building materials
- Public art
- Landscape Design
- Circulation
- Environmental considerations
- Noise abatement
- CPTED
- Adaptable housing
- Operations and safety
- Phased development

Ms. Karen Marler provided the panel with a detailed presentation of the proposed guidelines.

Panel members discussed:

- The guidelines proposed were well thought out, beautifully presented and the applicants are obviously well versed in understanding what they are doing.
- The rationale behind the inverted skyline
- How the proposal is keeping with the original plan and marries well
- The consistency of the plan for open space
- The changes and how they are indicative of the public inquires
- Their approval of the street sections
- The possibility of the community being in support of, or against, the Dockside BETA proposal in the long term.

**Action:**

It was moved by Mike Miller, seconded by Cynthia Hildebrand, that the Advisory Design Panel recommend to Council that *Dockside Green Urban Design Guidelines* and *BETA at Dockside Green Urban Design Guidelines* be approved as presented.

**Carried Unanimously**

**4. ADJOURNMENT**

The Advisory Design Panel special meeting of April 27, 2016 adjourned at 2:20 p.m.

---

Christopher Rowe, Chair



**July 13, 2016**

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

Mayor and Members of Council:

**RE: 212-220 Cook Street and 1041 Oliphant Street - Cook Street Village  
Rezoning and Development Permit Application**

---

We have made a number of further substantial changes to our building design to reflect comments from Council, the community and the Advisory Design Panel. The majority of these changes have been further refinement and sculpting of the building to enhance its relationship to Cook Street and the neighbourhood.



Pedestrian view looking north on Cook Street

#### **Building Size, Floor Space and Type and Number of Residential Units**

- The total floor area of the building has been reduced by 600 m<sup>2</sup> (6,459 ft<sup>2</sup>) from an FSR of 2.5:1 to 2.2:1. This is the result of refinement and sculpting of the building on all levels, especially on the upper floor which has been substantially stepped back to reduce its visual prominence from the street.



- The total number of residential units has been further reduced from 60 to 53 (originally 66 units) and the mix of units has been changed to now provide 20 smaller one bedroom units (40 m<sup>2</sup>), 18 one bedroom units (53 m<sup>2</sup>), 14 two bedroom units (ranging in size from 80 m<sup>2</sup> to 110 m<sup>2</sup>) and 1 three bedroom unit (115 m<sup>2</sup>). The change in unit mix with a greater number of smaller one bedroom units is based on a discussion with non-profit housing providers who suggest that more smaller sized units makes them more attractive and affordable. *I have committed that 9 of these units will be below market rental housing for a period of 20 years (17% of units) and am willing to commit to an additional 9 units to be market rental housing for a 10 year period. This effectively doubles the rental units available on the properties from what currently exists.*

### **Introduction of Live Work**

- In response to the questions of use for the ground floor and to allow for flexibility for uses on Cook Street we have asked that “Live Work” be added as a permitted use for the 2 southernmost commercial spaces. This adds diversity and the opportunity for purchasers or tenants to respond to changing needs without having to go through further rezoning or time consuming processes.

### **Reduced Building Height**

- Given the discussion about building height and context to adjacent buildings we have reduced the overall building height by 2.9 m (9.5 ft.) from the original height calculation (taken from the top of the mechanical structure) so that the floor level of the 5<sup>th</sup> floor is at the same height of the condominium building immediately to the south on Park Place.
- By reducing the height, scaling down and substantially stepping back the upper floor and strengthening the edge of the 4<sup>th</sup> storey, the main visual elements of the building will not be perceived as being any higher than the adjacent building.
- We have removed the enclosure for the access to the roof, which was the only element that was considered a 6<sup>th</sup> Storey. The building now completely complies with the Zoning Bylaw as a 5 storey building.

### **Increased Setbacks, Stepping Back and Relationship to the Street and Neighbouring Properties**

- All of the building setbacks have been increased and the main floor has been further stepped back on the street frontages as follows:

	<b>Minimum building setback</b>	<b>Main floor step back from street property line</b>
<b>Cook Street (East)</b>	Increased from 0.0 m to 0.5 m	2 m
<b>Oliphant Street (North)</b>	Increased from 0.0 m to 0.8 m	2 m
<b>South</b>	Increased from 3.8 m to 5.0 m	N/A
<b>West</b>	Increased from 8.5 m to 9.0 m	N/A





- By stepping back the main floor on both Cook and Oliphant Streets (9.3 m (32 ft) from curb to building face) the building directly corresponds to the established pattern of building placement on Cook Street.
- This directly responds to both community's and Council's comments about the nature of the relationship of the building to the street. It also allows for more individualization of the store fronts and adds interest. The area will be further enhanced with unit pavers and canopies overhead.



View looking south on the corner of Cook and Oliphant Streets

- The relationship of the building to the street and adjacent properties and the overall perception of the scale of the building have been improved by further sculpting the 3<sup>rd</sup> and 4<sup>th</sup> storey and by substantially reducing the scale of the 5<sup>th</sup> floor and stepping it back on all sides. The building is setback a minimum of 9 m (30 ft.) from the property to the west.

#### **Parking, Loading and Other Feedback**

- The number of residential parking stalls has been maintained at 0.9 per suite including 10% visitor and 1 accessible stall. Cycling facilities have been improved by the addition of bicycle repair room and we have added 6 scooter stalls with charging stations.
- Given the reduction in the ground floor commercial space the required commercial parking has been reduced from 21 to 19 stalls and we have maintained the loading space.
- In response to other feedback we added a dog wash station, enlarged the recycling room in the building and provided electric car charging stations.



### **Advisory Design Panel Recommendations**

At its April 27<sup>th</sup> meeting, the Advisory Design Panel (ADP) recommended approval of the building design with 4 areas for further consideration:

- *Simplification of the style and visual expression of building materials and elements*

In response we have simplified and reduced the number of building materials and realigned windows. In some cases we have replaced the window wall glazing system which greatly simplifies the facades.

- *The provision of structured rhythm through vertical design or finishing elements on the Cook Street frontage extending to the ground plane.*

By simplifying and strengthening elements on the Cook Street façade we have enhanced the expression of the building as three separate elements: the northeast corner, with columns and the strong corner box element, the dark brick element at the south end and the central portion which has been simplified and reads as a third albeit less prominent element.

- *Improving the expression of the residential entrance at Cook Street.*

The residential entrance has been refined and now reads as being one full bay wide, with half of the bay being the glass entrance and the other finished in metal to allow for the building name and address. The line of the entrance is now parallel to Cook Street in contrast to the adjacent retail storefronts

- *To strengthen the expression of individual retail units*

The retail unit glazing has been designed as a modular element that can be configured in different ways to suit the each individual type of retail, for example from large store front display window to sliding openers to suit a coffee shop with outdoor seating.

Based on further comments during the ADP discussion we have made additional changes to the plans which include:

- increased planting at the electrical kiosk at the south end of the building; and
- increased privacy screening (for residents and neighbours) along the west elevation by introducing translucent glass for the balconies and planters.





## **Conclusion**

This project is an important and strategic opportunity to add to and strengthen Cook Street Village. It fully complies with and promotes the City's OCP and planning objectives for Cook Street Village.

My team and I have put a lot of time and effort into responding to comments from the community, Council, staff and the Advisory Design Panel, throughout the process, and strongly believe that this project will be a welcome addition in the neighbourhood; providing exciting new opportunities for residents and visitors.

Thank you for your consideration.

Sincerely,

Leonard Cole, President  
**Urban Core Ventures Ltd.**

## **Parking Study for Oliphant Avenue / Cook Street Mixed Use Development Site**

Prepared for: **Urban Core Ventures**

Prepared by: **Boulevard Transportation, a division of Watt Consulting Group**

Our File: **1787**

Date: **April 21 2016**

*GREAT!*



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**Appendix A Summary of Study Sites**

**Appendix B Summary of On-Street Parking Observations**

**Appendix C Parking Demand by Time of Day**

## 1.0 Introduction

Boulevard Transportation, a division of Watt Consulting Group was retained by Urban Core Ventures to undertake a parking study for the proposed development at Cook Street and Oliphant Avenue (1041 Oliphant Avenue, 212 Cook Street, 214 Cook Street and 220 Cook Street) in the City of Victoria. The purpose of this study is to review the proposed parking supply to determine if it is appropriate for the site. The study considers parking demand at representative multi-family residential and commercial sites, and also considers parking management options, transportation demand management programs and on-street parking conditions adjacent the site.

### 1.1 Location

The development site is located at 1041 Oliphant Avenue, 212 Cook Street, 214 Cook Street and 220 Cook Street in Cook Street Village in the City of Victoria. See Map 1.

MAP 1. SUBJECT SITE



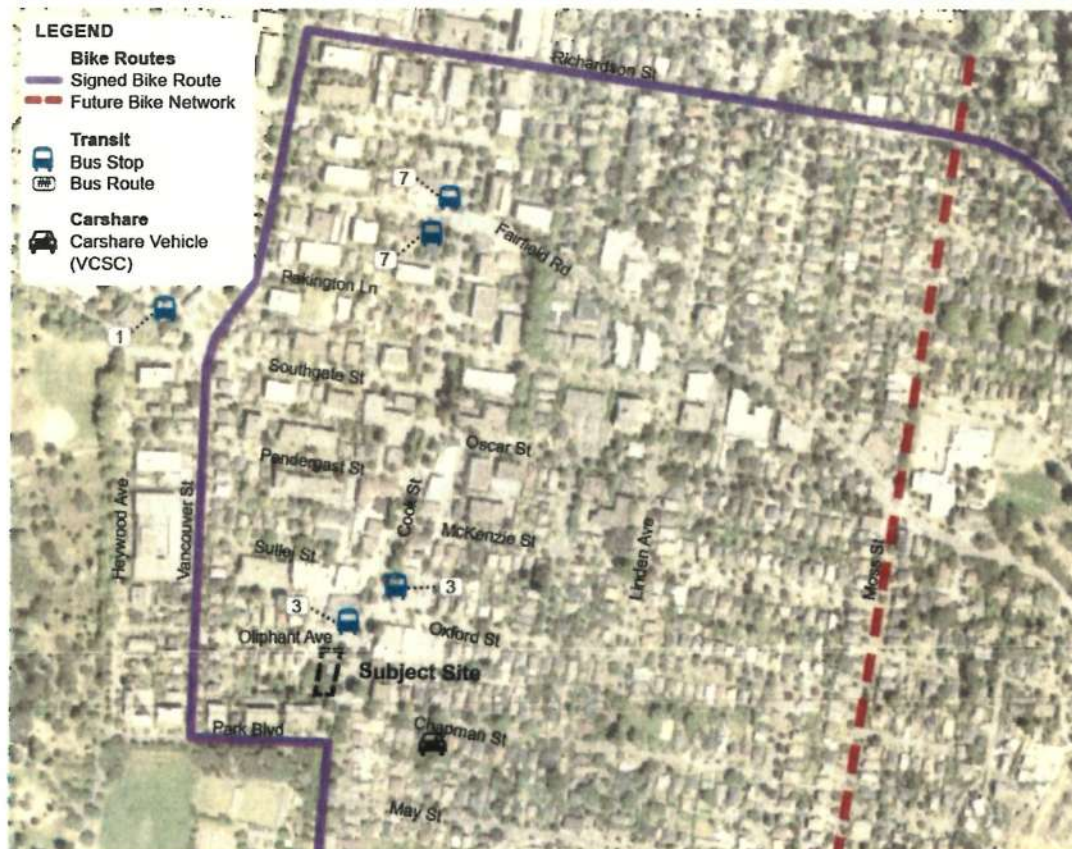


## 1.2 Site Transportation Characteristics

The site is located close to the following transportation options, as indicated on *Map 2*:

- **Transit.** Bus stops are located within 500m of the site and provide service to downtown Victoria, with connections to other destinations in the Greater Victoria Area.
- **Cycling.** Vancouver Street and Richardson Street are designated bike routes and Moss Street is a future bike network. There are also roads in close proximity that have bike lanes that connect to regional routes such as the Galloping Goose Regional Trail and the Lochside Regional Trail.
- **Walking.** There are sidewalks and crosswalks on the majority of roads nearby. It is an approximately 25-minute walk to downtown Victoria, a 10-minute walk to the Dallas Road Waterfront, and less than a 5-minute walk to Beacon Hill Park.
- **Carshare.** The closest carshare vehicle is stationed on Chapman Street approximately a 1-minute walk to the site (100m).

**MAP 2. TRANSPORTATION OPTIONS IN CLOSE PROXIMITY TO THE SUBJECT SITE**



### 1.3 Current Land Use

The sites are currently zoned R3-A2, Low Profile Multiple Dwelling District. The four existing buildings will be demolished and the site is seeking rezoning to accommodate the proposed development.

### 1.4 Proposed Development

The proposed development is a five-storey building with 53 multi-family residential units and 685m<sup>2</sup> (7,375 sq.ft) of commercial space on the ground floor. Units range from one-bedroom units (40m<sup>2</sup>) to three bedroom units (115m<sup>2</sup>).

#### 1.4.1 Proposed Parking Supply

The proposal includes a total of 69 parking spaces; 54 spaces underground and 15 spaces at the surface.

The proposal also includes 58 Class I bicycle parking spaces (53 spaces for residential and five for commercial) and a Class II bike rack.

## 2.0 Parking Requirement

The site parking requirement is 92 parking spaces; 74 spaces for residential and 18 for commercial. See *Table 1*. The requirement is 23 parking spaces more than proposed.

**TABLE 1. SUMMARY OF PARKING REQUIREMENT**

	Land Use	Required Supply Rate	Quantity	Applied to the Subject Site
Residential	Those multiple dwellings subject to Strata Title Ownership located in zones other than R3-1 and R3-2	1.4 / unit	53 units	74
Commercial	Retail stores, banks personal services establishments or similar uses <sup>1</sup>	1 / 37.5m <sup>2</sup>	685m <sup>2</sup>	18
			<b>Required Parking</b>	<b>92</b>

The site also requires bike parking at a rate of 1 Class 1 space per unit (53 spaces) and a Class II space at each building entrance.

<sup>1</sup> The type of commercial use is unknown, and therefore a general commercial use was used to calculate required parking



## 3.0 Parking Demand

Parking demand for residents, visitors, and commercial uses are considered in the following section based on vehicle ownership, observations, research, and results from previous studies.

### 3.1 Residential

#### 3.1.1 Vehicle Ownership

Vehicle ownership data was obtained from ICBC for representative sites. See *Appendix A*. All sites are multi-family buildings in the Cook Street Village area with a similar unit mix as the subject site.

Average vehicle ownership among representative sites is 0.78 vehicles per unit and ranges from 0.49 to 1.07 vehicles per unit. See *Table 2*. The average ownership rate applied to the subject site suggests residents will own 41 vehicles.

**TABLE 2. VEHICLE OWNERSHIP AT REPRESENTATIVE SITES**

Site	No. Units	Owned Vehicles	Ownership Rate (vehicles/unit)
<b>East Park*</b>			
1050 Park Boulevard	27	28	1.04
1035 Suttlej Street*	41	31	0.76
<b>Edgemount Villa*</b>			
909 Pendergast Street	41	33	0.80
<b>The Fairhaven*</b>			
1035 Southgate Street	17	13	0.76
<b>Southgate Villa*</b>			
1063 Southgate Street	37	25	0.68
<b>Glenmuir Place*</b>			
1121 Oscar Street	19	12	0.63
<b>The Midlands*</b>			
1110 Oscar Street	24	15	0.63
<b>Castleholm Manor*</b>			
1122 Hilda Street	15	12	0.80
<b>Village Park*</b>			
439 Cook Street	28	25	0.89
<b>1030 Yates**</b>			
1030 Yates Street	45	22	0.49
<b>Wilden Lofts**</b>			
1155 Yates Street	28	18	0.64
<b>Sterling Park**</b>			
445 Cook Street	20	18	0.90
<b>The Westfield**</b>			
1024 Fairfield Road	35	25	0.71
<b>Woodstone Place**</b>			
1039 Linden Avenue	26	18	0.69
<b>Jigsaw**</b>			
1030 Meares Street	35	34	0.97

<b>The Mondrian***</b>	93	62	0.67
1090 Johnson Street			
<b>Pacific Monarch***</b>	30	32	1.07
1015 Pandora Street			
<b>Regents Park***</b>	77	69	0.90
1010 View Street			
<b>Average</b>			<b>0.78</b>

\*Ownership information as of December 31, 2014  
\*\*Ownership information as of December 31, 2013

\*\*\*Ownership information as of October 31, 2014  
\*\*\*\*Ownership information as of April 30, 2014

### 3.1.2 Vehicle Ownership from Other Studies

Two similar parking studies were conducted for multi-family residential proposals for sites within similar proximity to downtown Victoria with a similar mix of units. Average vehicle ownership was determined to be 0.76 vehicles per unit for the site in Fairfield / Cook Street Village and 0.80 vehicles per unit for the site in Victoria West. This equates to a vehicle ownership of 40 and 42 vehicles, respectively.

### 3.1.3 Visitor Parking

Vehicle ownership is considered the most appropriate measure of resident parking demand, however; it does not account for visitors. A Metro Vancouver study<sup>2</sup> recommends a visitor parking supply rate of 0.1 spaces per unit for sites in urban areas. This results in a visitor parking supply of 5 spaces.

## 3.2 Commercial

Observations of mixed retail-office sites on the periphery of downtown Victoria were conducted for a previous parking study<sup>3</sup>. Peak parking demand was found to be one vehicle per 53m<sup>2</sup> during the mid-day weekday. See *Table 3*. This results in a parking demand of 13 vehicles.

**TABLE 3. OBSERVATIONS AT REPRESENTATIVE COMMERCIAL SITES**

Site	Estimated Floor Area (m <sup>2</sup> )	Observed Vehicles	Demand Rate
1609 Blanshard Street	798	13	1 / 61m <sup>2</sup>
734-738 Caledonia Avenue	510	12	1 / 43 m <sup>2</sup>
2610 Douglas Street	660	32	1 / 21 m <sup>2</sup>
2659 Douglas Street	3,648	60	1 / 61 m <sup>2</sup>
2504 Government Street	1,176	14	1 / 84 m <sup>2</sup>
990 Hillside Avenue	1,172	26	1 / 45 m <sup>2</sup>
<b>Average</b>			<b>1 / 53 m<sup>2</sup></b>

<sup>2</sup> Metro Vancouver, Metro Vancouver Apartment Parking Study, 2012, [http://public.metrovancouver.org/planning/development/strategy/RGSDocs/Apartment\\_Parking\\_Study\\_TechnicalReport.pdf](http://public.metrovancouver.org/planning/development/strategy/RGSDocs/Apartment_Parking_Study_TechnicalReport.pdf)

<sup>3</sup> 1950 Blanshard Street Parking Study, November 2013



A parking study was conducted for a mixed-use site in Victoria West. Observations were conducted at representative mixed-use sites and resulted in an average demand of 1 vehicle / 45m<sup>2</sup>. This results in a parking demand of 15 vehicles.

Local observations suggest expected demand will be no more than 15 vehicles.

### 3.3 Summary of Parking Demand

The expected parking demand is 61 vehicles (eight less than proposed), as follows:

- Residents – 41 vehicles
- Visitors – 5 vehicles
- Commercial – 15 vehicles

*Section 6.0* suggests strategies for efficient on-site parking management.

## 4.0 On-Street Parking

On-street parking supply and conditions have been considered for the area surrounding the site bounded by Sutej Street (north), Park Boulevard (south), Vancouver Street (west), Cook Street (east), and Oxford Street and Chapman Street. See *Map 3*.

### 4.1 Supply

On-street parking on the majority of roads surrounding the site is restricted to residential parking only at all times. Oliphant Avenue has nine spaces on the north side and 15 spaces on the south side, (restricted to residential parking only) the most likely place residents would seek on-street parking. Cook Street is generally restricted to 1 hour parking, and would likely accommodate commercial patrons.

**MAP 3. ON-STREET PARKING SUPPLY + RESTRICTIONS**



## 4.2 Occupancy

On-street parking conditions were assessed based on six observations – twice on a weekday midday, twice on a weekday evening and twice on a weekend midday. See *Appendix B*. Four of these observations were conducted in 2015; since then parking restrictions on Chapman Street have been modified from no restrictions to residential parking only. Recent observations were conducted as an update to previous observations.

Overall occupancy rates among all observation periods range from 54% to 68%. Peak occupancy was observed on Sunday January 10, 2016 at 2:00pm.

Peak occupancy directly adjacent the site on Cook Street (restricted to 1 hour) was 96% (one space available); average occupancy for all parking restricted to 1 hour was 70% for all observation times.

Peak occupancy adjacent the site on Oliphant Avenue in the residential parking only (the most likely place for residents to seek parking) occurred on Sunday January 10 2016, at 2:00 pm and was 92% occupied (two spaces still available). Parking restricted to residential parking only is



available within one block of the site (Vancouver Street, Oliphant Avenue to Park Boulevard; Park Boulevard, Cook Street to Vancouver Street; and Champman Street, Cook Street to Linden Avenue) with an occupancy of 48% with 58 spaces still available. Average occupancy for residential parking only is 58% for all observation times.

The modification of parking restrictions on Chapman Street from no restrictions to residential parking only has not made a significant impact on parking occupancy. Occupancy ranged from 54% to 63% with no restrictions and 55% to 68% with residential parking only. The modification now accommodates residents and restricts commercial patrons of Cook Street Village from using these parking supplies.

Results suggest there is limited on-street parking available adjacent the site to accommodate spillover, although parking is generally available within one block of the site.

## 5.0 Transportation Demand Management

Transportation demand management (TDM) is the application of strategies and policies to influence individual travel choice, most commonly to reduce single-occupant vehicle travel. Proposed parking supply is expected to exceed parking demand and TDM is not required to address parking deficiency, however TDM measures may be pursued to encourage sustainable travel and enhance travel options. The following TDM options may be considered:

- Information – Provide residents and commercial businesses with travel information, including bike parking information, bike route maps, and transit maps/schedules;
- Transit – Subsidize resident and employee transit passes for a defined period of time;
- Carshare – Subsidize resident membership in MODO carshare (formerly VCSC); and
- Bikeshare – Provide a fleet of bicycles managed by the strata and available to residents.

## 6.0 Parking Management

The proposed parking supply is 69 spaces (54 underground, 15 surface), eight more than expected demand. Parking management strategies should be implemented to ensure supply is allocated appropriately to meet demand.

## 6.1 Resident Parking

Resident parking demand is expected to be approximately 41 vehicles and should be accommodated in the underground parkade. One of the following options should be pursued:

- Unassigned Parking. Parking is left unassigned and residents park in any available space. This accommodates residents with more than one vehicle and decreases spaces remaining unoccupied because a certain residents does not have a vehicle.
- Assigned Parking. Parking is assigned to residents seeking a space. Spaces are assigned to the vehicle, not the unit. A monthly or annual fee may be associated with the privilege to park in an assigned space.

Either an assigned or unassigned parking scenario is acceptable. It is important to note that any parking management option with an additional cost may encourage residents to seek parking off-site to avoid paying to park on-site.

## 6.2 Shared Visitor/Commercial Parking

A shared parking arrangement is recommended for residential visitor and commercial parking. A shared arrangement offers flexibility in meeting the demand from each user group and results in fewer total spaces needed to meet parking demand.

Parking demand for visitor and commercial parking was assessed by time of day by combining the peak demand for commercial (15 vehicles) and visitors (5 vehicles) and considering weekday and weekend time-of-day factors to determine the combined peak parking demand experience at any one time. Time of day factors are based on the Urban Land Institute (ULI) *Shared Parking* manual and adjusted to reflect local context. See *Appendix C*.

Results suggest peak parking demand will occur weekdays at 6:00pm & 7:00pm when combined parking demand will be 17 vehicles (visitor and commercial). Weekend demand will occur at 2:00 pm, 3:00 pm, 5:00 pm and 7:00 pm and will be for 16 vehicles. This suggests that 17 parking spaces are needed to meet combined visitor and commercial parking demand. It is recommended that surface parking spaces are assigned as visitor and commercial parking, with signage at the surface area entrance indicating that surface parking spaces are for customers, employees, and visitors. This will accommodate 14 visitor / commercial vehicles (one surface space is reserved commercial loading). An additional two or three spaces should be identified in the underground parking area for commercial parking (ideally suited to employee parking). Consideration should be given to the location of any underground commercial spaces relative to the gate / access control point to ensure they may be accessed by non-residents.



## 7.0 Summary

The proposed development is for 53 multi-family residential units and 685m<sup>2</sup> of commercial space. The proposed parking supply is 69 spaces; 54 in an underground parkade, and 15 surface parking spaces. This is 23 spaces less than the zoning requirement.

Vehicle ownership information from representative sites suggests resident parking demand will be 41 vehicles. Peak visitor parking demand is estimated to be 5 vehicles. Commercial parking demand will be 15 vehicles based on observations of similar land uses.

On-street parking observations were conducted on streets in the vicinity of the site bounded by Sutlej Street (north), Park Boulevard (south), Vancouver Street (west), Cook Street (east), and Oxford Street and Chapman Street. Generally, there is parking available within one block of the site to accommodate spillover.

TDM programs are provided to encourage the use of alternative travel modes to and from the site. Although the site does not require TDM, the following may be considered - travel information, transit passes, resident memberships in Modo (formerly VCSC), bikeshare.

Resident parking may be assigned or unassigned and should be located in the underground parking area. Surface parking should be shared by visitor and commercial vehicles, with two or three additional visitor / commercial spaces in the underground parking area.

### 7.1 Recommendations

1. The proposed parking supply is expected to meet parking demand
2. Parking should be allocated as follows:
  - a. 41 resident parking spaces and up to three commercial parking spaces in the underground parking area
  - b. Surface parking spaces assigned as shared commercial and visitor parking

**Appendix A**  
**SUMMARY OF STUDY SITES**



Summary of ICBC Study Sites  
Cook Street Village Parking Study

Address	Type of Units				Number of Bedrooms	Notes
	Studio	1 Bedroom	2 Bedroom	3+ Bedrooms		
<b>East Park</b> 1050 Park Boulevard			✓		27	Built in 1975
1035 Sutlej Street		✓	✓		41	Built in 2010
<b>Edgemount Villa</b> 909 Pendergast Street		✓	✓		41	Built in 1967
<b>The Fairhaven</b> 1035 Southgate Street	✓	✓	✓		17	Built in 1974
<b>Southgate Villa</b> 1063 Southgate Street		✓	✓		37	Built in 1992
<b>Glenmuir Place</b> 1121 Oscar Street		✓	✓		19	Built in 1990
<b>The Midlands</b> 1110 Oscar Street		✓	✓		24	Built in 1982
<b>Castleholm Manor</b> 1122 Hilda Street		✓	✓		15	Built in 1971
<b>Village Park</b> 439 Cook Street		✓	✓		28	Built in 1981
<b>Wilden Lofts</b> 1155 Yates Street		✓			28	Built in 2004
<b>Sterling Park</b> 445 Cook Street		✓	✓		20	Built in 1994
<b>The Westfield</b> 1024 Fairfield Road		✓	✓		35	Built in 1976
<b>Woodstone Place</b> 1039 Linden Avenue		✓	✓		26	Built in 1976
<b>Jigsaw</b> 1030 Meares Street		✓	✓		35	Built in 2004
<b>The Mondrian</b> 1090 Johnson Street		✓	✓		93	Built in 2013
<b>Pacific Monarch</b> 1015 Pandora Street		✓	✓		30	Built in 1990
<b>Regents Park</b> 1010 View Street		✓	✓		77	Built in 1990
<b>1030 on Yates</b> 1030 Yates Street		✓			45	Built in 2004

**Appendix B**  
**SUMMARY OF ON-STREET PARKING OBSERVATIONS**



On-Street Parking Observations  
Cook Street Village Parking Study

Location	Parking Restriction	Parking Supply	2015							
			Monday December 22, 3:00 pm		Monday December 29, 1:00 pm		Monday December 29, 9:00 pm		Saturday January 10, 2:00pm	
			Vehicles Observed	Occupancy Rate	Vehicles Observed	Occupancy Rate	Vehicles Observed	Occupancy Rate	Vehicles Observed	Occupancy Rate
Cook St East Side Pendergast St to McKenzie St	1 Hour	3	3	100%	1	33%	1	33%	2	67%
Cook St West Side Pendergast St to Sutlej St	1 Hour	8	7	88%	8	100%	6	75%	5	63%
Cook St East Side McKenzie St to Sutlej St	1 Hour	3	3	100%	2	67%	3	100%	1	33%
Cook St East Side Across from Sutlej St	Loading Zone	2	2	100%	1	50%	0	0%	1	50%
Cook St West Side Sutlej St to Oxford St	1 Hour	4	3	75%	4	100%	3	75%	2	50%
Cook St East Side Oxford St to Chapman St	1 Hour	13	10	77%	8	62%	4	31%	9	69%
Cook St West Side Oliphant Ave to Park Blvd	1 Hour	11	7	64%	7	64%	7	64%	8	73%
Cook St East Side Chapman St to Park Blvd	1 Hour	4	3	75%	3	75%	2	50%	2	50%
Park Blvd North Side Vancouver St to Cook St	Residential Parking Only	14	10	71%	11	79%	8	57%	10	71%
Park Blvd South Side Vancouver St to Cook St	3 and 1/2 Hour	14	11	79%	8	57%	2	14%	9	64%
Oliphant Ave North Side Vancouver St to Pay Parking Lot Access	Residential Parking Only	9	3	33%	5	56%	7	78%	6	67%
Oliphant Ave North Side Pay Parking Lot Access to Cook St	1 Hour	3	3	100%	3	100%	2	67%	0	0%
Pay Parking Lot on Oliphant Ave	Pay Parking Lot	25	10	40%	10	40%	0	0%	14	56%
Oliphant Ave South Side Vancouver St to Pay Parking Lot Access	Residential Parking Only	15	8	53%	6	40%	10	67%	11	73%
Sutlej St North Side W of Cook St	1 Hour	2	0	0%	2	100%	2	100%	0	0%
Sutlej St North Side Vancouver St to W of Cook St	Residential Parking Only	14	9	64%	6	43%	13	93%	10	71%
Sutlej St South Side W of Cook St	Loading Zone	1	0	0%	1	100%	0	0%	0	0%
Sutlej St South Side Vancouver St to W of Cook St	Residential Parking Only	14	6	43%	5	36%	11	79%	8	57%
Vancouver St East Side Pendergast St to Sutlej St	Residential Parking Only	8	1	13%	2	25%	2	25%	5	63%
Vancouver St East Side Sutlej St to Oliphant Ave	Residential Parking Only	12	8	67%	9	75%	11	92%	8	67%
Vancouver St West Side Pendergast St to Oliphant Ave	Residential Parking Only	13	10	77%	5	38%	10	77%	7	54%
Vancouver St East Side Oliphant Ave to Park Blvd	Residential Parking Only	12	1	8%	0	0%	3	25%	9	75%
Vancouver St West Side Oliphant Ave to Park Blvd	Residential Parking Only	9	4	44%	7	78%	4	44%	5	56%
Oxford St South Side Truck Loading Zone E of Cook St	Loading Zone	1	0	0%	0	0%	0	0%	1	100%
Oxford St South Side E of Truck Loading Zone	1 Hour	2	0	0%	2	100%	2	100%	1	50%
Oxford St South Side E of 1 Hr Zone to Chester Ave	Residential Parking Only	17	10	59%	6	35%	7	41%	13	76%
Chapman St North Side Cook St to Linden Ave	Residential Parking Only	40	22	55%	24	60%	29	73%	25	63%
Chapman St South Side Cook St to Linden Ave	Residential Parking Only	36	22	61%	22	61%	29	81%	22	61%
<b>Total Average</b>		<b>309</b>	<b>176</b>	<b>57%</b>	<b>168</b>	<b>54%</b>	<b>178</b>	<b>58%</b>	<b>194</b>	<b>63%</b>

On-Street Parking Observations  
Cook Street Village Parking Study

Location	Parking Restriction	Parking Supply	2016			
			Sunday January 10, 2:00pm		Tuesday January 12, 9:30pm	
			Vehicles Observed	Occupancy Rate	Vehicles Observed	Occupancy Rate
Cook St East Side Pendergast St to McKenzie St	1 Hour	3	3	100%	3	100%
Cook St West Side Pendergast St to Sutlej St	1 Hour	8	8	100%	4	50%
Cook St East Side McKenzie St to Sutlej St	1 Hour	3	3	100%	1	33%
Cook St East Side Across from Sutlej St	Loading Zone	2	2	100%	0	0%
Cook St West Side Sutlej St to Oxford St	1 Hour	4	4	100%	3	75%
Cook St East Side Oxford St to Chapman St	1 Hour	13	12	92%	9	69%
Cook St West Side Oliphant Ave to Park Blvd	1 Hour	11	11	100%	6	55%
Cook St East Side Chapman St to Park Blvd	1 Hour	4	4	100%	4	100%
Park Blvd North Side Vancouver St to Cook St	Residential Parking Only	14	6	43%	9	64%
Park Blvd South Side Vancouver St to Cook St	3 and 1/2 Hour	14	9	64%	6	43%
Oliphant Ave North Side Vancouver St to Pay Parking Lot Access	Residential Parking Only	9	9	100%	9	100%
Oliphant Ave North Side Pay Parking Lot Access to Cook St	1 Hour	3	3	100%	3	100%
Pay Parking Lot on Oliphant Ave	Pay Parking Lot	25	20	80%	3	12%
Oliphant Ave South Side Vancouver St to Pay Parking Lot Access	Residential Parking Only	15	13	87%	9	60%
Sutlej St North Side W of Cook St	1 Hour	2	2	100%	0	0%
Sutlej St North Side Vancouver St to W of Cook St	Residential Parking Only	14	8	57%	9	64%
Sutlej St South Side W of Cook St	Loading Zone	1	1	100%	0	0%
Sutlej St South Side Vancouver St to W of Cook St	Residential Parking Only	14	9	64%	8	57%
Vancouver St East Side Pendergast St to Sutlej St	Residential Parking Only	8	2	25%	4	50%
Vancouver St East Side Sutlej St to Oliphant Ave	Residential Parking Only	12	7	58%	4	33%
Vancouver St West Side Pendergast St to Oliphant Ave	Residential Parking Only	13	13	100%	6	46%
Vancouver St East Side Oliphant Ave to Park Blvd	Residential Parking Only	12	3	25%	4	33%
Vancouver St West Side Oliphant Ave to Park Blvd	Residential Parking Only	9	5	56%	5	56%
Oxford St South Side Truck Loading Zone E of Cook St	Loading Zone	1	1	100%	0	0%
Oxford St South Side E of Truck Loading Zone	1 Hour	2	2	100%	0	0%
Oxford St South Side E of 1 Hr Zone to Chester Ave	Residential Parking Only	17	11	65%	14	82%
Chapman St North Side Cook St to Linden Ave	Residential Parking Only	40	19	48%	22	55%
Chapman St South Side Cook St to Linden Ave	Residential Parking Only	36	20	56%	25	69%
<b>Total Average</b>		<b>309</b>	<b>210</b>	<b>68%</b>	<b>170</b>	<b>55%</b>



**Appendix C**  
**PARKING DEMAND BY TIME OF DAY**

Parking Demand by Time of Day  
Cook Street Village Parking Study

Time	Weekday					Weekend				
	Residential Visitor		Commerical		Total	Residential Visitor		Commercial		Total
	Factor	Vehicles	Factor	Vehicles		Factor	Vehicles	Factor	Vehicles	
6:00 AM	0%	0	5%	1	1	0%	0	5%	1	1
7:00 AM	10%	1	7%	1	2	20%	1	10%	2	3
8:00 AM	20%	1	15%	2	3	20%	1	15%	2	3
9:00 AM	20%	1	35%	5	6	20%	1	35%	5	6
10:00 AM	20%	1	50%	8	9	20%	1	50%	8	9
11:00 AM	20%	1	75%	11	12	20%	1	65%	10	11
12:00 PM	20%	1	95%	14	15	20%	1	80%	12	13
1:00 PM	20%	1	100%	15	16	20%	1	90%	14	15
2:00 PM	20%	1	95%	14	15	20%	1	100%	15	16
3:00 PM	20%	1	90%	14	15	20%	1	100%	15	16
4:00 PM	20%	1	90%	14	15	20%	1	95%	14	15
5:00 PM	40%	2	95%	14	16	40%	2	90%	14	16
6:00 PM	60%	3	95%	14	17	60%	3	80%	12	15
7:00 PM	100%	5	80%	12	17	100%	5	75%	11	16
8:00 PM	100%	5	50%	8	13	100%	5	65%	10	15
9:00 PM	100%	5	25%	4	9	100%	5	40%	6	11
10:00 PM	80%	4	10%	2	6	100%	5	25%	4	9
11:00 PM	40%	2	5%	1	3	60%	3	5%	1	4
12:00 PM	10%	1	0%	0	1	30%	2	0%	0	2



May 13, 2016

Charlotte Wain  
City of Victoria  
1 Centennial Square  
Victoria, BC, V8W 1P6

**Re: 212-220 Cook Street & 1041 Oliphant Avenue Economic Analysis**

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete an Economic Analysis for the rezoning of 212-220 Cook Street & 1041 Oliphant Avenue (hereafter referred to as 'the Site') in order to determine an estimate of the value to Urban Core Ventures (the Developer) from an increase in density from 1.5 FSR mixed use commercial and residential building (identified as the 'base density' under the current Official Community Plan) to a proposed density of 2.2 FSR mixed commercial, live-work, and residential project on the Site. The City is also requiring the developer to provide replacement of 9 rental units currently located on the Site to be secured as rental for a minimum of 20 years by covenant on title for both the 1.5 FSR scenario and for the 2.2 FSR scenario. The City will also require the rental units to be at least 10% below market rates.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the site if developed under current planning as well as the land value supported by the proposed change in density. GPRA used standard developer proformas for each case to model the economics of typical development as proposed/allowed under the new zoning. The 'Lift' is then calculated as the difference in residual land values under both current planning and the proposed new zoning.

**METHODOLOGY & ASSUMPTIONS**

The Site is 2,015 square metres in area and can be developed under current planning, with rezoning, at a density up to 1.5 FSR with a mix of ground floor commercial amounting to 470 square metres and live-work amounting to 190 square metres and 2,363 square metres in gross floor area of residential above (net saleable/rentable area of 2,126 square metres), including 9 new rental suites. Parking at the base density would be proposed to be at grade with a cantilevered ceiling to support residential uses partially above the parking structure. Under the proposed new zoning the additional 0.7 FSR would add approximately 1,400 square metres of gross area to the building, with the commercial at grade increasing to 685 square metres, the live-work increasing to 200 square metres, and the residential increasing to 3,535 square metres (net saleable/rental area of 3,170 square metres), although the rentable area is assumed to have remained the same. The additional density necessitates a change in construction materials in the analysis from wood frame with concrete slab under current planning to concrete and steel materials for the 2.2 FSR scenario. As well, the proposal would require 54 underground parking stalls, whereas, depending on approvals from the City, there could be surface parking within an enclosed structure for the base density scenario. Both the change in materials and the inclusion



of underground parking carry significantly higher construction costs than does the development at 1.5 FSR. There is also a higher cost estimated for sewer attenuation required for the 2.2 FSR density building than in the 1.5 FSR density.

The analyses are created using a standard developer proforma wherein estimates of revenues and costs are inputs and the remaining variable is the desired output. In typical proformas this output is usually profit, following a revenues minus costs equals profit formula.

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For the analyses GPRA has determined the residual value for the residential strata based on the developer achieving an acceptable profit of 15% on total strata project costs (calculated as a representative portion of overall project costs for the proposed development). The residual values are the maximum supported land value a developer could pay for the site (under the density and conditions tested) while achieving an acceptable return for their project.

It is often the case that a developer cannot achieve a profit on the sale of a rental or commercial project immediately after completion and instead takes a long term perspective looking at value as an ongoing income stream with a potential disposition at some point in the future. As such, for the residual value of the components for market rentals and commercial retail uses GPRA has instead looked at the developer achieving an acceptable return on their investment measured as an Internal Rate of Return (IRR) and the maximum supported land value that would allow a developer to achieve a target IRR. The supported land values for each component are then added together to arrive at the supported land value for the site in its entirety.

The residual land values determined from this analysis of the property developed as proposed under the rezoned density of 2.2 FSR is then compared to the residual land value of the Site if developed under current planning at 1.5 FSR to establish a 'lift' in value that arises from the change in density. This lift in value is the total potential monies that are available for public amenities or other public works not considered as part of the analysis. GPRA have made allowances for streetscape and public realm improvements that would typically be incurred through development in both sets of analysis. Any additional improvements that would be required only from the proposed rezoning and not from development under current planning would impact the lift and would need to be identified, priced, and included in a revised analysis.

Typically there is some sharing of the lift value between the Municipality/District and the developer, but the percentage shared varies by community and by project. It is GPRA's understanding that in compliance with current policy, the City has determined that they will seek 75% of the lift for amenities.

GPRA determined strata revenues used in the analyses from a review of recent sales and offerings for sale of recently developed apartments of wood frame and of concrete construction within roughly 10 km of the Site, with a focus on projects that were deemed comparable to that which has been proposed for the Site. Market rental rates were derived from a similar search within 10 km of the Site and then discounted by 10%. Commercial rents were derived from a scan of rental rates in a similar area. Project costs were derived from sources deemed reliable, including information readily available from quantity surveyors on average hard construction costs



in the City. Development or soft costs have been drawn from industry standards, and from the City's sources. All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

#### CONCLUSIONS & RECOMMENDATIONS

The base density of 1.5 FSR with a parking structure at grade with cantilevered ceiling, based on the premise that an alternate parking ratio, similar to the ratio proposed for 2.2 FSR development scenario was established, GPRA identifies that there is no lift from rezoning to 2.2 FSR.

Given the conclusion that there is no lift from the base density and the rezoned property as proposed, we recommend that the City does not seek an amenity contribution from this rezoning. However, the City will secure 9 rental units at a minimum of 10% below market rents for a period of at least 20 years.

I trust that our work will be of use in the City's decision on the rezoning 212-220 Cook Street & 1041 Oliphant Avenue. I am available to discuss this further at your convenience.



Gerry Mulholland | Vice President  
G.P. Rollo & Associates Ltd., Land Economists  
T 604 275 4848 | M 778 772 8872 |  
E gerry@rolloassociates.com | W www.rolloassociates.com







## EXISTING



1 Existing View Along Cook Street Looking South  
A003 Not to Scale



2 Existing View Along Oliphant Street Looking East  
A003 Not to Scale



3 Existing View Along Cook Street Looking North  
A003 Not to Scale

## PROPOSED



4 Proposed View Along Cook Street Looking South  
A003 Not to Scale



5 Proposed View Along Oliphant Street Looking East  
A003 Not to Scale



6 Proposed View Along Cook Street Looking North  
A003 Not to Scale

NO.	REVISION	DATE
1	Initial Design	2016-01-15
2	Final Design	2016-01-15
3	Final Design	2016-01-15
4	Final Design	2016-01-15
5	Final Design	2016-01-15
6	Final Design	2016-01-15
7	Final Design	2016-01-15
8	Final Design	2016-01-15
9	Final Design	2016-01-15
10	Final Design	2016-01-15

<b>de Hoog &amp; Kinniff architects</b> 200 Cook Street Victoria BC	
<b>Cook Street Mixed Use</b> 200 Cook Street Victoria BC	
<b>Street Views</b> A003	

**CITY OF VICTORIA**  
**RECEIVED** **DEEMED**  
 JUN 23 2016 MAY 20 2016





de Haan & Kienit architects

Cook Street Mixed Use  
222 Cook Street  
Victoria BC

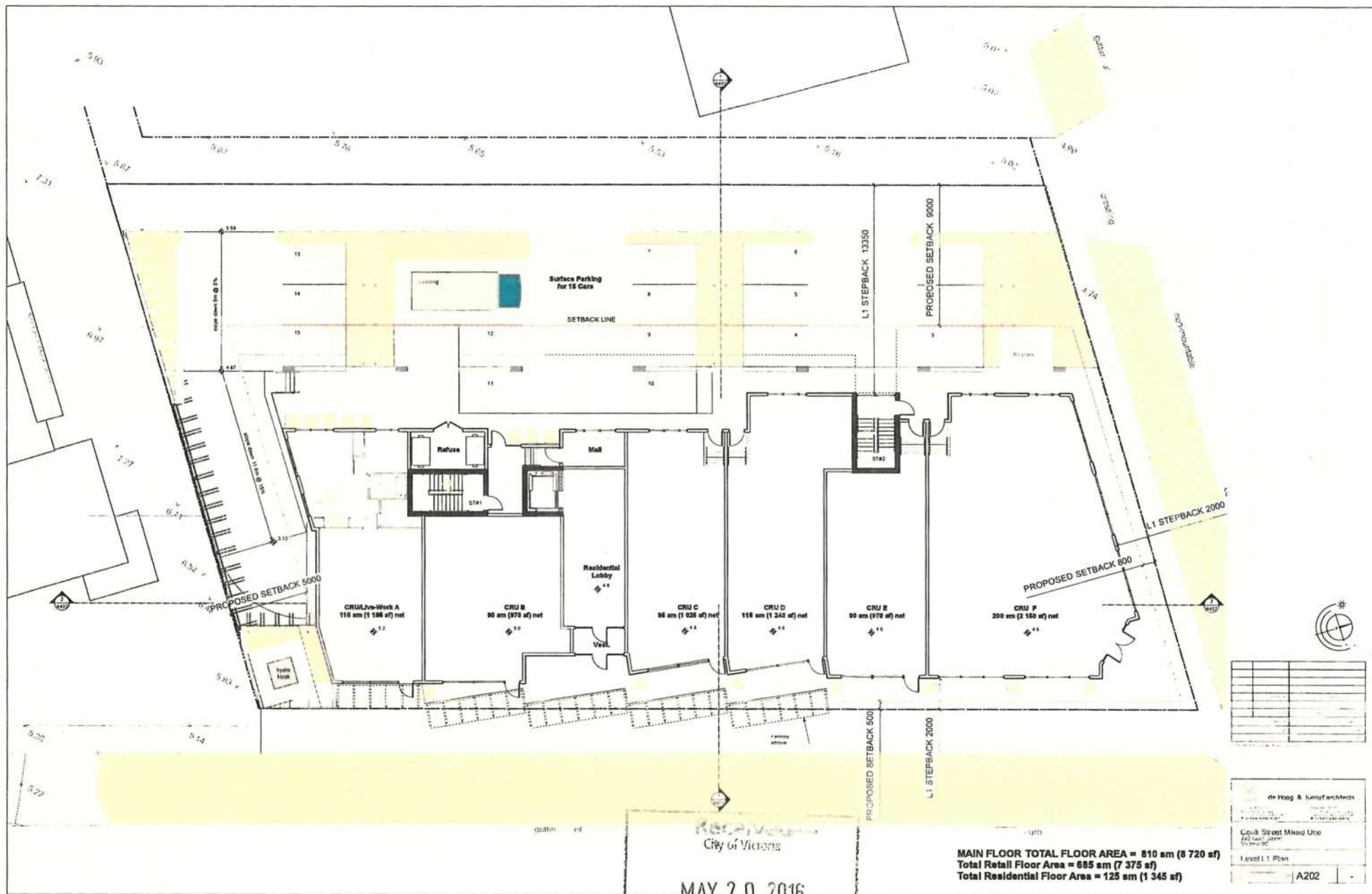
Site Plan

A101

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MAY 20 2016  
Planning & Development Department  
Development Services Division







City of Victoria

MAY 20 2016

Planning & Development Department  
Development Services Division

MAIN FLOOR TOTAL FLOOR AREA = 810 sm (8 720 sf)  
Total Retail Floor Area = 685 sm (7 375 sf)  
Total Residential Floor Area = 125 sm (1 345 sf)

de Hoog & Kieny architects

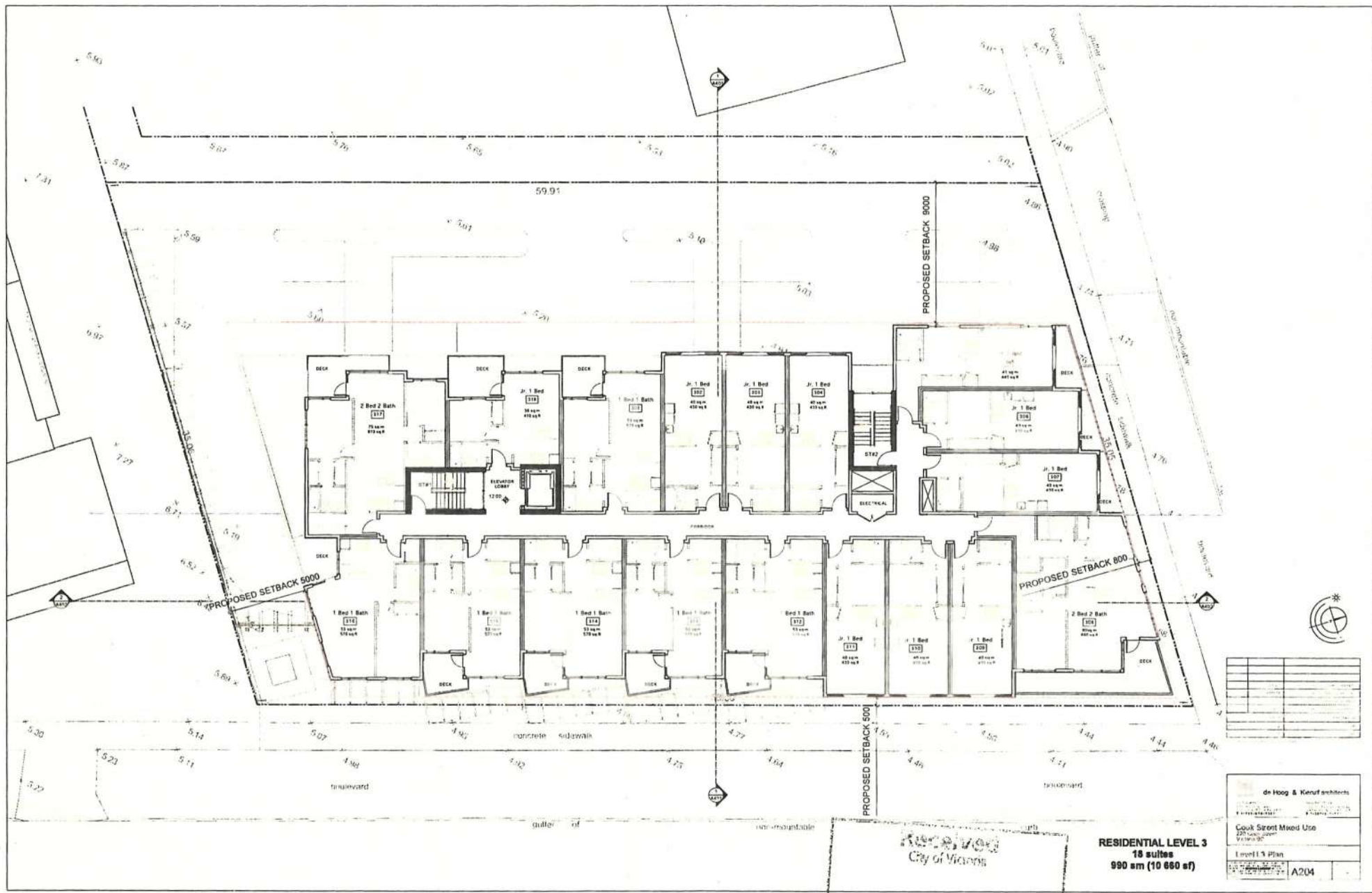
Cook Street Mixed Use  
240 East Street  
Victoria BC

Level L1 Plan

A202

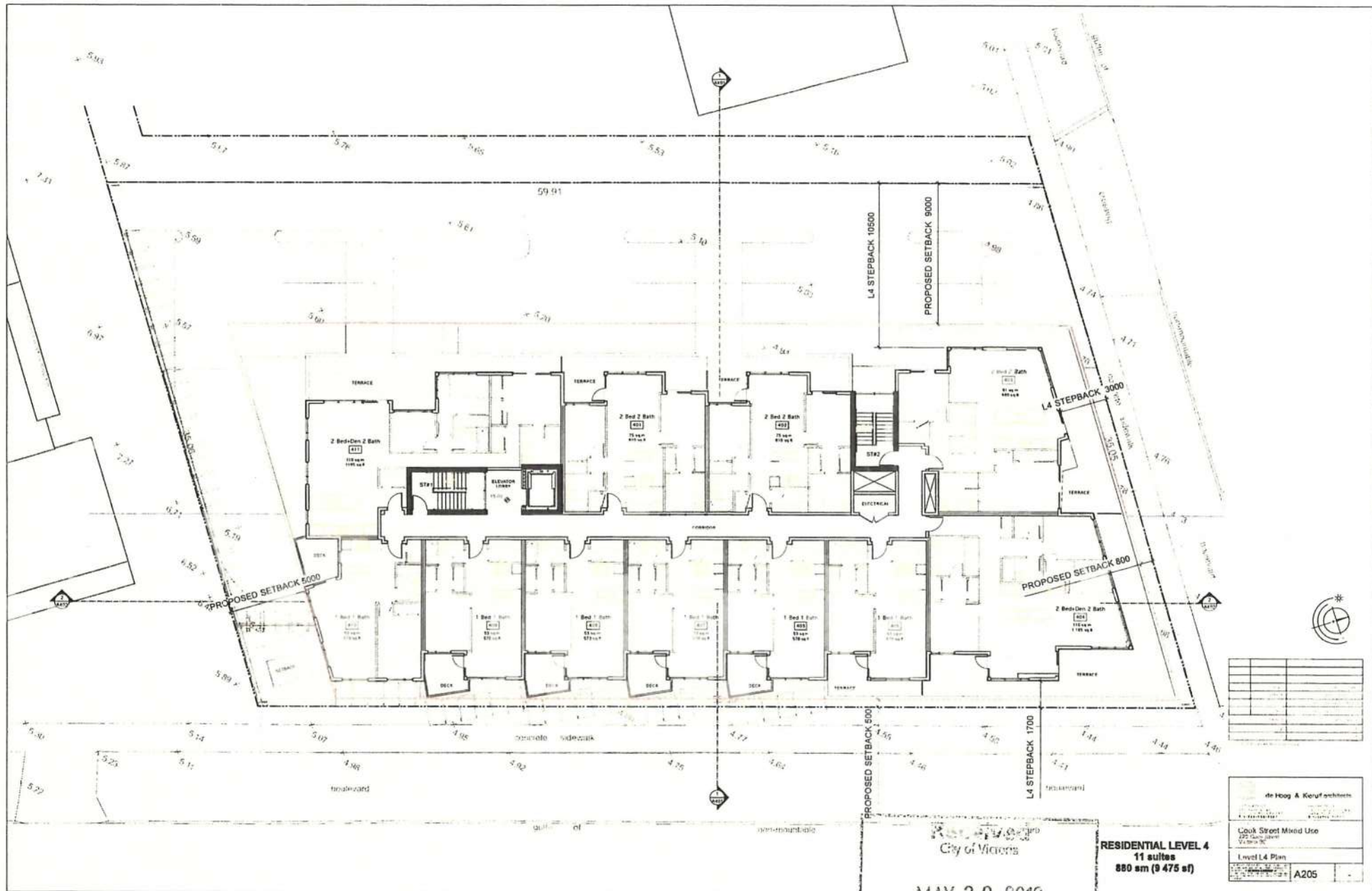






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Development Services Section

de Hoog & Keruf architects  
Cook Street Mixed Use  
120 units, ground  
Level 13 Plan  
A204



City of Victoria  
 MAY 20 2016  
 Planning & Development Department  
 Development Services Division

**RESIDENTIAL LEVEL 4**  
 11 suites  
 880 sm (9 475 sf)

de Hoog & Keruy architects	
Cook Street Mixed Use	
Level L4 Plan	
A205	







Planning & Development Department  
Development Services Division



Planning & Development Department  
Development Services Division  
MAY 20 2016  
City of Vicksburg

177-000000  
Duck Street Mixed-Use  
de Hong & Harrell Architects

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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- MATERIALS SCHEDULE**
- 1 INTERIOR WOOD PANEL - Maple
  - 2 INTERIOR WOOD PANEL - Maple
  - 3 INTERIOR WOOD PANEL - Maple
  - 4 INTERIOR WOOD PANEL - Maple
  - 5 INTERIOR WOOD PANEL - Maple
  - 6 INTERIOR WOOD PANEL - Maple
  - 7 INTERIOR WOOD PANEL - Maple
  - 8 INTERIOR WOOD PANEL - Maple
  - 9 INTERIOR WOOD PANEL - Maple
  - 10 INTERIOR WOOD PANEL - Maple
  - 11 INTERIOR WOOD PANEL - Maple
  - 12 INTERIOR WOOD PANEL - Maple
  - 13 INTERIOR WOOD PANEL - Maple
  - 14 INTERIOR WOOD PANEL - Maple
  - 15 INTERIOR WOOD PANEL - Maple
  - 16 INTERIOR WOOD PANEL - Maple
  - 17 INTERIOR WOOD PANEL - Maple
  - 18 INTERIOR WOOD PANEL - Maple



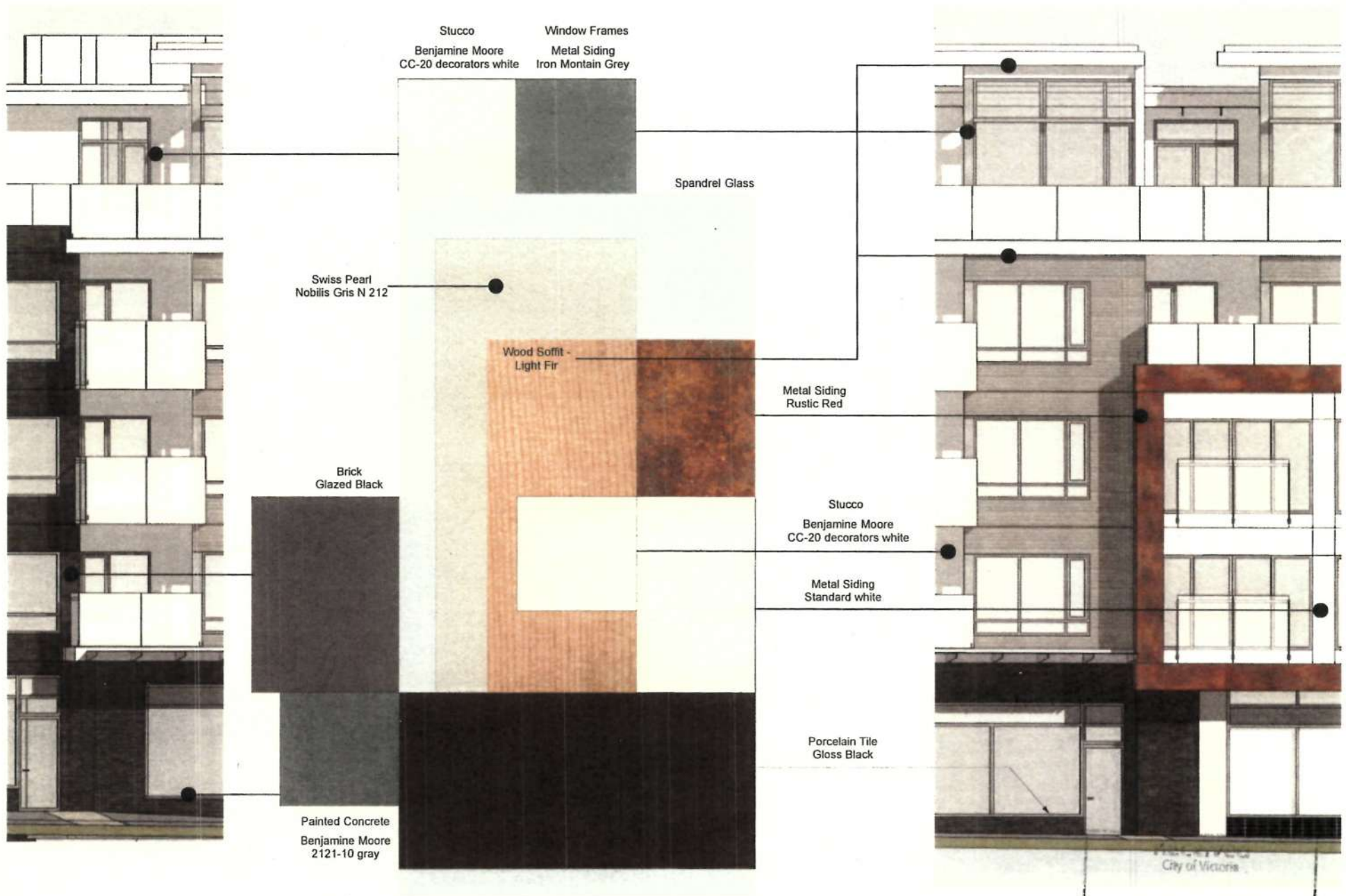
<p>de Hoog &amp; Kienfarchitects</p> <p>1016 CA Amsterdam, The Netherlands          Tel. +31 (0)20 688 5181</p>		<p>London, UK          Tel. +44 (0)20 7497 6666</p>	
<p><b>Cook Street Mixed Use</b>          220 Cook Street          Brooklyn, NY</p>		<p><b>Schema Services</b></p>	
<p>© 2008 de Hoog &amp; Kienfarchitects</p>		<p><b>A401</b></p>	

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~~MAY 20 2016~~

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MAY 20 2016

Planning & Development Department  
Licensing Services Division

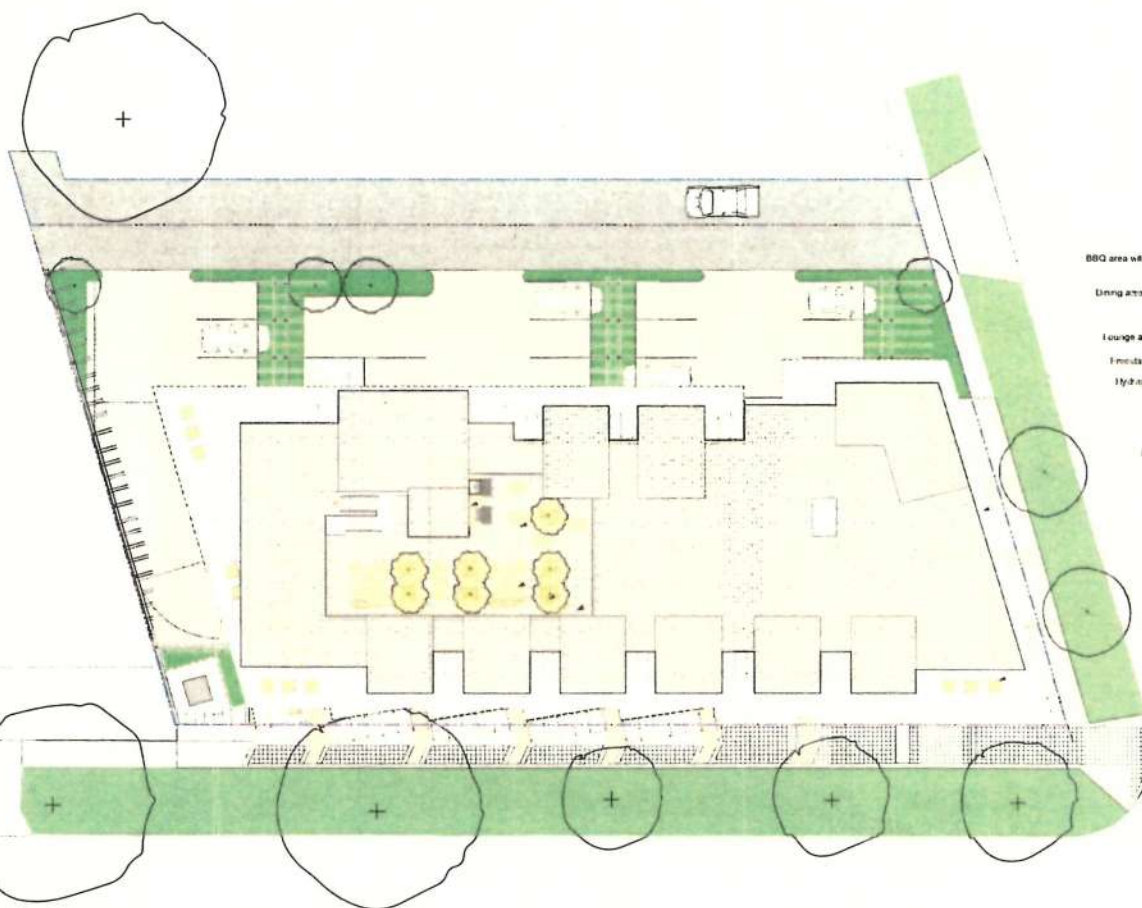
Material Board

Sht-1

de Hoog & Parnell architects







BBQ area with prep space and sink

Dining area, x4 seating and table options

Lounge area, x3 seating options

Free-standing planters (square and rectangular) - planted with large shrubs, perennials, and grasses

1/2" dressed concrete slabs, mid-tone to light grey

Roof below



Precedent image of Free Standing Planters

Free-standing planters (square) - planted with large shrubs, perennials, and grasses

D	May 15-16	Planner: LADR
C	Apr 7-16	Site Submission for GIP
B	Oct 5-15	Site Submission for GIP
A	Jul 15-15	Site Submission for GIP

RELATIONS



28-485 Dufferin St. Victoria, B.C. V8Z 1S8  
Phone (250) 488-0115 Fax (250) 471-0115

PROJECT

220 Cook Street  
Victoria, BC

TITLE

Landscape Plan  
Roof Terrace

SCALE

1:150

DRAWN

BW/RL

CHECKED

PROJECT NO

1502

DATE

Mar 22-16

SHEET

2 of 3

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MAY 20 2016

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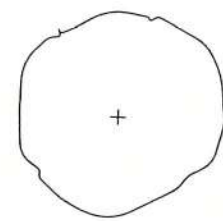
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LEGEND

Existing trees, to be removed

Existing trees, to remain



D	May 19-16	Winter address
C	Apr 7-16	Re Submission for IGP
B	Oct 6-15	Re Submission for IGP
A	Jul 13-15	Re Submission for IGP



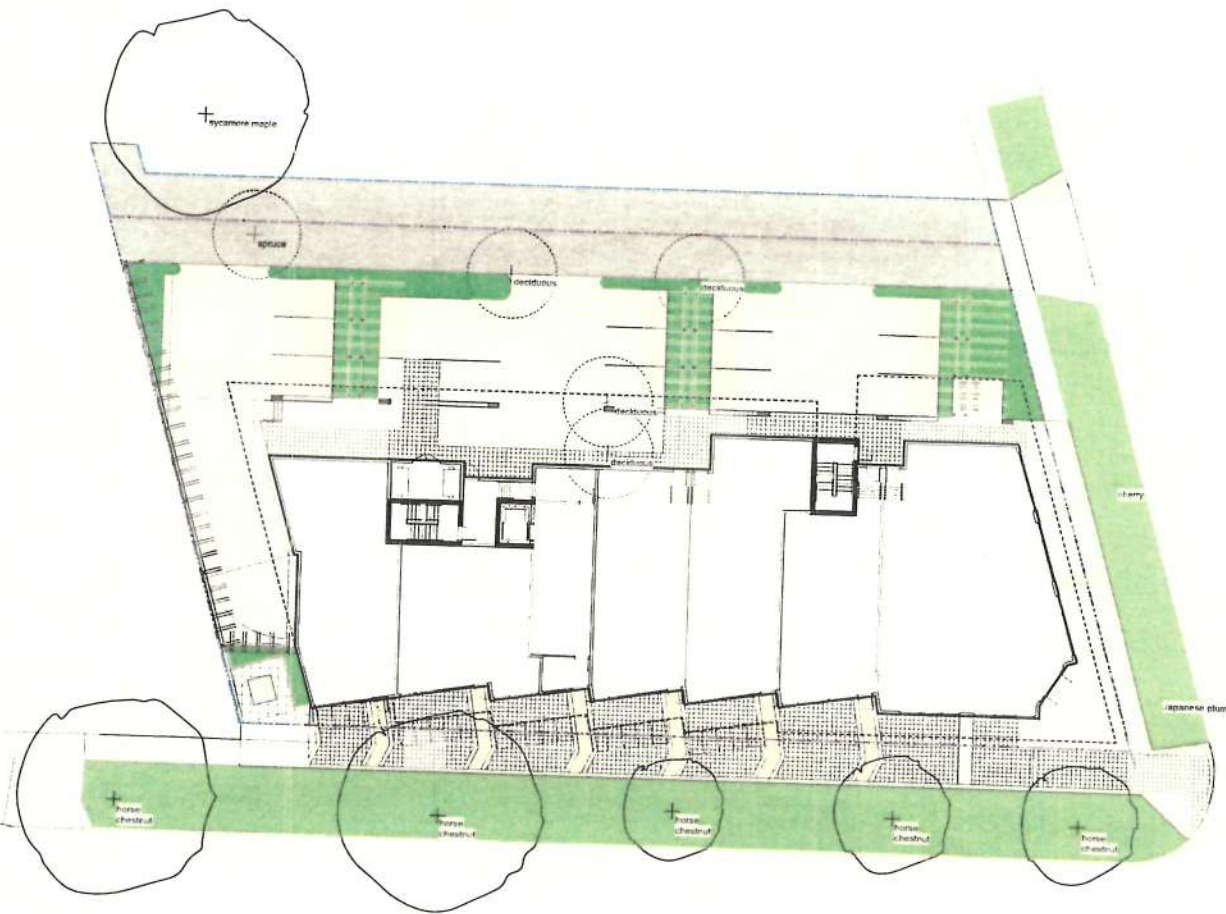
29-455 Dunsmuir St. Victoria, B.C. V8Z 1S8  
Phone: (250) 598-0105 Fax: (250) 412-0666

PROJECT  
220 Cook Street  
Victoria, BC

TITLE  
Tree Preservation  
Plan

SCALE	1:150	DRAWN	BW/RL
		CHECKED	
PROJECT No	1502		
DATE	Mar 22-16	3 of 3	
		SHEET	

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City of Victoria  
MAY 20 2016  
Planning & Development Department  
Development Services Division





## **Alicia Ferguson**

---

**From:** Robin Goldie/Heide Didzuhn [REDACTED]  
**Sent:** Friday, July 08, 2016 12:32 PM  
**To:** Victoria Mayor and Council  
**Subject:** Cook St. Village

Pls. Be advised that we are against this outsized development planned for Cook Street Village.  
Heide Didzuhn  
Robin Goldie

## Alicia Ferguson

---

**From:** Janie Oliver [REDACTED]  
**Sent:** Sunday, July 03, 2016 5:50 PM  
**To:** Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Subject:** Support for Cook St Project

Dear Victoria Mayor and City Councillors

212-220 Cook Street and 1041 Oliphant St 5 storey building

I write in support of the above mentioned project as it is important to realize the strategic opportunity this building will bring to strengthen the Cook Street Village. When you increase the concentration of people, new businesses come and old ones are able to exist as well there is a great benefit to the environment with less pressure on infrastructure. For instance, car traffic and parking.

This project fully complies with the City of Victoria's OCP and will provide exciting new opportunities for residents and visitors.

I say YES  
Janie Oliver



## Alicia Ferguson

---

**Subject:** RE: Letter of Support for the Project in Cook Street Village

**From:** Nancy Pepper

**Sent:** Monday, July 04, 2016 6:16 AM

**To:** Lisa Helps (Mayor) <mayor@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>

**Subject:** Letter of Support for the Project in Cook Street Village

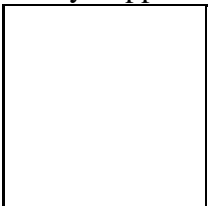
Dear Victoria Mayor and City Councillors

212-220 Cook Street and 1041 Oliphant St

I write in support of the above mentioned project as it is important to realize the strategic opportunity this building will bring to strengthen the Cook Street Village. When you increase the concentration of people, new businesses come and old ones are able to exist as well there is a great benefit to the environment with less pressure on infrastructure. For instance, car traffic and parking.

This project fully complies with the City of Victoria's OCP and will provide exciting new opportunities for residents and visitors.

Nancy Pepper



## Alicia Ferguson

---

**To:** Steve Clark  
**Subject:** RE: Cook Street and Oliphant Development

**From:** Steve Clark [mailto:steve@companycapital.ca]  
**Sent:** Wednesday, July 06, 2016 12:27 PM  
**To:** Lisa Helps (Mayor) <mayor@victoria.ca>  
**Subject:** Cook Street and Oliphant Development

Hi, I'm writing to express my support for the new proposed development by Urban Core Ventures in Cook Street Village. It's positive to see the new life a 5 story residential and commercial development can bring. My wife and I own two residential Apartment buildings in the Immediate area. One is right around the corner at 1020 Park Boulevard and another at 1122 Mckenzie Ave. So we know the area. Both buildings operate at or near 0% vacancy as the demand exceeds supply. The proposed development by Urban Core will fit right in and provide needed additional housing and retail to the immediate area. Urban Core has a great reputation and experience to do the job. I recommend approving this project.

Regards  
Stephen Clark  
President  
Borderline Investments Inc.  
301 1640 Oak Bay Avenue  
Victoria BC. V8R 1B2  
250 595 2346 ext 222  
[steve@companycapital.ca](mailto:steve@companycapital.ca)



Joanne Rogers  
205 – 450 Dallas Road  
Victoria, B.C. V8V 1B1

July 6, 2016

To: Victoria City Council,

To whom it may concern;

**Re: 212 – 220 Cook Street (Cook Street Village)**

I am writing in support of this commercial and residential rental project.

My husband and I had been home owners for 60 years recently sold and are currently renting.

The shock and stress of finding a rental in Victoria was unexpected (our last rental in 1963 was a basement suite on Cook Street for \$45.00 per month). In talking with my new neighbors most of us have the same complaints:

- Very high rent (caused by lack of inventory)
- Old buildings (some are being updated, for the most part they are not)
- Landlords are not concerned with the state of the buildings (most are out of town or out of country) (Do as little as possible)
- Suites are in residential homes that are not equipped to house tenants.
- Parking is always a concern, but 1 car per family is not a hardship. Bicycles and walking are good, buses are convenient; scooters are great, MODO is a nice option (the people are coming anyway even if it is a basement suite and parking on the street).

The above are just some concerns.

Our support goes to this project and to this local developer because it will add to the rental inventory. The developer is local and has a history of quality building in the City and a plan to be a part of the Victoria community. The location on Cook Street is wonderful and so convenient.

Many of the old buildings are reaching their expiry date, especially the ones that have not been maintained. The city has to prepare for first time occupants and for the occupants returning to the rental market.

Thank you for registering our support for this Cook Street Project.

Jim and Joanne Rogers

## Alicia Ferguson

---

**Subject:** RE: Rezoning Application: Cook and Oliphant Proposal

From: arlene carson  
Sent: Thursday, July 07, 2016 11:58 AM  
To: Lisa Helps (Mayor) <mayor@victoria.ca>  
Subject: Rezoning Application: Cook and Oliphant Proposal

Hello Lisa,

Thank you for considering the points raised in the attached letter (and copied below) at your Committee of the Whole meeting next week.

Best regards,

Arlene

To: City of Victoria Mayor and Council members  
Date: July 7, 2016  
RE: Rezoning Application No. 00472  
1041 Oliphant Avenue, and 212-220 Cook St.  
Dear Mayor Helps,

I write to respectfully urge you to decline the above Rezoning Application at your July 14th Committee of the Whole meeting.

This proposal continues to pursue a design that defies common sense in terms of social, environmental and economic sustainability for Victoria. I highlight only a few of my many concerns about this proposal:

**Environmental concerns:**

- This proposal continues to have an impermeable design that covers 93% of the site. This will have serious implications for stormwater management.

**Housing affordability concerns:**

- The revised proposal increases the number of micro-units (430 sq ft) from 6 to 20. All nine required rental units would be drawn from this pool. This would provide less than half the rental space currently provided by nine existing apartments.
- Members of the Advisory Design Panel raised an important issue at their April 27th meeting, in pointing out that a re-zoned 5th floor would be devoted solely to the largest 6 units. The cruise ship analogy seems fitting.
- The most recent development one block north on Cook St (Castena) demonstrated how the density bonus dollars the City hoped to realize from development to put toward affordable housing was gutted due to the increased cost of building a foundation on the blue clay of this neighbourhood. Under the current density bonus formula, this is likely to happen again.

There are so many exciting, forward-looking examples of housing designs that can strengthen, rather than erode, the unique character and feel of Cook St Village.

I commend council members and city staff for their leadership in embarking on a local area planning process for Fairfield that is engaging community residents. Let's respect this process. We can achieve a local area plan to guide development, and do it within a reasonable time frame. I urge you to avoid 'putting the cart before the horse' by approving this precedent-setting, ill-designed proposal.

Respectfully yours,  
Arlene Carson  
1050 Park Blvd., Victoria, V8V 2T4



## Amanda Ferguson

---

**Subject:** FW: Cook and Oliphant proposal

---

**Sent:** Wednesday, May 18, 2016 12:39 PM

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

**Subject:** Cook and Oliphant proposal

Mayor and Council

Re Cook and Oliphant St development proposal

We were residents of Leonard St for 20 years in the 1970's, moved to North Saanich for 15 years, saw the light and moved to May St 10 1/2 years ago, so have experienced many changes in the Fairfield area.

Thoughts re the above proposal:

-Park corridor from the village to the park and back, in terms of scale and design does not transition aesthetically in either direction.

-Increasing density re the OCP a good thing but this is a missed opportunity for a creative mix of housing options for families as well as singles and seniors. Suggest town houses, which would allow for more pleasing setbacks and landscaping .

-Setbacks should be as required in the building code summary to maintain the character of the streetscape.

-Massing and height for the site was addressed by the ADP chairman and both the developer and architect. They pointed out that the design feature were introduced "to disguise the mass" as well as relying on the large boulevard chestnut trees to do the same.

-To decrease the overall height to one more acceptable, suggest no retail on the ground floor. Commercial zoning re the Cook St Village plans should end at Oliphant. (There are already vacancies within the existing commercial zone as well as development opportunities in aging buildings on the other side of the street which already house businesses).

Sincerely

Claire Jackson

1137 May St

## Amanda Ferguson

---

**Subject:** FW: Cook & Oliphant proposed development

---

**From:** Jacinthe Tremblay  
**Sent:** Tuesday, May 17, 2016 9:38 AM  
**To:** Charlotte Wain  
**Cc:** Victoria Mayor and Council  
**Subject:** Cook & Oliphant proposed development

Dear Ms. Wain;

My husband and I live at 1026 Oliphant Street and we have many concerns re. the proposed development.

We are not against development but we believe that this development is inappropriate and unacceptable with respect to its size, mass, height, commercialism, setbacks and design. In no way does it fit our unique village and in fact will set a precedent that will allow the eradication of all that is special about this wonderful part of Victoria.

Table 2 of the OCP designates Oliphant as "traditional residential" and as such would be significantly affected as a main traffic access to this development. Please note that the last development on the corner of Cook and Oliphant is considerably small than what is now being proposed.

Already we have seen a major increase of traffic and an increase of parking issues with the last development at the corner of Cook and Oliphant. We don't believe that there was an evaluation of traffic impacts and we ask you please to have the traffic impacts assessed.

We have reviewed the attached April 15, 2016 revised plan and we cannot understand the site plan A 101. The proposed building seems to be covering up all of one property (1035 which was recently renovated to include 4 condos) and part of another (1029). The building also seems to cover a significant part of the street too. We would appreciate if you could please clarify this site plan for us. Thank you.

Regards

Jacinthe Tremblay



Gordon Clements

1026 Oliphant Ave

**Amanda Ferguson**

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**Subject:** FW: Cook St. and Oliphant Development Rezoning Proposal

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**From:** JEFF HUNTER-SMITH  
**Sent:** Tuesday, May 17, 2016 3:35 PM  
**To:** Charlotte Wain  
**Cc:** [mayorandcouncil@victoriabc.ca](mailto:mayorandcouncil@victoriabc.ca)  
**Subject:** Cook St. and Oliphant Development Rezoning Proposal

Dear Sir,

I have reviewed the attached April 15 version of the Developers proposal for the re-zoning application on Cook St. and Oliphant ST.

I have huge concerns with the representations made in this series of schematics. In some cases the drawings completely overlap a house across the street from our house that is not included in the development proposal. Is this house now part of the development proposal or is this a mistake? There is a city lane way there as well. Did the city sell this lane way to the proponent? This set of schematics should be sent back to developer so that it can be corrected.

The proponent continues to show trees that are 4 stories high in relation to his proposed building in order to try and show that the building fits into the community and landscape well. The existing trees that are there now are two stories high. Is the developer planning on planting trees twice as tall as the existing trees?

The Oliphant Street parking situation is already overburdened and residents of this new building should not be allowed to receive parking approval for Oliphant Street. If this happens then the existing residents will have to compete with the new residents of this building in order that we can park in front of our homes.

Thank you for your consideration.

Jeff Smith  
1032 Oliphant ST.

**Amanda Ferguson**

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**Subject:** FW: Sid Tafler 121 How St. Cook and Oliphant proposal

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**From:** Len Cole [mailto:urbancoreventures@gmail.com] **On Behalf Of** Leonard Cole

**Sent:** Wednesday, May 18, 2016 8:11 AM

**To:** Sid Tafler

**Cc:** Charlotte Wain <CWain@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>

**Subject:** Re: Sid Tafler 121 How St. Cook and Oliphant proposal

Good Morning Sid,

Thank you for your continued interest in the project and your appreciation for the amendments we have made.

We have appreciated the feedback from you, our neighbours and the community at large as we've worked over the past two years to ensure our project reflects the unique characteristics of the Cook St Village.

We have invested a great deal of time and effort in the thorough and comprehensive community engagement process of the City of Victoria. As part of the extensive community engagement we reached out with hundreds of one on ones including a site visit and coffee with you, 3 Fairfield Gonzales Community meetings and as well a public open house.

We believe stakeholders have been given opportunities to share their opinions on the project in a collaborative, inclusive and productive manner, and we remain open to continued feedback.

Please email any questions or comments you or any of your panel may have and in the ongoing spirit of cooperation, we will do our best to process and or respond in a timely fashion.

Warm Regards,

Leonard Cole  
Urban Core Ventures

On May 16, 2016, at 10:22 AM, Sid Tafler wrote:

Leonard Cole

Urban Core Ventures

by email



May 16, 2016

Dear Mr. Cole,

I would like to acknowledge and express appreciation for the adjustments you have made to your proposal for development at Cook and Oliphant Streets, which reflect concerns expressed by City Council and staff and members of the community of Fairfield Gonzales at the CALUC meeting of Dec. 7, 2015 and elsewhere.

I understand you will make additional adjustments following the recommendations of the City's Advisory Design Panel meeting of April 27, 2015.

Before these changes are finalized and the proposal resubmitted to Council, I would like to invite you to a meeting with a panel of community members directly and indirectly affected by this project.

I am hopeful we can find a meeting of minds and that this project can proceed to public hearing with minimal opposition from the community.

Please recall that I proposed a similar meeting on May 11, 2015, but although did not agree then, I am confident such a meeting would be beneficial to all parties at this time.

This is the kind of collaborative, consultative process that can lead to the best possible outcome for all concerned and that the City and other parties are encouraging in many spheres of activity in Victoria and elsewhere.

As an example, the Victoria Cool-Aid Society is negotiating a neighborhood agreement with Fairfield residents and others regarding the use of Mt. Edwards Court as a transitional housing facility for homeless people.

I recognize this is a different circumstance from your proposal, and therefore my request is limited to a single meeting, rather than the lengthy, multi-party negotiation process at Mt. Edwards Court.

I am including City Council, staff members and other interested parties in this communication in the interest of openness and inclusiveness.

Sincerely

Sid Tafler

Fairfield resident

**Amanda Ferguson**

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**Subject:** FW: ADP REVIEW OLIPHANT STREET PROPOSAL

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**Sent:** Saturday, May 07, 2016 12:08 PM  
**To:** Councillors <Councillors@victoria.ca>  
**Subject:** ADP REVIEW OLIPHANT STREET PROPOSAL

Good Morning:

I attended the April 27, 2016 ADP meeting for the captioned proposal. I was disappointed that the Panel did not adequately address the terms of reference provided by council, in particular: transition to Oliphant Street, overall massing, appropriateness of commercial extension and the application of the Cook Street Village Guidelines. As a result, these key issues are not reflected in the recommendations to council.

I was also concerned that a number of inaccurate assertions by the proponent went unchallenged, including:

- the property is “isolated” and therefore qualifies as a strategic location;
- 600 new residents will need to be accommodated in the village, no source given;
- the need for more commercial space was not addressed;
- the neighbouring property, 1035 Oliphant, was incorrectly described as three storeys, implying that it is the same height at the 3 storey face of the proposal, not correct;
- Oliphant Street was declared to be “in transition” and therefore the proposal would set the long term reality for the street; and
- there is currently a four storey building at the corner of Vancouver and Oliphant, not correct.

Yours truly,

Ken Roueche  
47 Howe Street  
Victoria V8V 4K2  
Canada

## Amanda Ferguson

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**To:** Victoria Mayor and Council  
**Subject:** RE: Email to Mayor and Council re: Proposed Development at Cook & Oliphant

**From:** John Tylee  
**Sent:** Thursday, May 05, 2016 3:23 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Subject:** Proposed Development at Cook & Oliphant

Mayor & Council:

As out-of-towners, my wife and I fell in love with Cook Street Village and decided to move here - we bought a condo in the village and arrived early this year.

As newcomers, we have been particularly interested in the the proposed Cook/Oliphant development and attended the Advisory Design Panel (ADP) meeting last week. We were very disappointed in what we heard, and in what we didn't hear, because the proposed development could destroy much of what we most cherish in the village, particularly if it becomes a prototype for other developments.

Simply put, the massing of the proposed development is totally out of scale with the rest of the village, and the design of the development undermines, rather than reinforces, the unique "feel" of the village.

With regard to massing, we understand and support the need to increase density, but the proposed building is dramatically larger than other buildings in the village. Increased density could be achieved while maintaining some sense of proportion and connection with the rest of the village if the height of the building was reduced about 6 feet and the setbacks along Cook Street were increased about 3 feet.

With regard to design, the proposal presented was for a building that mirrored a downtown high rise, totally out of keeping with the design features of the village. In particular, the "ocean liner" treatment of the upper story echoes downtown, rather than providing a necessary contrast to downtown. The same applies to the development's use of glass walls and of brightly coloured panels, so different from the village's style of solid walls with large windows. The development's retail level makes a modest attempt to reflect the discontinuities of the village's street level, but more irregularity would emphasize this connection to the existing pattern of the village.

Much of the discussion at the ADP recognized the problems of massing and non-conforming design. But it then moved on to considering cosmetic changes that might disguise these shortcomings, rather than addressing them directly. Perhaps this is the best that might be expected from a newly formed Panel working together on a project for the first time.

It is our urgent hope that, when this development project comes before you, you will take decisive action to address its two major shortcomings and thereby preserve the precious (and obviously fragile) charm of Cook Street Village.

Sincerely



John Tylee and Pat Preston  
#402 1014 Park Blvd

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

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**From:** Myrna Williams **Sent:** Thursday, July 07, 2016 9:13 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street Village

Larry Montgomery  
Malcolm Montgomery  
Lorraine Montgomery

186 Joseph Street  
Victoria, BC V8S 3H5

**Vote NO to your plans to change Cook Street Village.**

## Amanda Ferguson

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**Subject:** FW: Cook St. Village Proposal

**From:** Mark Strudwick

**Sent:** Thursday, July 07, 2016 2:38 PM

**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorton-joe@victoria.ca>; alto@victoria.ca; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>

**Subject:** Cook St. 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 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 this will be the thin edge of the wedge and set a precedent for future re-zoning attempts. I understand the city wants to increase density, but as the current proposal stands, the effects on existing homeowners and businesses have not been given consideration. Would you want to live next door to this?

Sincerely,

Mark Strudwick



**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

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**From:** Bill Smith  
**Sent:** Thursday, July 07, 2016 2:57 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street Village

This is regarding the proposed development in Cook St village.  
Cook St is unique and should be kept that way. I do not want downtown to creep in and change this wonderful village forever.....this is the thin edge of the wedge and we don't want it.

yours respectfully,  
WG Smith  
900 Park Blvd  
Cook Street Village

## **Amanda Ferguson**

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**Subject:** FW: Oliphant & Cook Development Proposal  
**Attachments:** July 5 letter to Mayor and Council.doc

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**From:** Anne Russo  
**Sent:** Thursday, July 07, 2016 4:22 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Oliphant & Cook Development Proposal

Mayor Lisa Helps and Council:

Please find attached our letter with 55 signatures. We write as a group of neighbours from Fairfield, after a year's consideration of the options, to respectfully request that Council decline Rezoning Application No. 00472 for the property located at 1041 Oliphant Avenue and 212 - 220 Cook Street.

On behalf of the signatories,

Anne Russo  
1017 Oliphant Avenue  
Victoria BC V8V 2T9

**Amanda Ferguson**

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**Subject:** FW: COOK ST. AND OLIPHANT AVE. PROPOSAL

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**From:** Crin Roth  
**Sent:** Thursday, July 07, 2016 4:47 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** COOK ST. AND OLIPHANT AVE. PROPOSAL

**Subject:** COOK ST. AND OLIPHANT AVE. PROPOSAL

**Date:** Wed, 6 Jul 2016 16:13:45 -0700

**From:** Crin Roth

**To:** [mayor@victoria.ca](mailto:mayor@victoria.ca), [malto@victoria.ca](mailto:malto@victoria.ca), Chris Coleman (Councillor) <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, [bisitt@victoria.ca](mailto:bisitt@victoria.ca), Jeremy Loveday (Councillor) <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, [mlucas@victoria.ca](mailto:mlucas@victoria.ca), Pam Madoff (Councillor) <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, Charlayne Thornton-Joe (Councillor) <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, [gyoung@victoria.ca](mailto:gyoung@victoria.ca)

re. COOK ST. AND OLIPHANT AVE. DEVELOPMENT PROPOSAL

PLEASE DECLINE the rezoning application No. 00472 for this corner site - the gateway to our village and Beacon Hill Park.

PLEASE REJECT this proposal for a five-storey condo block with commercial that goes against current community plans and residential only zoning.

PLEASE LISTEN TO the many community residents strongly against this oversized, unattractive development that is so out-of-character for the CSV.

You are our municipal representatives whom we have elected to SAFEGUARD what is wonderful about the City of Victoria and its surrounding Villages. PLEASE LISTEN TO US.

Crin Roth  
1018 Oliphant Ave.



**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

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

From: Aileen McConnell

Sent: Thursday, July 07, 2016 9:35 PM

To: Lisa Helps (Mayor) <mayor@victoria.ca>

Subject: Cook Street Village

Dear Mayor and Council members,

As a relatively new resident in this Village area, I have come to really appreciate the very considerable benefits this Village area provides to the local residents. One can easily walk to shop for most of life's necessities Groceries, Pharmacy , Canada Postal services, restaurants, etc, all found in a customer friendly community where one is welcomed like an old and valued friend, rather than just a casual drop in person.

The Cook and Elephant Plan does not fit with the already existing and thoughtfully crafted Community Plan, present zoning, carefully nurtured and ecologically sound and sustainable areas. One would hope that those involved in this decision making process would be aiming to maintain this successful Village Community and would not be planning to create something akin to an extension of Downtown Victoria.

Sincerely,  
Aileen McConnell

58 Wellington Avenue Victoria V8V 4H6.

## Amanda Ferguson

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**Subject:** FW: Proposed 5 story development at Oliphant and Cook streets

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

From: Joan Lofting  
Sent: Thursday, July 07, 2016 1:43 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Proposed 5 story development at Oliphant and Cook streets

I reside at 1014 Park Boulevard and I requesting that you reject the proposed condo/commercial block proposed for Oliphant and Cook Street. There are several reasons I believe this plan should be rejected but my primary reasons are:

1. Traffic congestion. Oliphant is a fairly narrow street made even more so by residential parking allowed on both sides of the street. It is not unusual regardless of time of day for the street to accomodate only one way traffic. The proposed structure would increase the number of vehicles using and parking on that street (regardless of potential off street parking provided by the new structure). Also due to congestion it is a minefield turning left from Oliphant onto Cook .
2. Commercial space. My only concern relates back to general traffic congestion and lack of parking. In addition there is already quite a few vacant business locations within the village that do not appear to be easily rented.

Thank you for your consideration.

Sincerely,

Joan Lofting and Marjorie Sless

## **Amanda Ferguson**

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**Subject:** FW: More on Cook/Oliphant Proposal - Commercial Space

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

From: Sherry Kirkvold

Sent: Thursday, July 07, 2016 4:19 PM

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

Subject: More on Cook/Oliphant Proposal - Commercial Space

I just sent an email against the proposal as it stands. I have been away for a few weeks, and just now walked into the village. The Book Store is closing, Subway is gone, and the Royal Bank is closing. Then there are the spaces that have never had a business in them. There are lots of available commercial spaces. We don't need to extend that into the residential area. I didn't walk any further than the bank.

Sherry Kirkvold

1119 Chapman St.

Victoria BC V8V 2T5



## Amanda Ferguson

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**Subject:** FW: Two Factors to be Considered re Oliphant St. proposal

**From:** Mary Doody Jones

**Sent:** Thursday, July 07, 2016 5:41 PM

**To:** Lisa Helps (Mayor) <mayor@victoria.ca>

**Subject:** Two Factors to be Considered re Oliphant St. proposal

### Muyor Lisa Helps

#### First : Planning Process

The recent 3rd Summit meeting revealed many aspects now “streamlined” in time and process to aid developers. Since more decision-making is already given to staff, opportunities for community voices have been lost.

The Oliphant proposal, does not fit any community plans, guidelines or zonings; in seams to fit what Mike Miller (Abstract) said at the Summit: “**Destabilizing** the neighbourhoods especially allows opportunities to work together [with neighbourhoods] . . . to see how things “evolve.” In other words, plans, far exceeding the regulatory framework allows become the tail wagging the dog (decision-makers). The "opportunities" are for greater developer profit, while a large number of citizens have to make huge intervention to keep any city character, liveability and tourism interest.

#### Secondly: Size and Seismic

**A: Added seismic concerns about the unstable area strata** mean that multiplying the number of people on top of it means greater risk for more people. The developer has done added measures, but the power of earthquakes' cannot be denied.

**B: My amplification report** had recommended that the base strata of neighbourhood centres be individually examined and, in cases like the Oliphant corner, density not to be increased, to protect the area's existing buildings during demolition, excavation and construction.

#### Please include the following points in discussion:

1. Change “evolving” from development sized for huger profit, with great neighbourhood protests, is not a real “planning “process . Look at the negative effects in several aspects.
2. Respect for environmental storms of green space, boulevards and tress has to be shown in order for any development to be considered. Can't we follow the Paris Accord?
3. Amplification risks and the liability of increasing density in vulnerable areas need to be examined.

Please vote against this totally unsuitable proposal and stop this bad precedent for Cook St. Village. Do listen to the neighbourhood voices.

Mary E. Doody Jones

## Amanda Ferguson

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**Subject:** FW: Cook & Oliphant Development

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

From: Peter Durrant

Sent: Thursday, July 07, 2016 3:44 PM

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

Subject: Cook & Oliphant Development

Dear Mayor Helps and Council:

I moved from Oak Bay in January to the Cook Street Village and I live at 1014 Park Boulevard. The reason I moved was to be in the Cook Street Village. I came for the Village ambience, character and location. I have reviewed the latest plans of the proposed development for the corner of Oliphant & Cook and while the developer claims he has listened to community input I believe he has not done nearly enough to meet the requirements of the community, the community plan and most importantly, those of us who live on the same block as the proposed development. While the developer has reduced the building by one floor the height of the building is only down 1.5 metres and still exceeds the community plan and the mixed retail/residential scheme is not in keeping with the rest of the block. The overall footprint of the building is still excessive and most importantly the design of the building is not in keeping with the rest of Cook Street Village.

Please reject the current development plan and advise the developer to take our feedback into serious consideration and to redesign the building so it meets the objectives of the community plan, is in line with the height restrictions in the area and reflects the design criteria consistent with Cook Street Village.

Thank you for your attention to this issue.

Peter Durrant

## Amanda Ferguson

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**Subject:** FW: For agenda: July 14th Committee of the Whole meeting  
**Attachments:** Carson letter to City Council-July2016

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

From: arlene carson  
Sent: Thursday, July 07, 2016 12:11 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: For agenda: July 14th Committee of the Whole meeting

Hello,

I write to request that the attached letter (also copied below) be included in the agenda package for the July 14th Committee Meeting of the Whole.

With thanks,  
Arlene (Carson)

To: City of Victoria Mayor and Council members  
Date: July 7, 2016

RE: Rezoning Application No. 00472  
1041 Oliphant Avenue, and 212-220 Cook St.

Dear Mayor Helps and Council members,

I write to respectfully urge you to decline the above Rezoning Application at your July 14th Committee of the Whole meeting.

This proposal continues to pursue a design that defies common sense in terms of social, environmental and economic sustainability for Victoria. I highlight only a few of my many concerns about this proposal:

Environmental concerns:

- This proposal continues to have an impermeable design that covers 93% of the site. This will have serious implications for stormwater management.

Housing affordability concerns:

- The revised proposal increases the number of micro-units (430 sq ft) from 6 to 20. All nine required rental units would be drawn from this pool. This would provide less than half the rental space currently provided by nine existing apartments.

- Members of the Advisory Design Panel raised an important issue at their April 27th meeting, in pointing out that a re-zoned 5th floor would be devoted solely to the largest 6 units. The cruise ship analogy seems fitting.

- The most recent development one block north on Cook St (Castena) demonstrated how the density bonus dollars the City hoped to realize from development to put toward affordable housing was gutted due to the increased cost of building a foundation on the blue clay of this neighbourhood. Under the current density bonus formula, this is likely to happen again.

There are so many exciting, forward-looking examples of housing designs that can strengthen, rather than erode, the unique character and feel of Cook St Village.

I commend council members and city staff for their leadership in embarking on a local area planning process for Fairfield that is engaging community residents. Let's respect this process. We can achieve a local area plan to guide development, and do it within a reasonable time frame. I urge you to avoid 'putting the cart before the horse' by approving this precedent-setting, ill-designed proposal.



Respectfully yours,  
Arlene Carson  
1050 Park Blvd., Victoria, V8V 2T4

## **Amanda Ferguson**

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**Subject:** FW: Cook Street village

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

From: Vicki Carmichael

Sent: Thursday, July 07, 2016 8:19 AM

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

Subject: Cook Street village

Hello

I have recently been made aware of a proposed development in the Cook Street village that will transform a neighbourly village that I love into a high density development which is not the nature of this area.

I understand that this proposed development is contrary to the will of the community as well as all existing community plans, guidelines and zoning. I understand that trees and green space will be removed which is not environmentally sound or pleasing.

I hope that this proposed development does not proceed and that you have the good sense to retain a unique neighbourhood that is loved by many.

Thanks for listening.

Vicki Carmichael

Fairfield resident of over 30 years

## **Amanda Ferguson**

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**Subject:** FW: Cook Street Village

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

From: Mary Addison  
Sent: Friday, July 08, 2016 10:20 AM  
To: Lisa Helps (Mayor) <mayor@victoria.ca>  
Subject: Cook Street Village

Your Honour:

I am writing about the development which is proposed in the Cook Street Village.

This is my neighbourhood. Cook Street Village has changed considerably over the last decade, and this development will forever kill any village sense which remains, and render it simply another expensive gentrification project, making many locals unhappy.

This area is not the best in which to stack a range of high-density dwellings. Here are my reasons:-

- \* Beacon Hill Park is a gem - it is an important feature of the City. Loss of any green space is an issue, especially in this area. The planned destruction of trees and green space is not good for our environment; This is a walking and biking area;
- \* traffic and parking is already out of hand - Cook Street has become an artery, and it is difficult to cross as a pedestrian, and difficult to access when driving from side roads. Adding more population, with the inevitable increase in vehicles, is illogical;
- \* the density is not in line with our existing plans, and with the kind of zoning and guidelines which we have fought so hard to develop and maintain; As a result, I suggest it is unwise for The City of Victoria to impose this five-storey plan, with all its attendant negative results, on Cook Street Village.

Respectfully,

Mary E Addison



**Amanda Ferguson**

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**Subject:** FW: cook street village

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**From:** Myrna Williams

**Sent:** Wednesday, July 06, 2016 2:10 PM

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

**Subject:** cook street village

Why do you want to change Cook Street Village? It is one of the most popular areas in the city AS IT IS!!  
I VOTE "NO" TO THE CHANGES YOU ARE PLANNING.

Myrna Williams

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village Development

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**From:** Caroline Mitchell

**Sent:** Wednesday, July 06, 2016 9:29 AM

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

**Subject:** Cook Street Village Development

Dear Mayor and Council,

We are writing you to express our rejection of the Cook and Oliphant plan. It is contrary to the will of the community as expressed by nearly 1000 people. It is contrary to all existing community plans, guidelines and zoning. It is environmentally unsound due to removal of boulevard trees and green space and lack of sustainable building practices. We live at 159 Cook Street and want you to act now to save the Cook Street Village.

Sincerely,

Libby Weiser & Caroline Mitchell

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

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**From:** Mark Walmsley  
**Sent:** Wednesday, July 06, 2016 9:12 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street Village

My wife and I have lived in the Cook Street village area for over 40 years and just now caught wind of a proposed development of commercial and residential mix at Cook and Oliphant.

At first blush, this proposal looks out of character for the village.

Can you let us know what the proposal is, since as right now, we are not at all keen on it.

Thanks

**Mark E. Walmsley M.Sc., P.Geo**



## Amanda Ferguson

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**Subject:** FW: Please save the Cook St Village

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**From:** Jacinthe Tremblay  
**Sent:** Wednesday, July 06, 2016 3:59 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Please save the Cook St Village

Dear Mayor and Council;

The proposed outsized and out-of-character condo and commercial block at Cook and Oliphant is still not acceptable even after the latest minimal revisions the developer has offered. This development will displace existing affordable housing, remove boulevard trees and cause further parking and traffic congestion.

It is :

- Contrary to the will of the community as expressed by nearly **1,000 people**.

- Contrary to all existing community plans, guidelines and zoning.

- Environmentally unsound due to removal of boulevard trees and green space and lack of sustainable building practices.

Thank you for your consideration,

Jacinthe Tremblay and Gordon Clements  
1026 Oliphant Ave  
Victoria, BC

**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant development

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

Sent: Wednesday, July 06, 2016 10:58 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Cook and Oliphant development

Dear Mayor and Council,

I am writing to inform you of my issues with the Cook and Oliphant plan that is before you.

The proposed plan is outsized and out-of-character with the Cook Street Village and the surrounding Fairfield residences. The development would displace existing affordable housing and cause the destruction and removal of boulevard trees.

We moved to Fairfield in 1979 and it was primarily the Cook Street Village that was such a draw. This proposed development goes against all existing community plans, guidelines and zoning.

Please reject this development. Thank you in advance.

Jen Tafler

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village development

**From:** paul stubbing  
**Sent:** Wednesday, July 06, 2016 8:37 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street Village development

Dear Mayor and council,

Please give serious consideration to the concerns of Cook St. villagers. The proposed large development will cause significant change to the village which is a "treasured" small area. There is already major concern that the zoning of the village area is not in line with the wishes of the residents of the area who, as taxpayers, should have the most influential voice in any proposed changes.

Besides the concern about appropriate building type and size another major concern is the effect on traffic in an already congested area. If a development of this type goes ahead it requires serious consideration to making this a pedestrian area with no vehicle traffic allowed or the establishment of this part of Cook street as a one way street.

Our concerns are significant and deserve **very thoughtful deliberation.**

thank you,  
Paul Stubbing



**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant Project

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**From:** CARLA SMALE

**Sent:** Wednesday, July 06, 2016 8:03 PM

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

**Subject:** Cook and Oliphant Project

I am writing this letter to express serious concerns that I have about the proposed buildings planned for the Cook Street Village. These plans do not fit in with the unique character of that area and threaten the village that we all love. I think they are too high-too many of them and we cannot afford to lose anymore of our beautiful trees. The trees are what makes that area so special and should not be sacrificed for this. We will also lose some affordable housing that people need in that area. Please REJECT these plans. Carla Smale-Fairfield resident

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

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**From:** Jim Simon

**Sent:** Wednesday, July 06, 2016 5:27 PM

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

**Subject:** Cook Street Village

Ladies and Gentlemen.

I've lived in and around the village for over 40 years.  
It's grown quite a bit, but kept it's quality and character  
for all those years. Please don't approve plans to spoil this  
lovely part of town.

Very sincerely,

James Simon

Oscar Street

## Is this the Cook Street Village of the future?



Unless we act NOW, City plans will transform the neighborly Village treasured by thousands of residents and visitors into a high-density wall of development and congestion, essentially a satellite of downtown.

**IMMEDIATE THREAT:** A proposed outsized and out-of-character condo and commercial block at Cook and Oliphant will displace existing affordable housing, remove boulevard trees and cause further parking and traffic congestion. On Thursday, July 14, Council will decide whether to send this precedent-setting, five-story development to a final vote.

Tell your elected representatives to **REJECT** the Cook and Oliphant plan that is:

- Contrary to the will of the community as expressed by nearly **1,000 people**.
- Contrary to all existing community plans, guidelines and zoning.
- Environmentally unsound due to removal of boulevard trees and green space and lack of sustainable building practices.

## SAVE THE VILLAGE



## Amanda Ferguson

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**Subject:** FW: COOK ST. AND OLIPHANT AVE. DEVELOPMENT PROPOSAL

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**From:** Jane Ramin

**Sent:** Wednesday, July 06, 2016 6:01 PM

**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; cthorton-joe@victoria.ca; Marianne Alto (Councillor) <MAlto@victoria.ca>; bissitt@victoria.ca; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>

**Subject:** COOK ST. AND OLIPHANT AVE. DEVELOPMENT PROPOSAL

PLEASE DECLINE the rezoning application No. 00472 for this corner site - the gateway to the Cook St. Village and to Beacon Hill Park.

PLEASE REJECT this proposal for a five-storey, 53 unit condo block with commercial on the ground level, that goes against current community plans and residential only zoning.

PLEASE LISTEN TO the many community residents strongly against this oversized, unattractive development that is so out-of-character for the Cook St. Village. It is too tall, too wide and too fat for this site.

You are our municipal representatives whom we have elected to SAFEGUARD what is important and wonderful about the City of Victoria and its unique Villages. The Citizens of Fairfield have clearly expressed their opposition to this proposal in the Cook St. Village. PLEASE LISTEN TO US and SAVE THE COOK ST. VILLAGE!  
TURN DOWN THIS PROPOSAL NOW!

Jane Ramin  
1023 Oliphant

**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant

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**From:** Glenn Pritchard

**Sent:** Wednesday, July 06, 2016 10:28 AM

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

**Subject:** Cook and Oliphant

You should **Reject** this plan until amended. The amendments should be 4 stories, no commercial space and more street setback.

## Amanda Ferguson

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**Subject:** FW: Cook Oliphant development in its present form should be turned down

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**From:** Christopher Petter

**Sent:** Wednesday, July 06, 2016 9:19 AM

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

**Cc:** Fairfield Neighbours; Anne Russo

**Subject:** Cook Oliphant development in its present form should be turned down

Dear mayor and council,

Like many of my neighbours I remain opposed to Cook/Oliphant development in its present 5 storey form. Were it to be reduced in size and made more environmentally friendly with more affordable rentals then I think the neighbourhood would welcome it.

- the development is at odds with Biketoria which sees Cook St. as an artery for separated bike lanes. Just adding bike parking in front the proposed businesses will reduce the already inadequate space for “activity on the street” caused by a lack of setbacks and only small, 5ft., recesses in front of the shops.
- There is already inadequate parking for cars on Cook St. causing surrounding narrow streets to become congested especially on weekends. Biketoria will make this worse by taking away parking on one side of Cook St. The fact that this building doesn’t provide enough room for tenants’ cars and that the businesses will attract more traffic will make parking in the village and throughout the surrounding streets bad to impossible. During the building the presence of large trucks with semitrailers and cement trucks on Cook and Oliphant will make the village dangerous to pedestrians, cyclist and traffic.
- Much retail space in village is presently unoccupied. There is no need for additional retail space in Cook Street village.
- The building will be too tall to blend in with neighbours on either side. It will reduce the green space on the site by about 30-40% and being 93% paved over has inadequate provision to water runoff. Four stories with a more terraced façade on Cook and Oliphant would be more appropriate.

This is saying nothing about the loss of trees and green space along Cook and Oliphant which will detract from the area’s beauty and charm. Also, buildings should diminish in size towards the park and not increase in size.

- The design of the building is uncompromisingly inappropriate for the heritage values of the neighborhood. It is just another massive cement block much more appropriate to downtown or as a University residence with lots of land around it. It is out of character with village as a whole.



- Before Council approves it, whatever form it takes, they should require a mixture of a permanent rental suites (not for 10 years) and a mixture of prices as in the development as at Dockside Green.
- In fact the conversation for Cook Street Village should have followed the Dockside Green model and the developer should not have been given the initiative in a way that makes it difficult for neighbours to engage in place making for Cook Street Village.

Thanks you for considering neighbours opinions.

Chris Petter

36 year resident of 1220 McKenzie Street

2 blocks from Cook St. village

**Amanda Ferguson**

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**Subject:** FW: proposed Cook Street developement

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**From:** Dave and Anita

**Sent:** Wednesday, July 06, 2016 8:46 AM

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

**Subject:** proposed Cook Street developement

My husband and I strongly disagree with the commercial block development proposal for Cook Street Village. Already we are having to deal with new development there, which has increased traffic in that area to a huge degree. Now bicycle lane proposal too?? Someone has to give their head a shake. This is not downtown Vancouver!!! This proposal is contrary to all existing community plans, guidelines and zoning. Our small village is suddenly being turned into a city removing trees and green space. We have lived in Fairfield for 25 years and have watched one atrocity after another. Time to stop and leave our village alone! It's not broken, so don't try fixing it, for commercial gain.

Disappointed and disillusioned,  
Anita and David Paul  
Fairfield

## **Amanda Ferguson**

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**Subject:** FW: Mayor and Council email

From: Steve New

Reference :

Dear Mayor Helps and Council,

Subject: 212 – 220 Cook Street and 1041 Oliphant Street - Rezoning and Development Permit Application

I live on McKenzie Street and I'm a long-time resident of Fairfield. I'm a past Chair of the FGCA and I led a resident-based zoning review of Fairfield in the early 1980's. I'm also a registered professional planner and the owner of a transportation consulting business.

I'm opposed to the 5-story height and excessive site coverage of the proposed development and the extension of commercial zoning to that site.

I've reviewed the plans in person at community meetings and online at the City's 'Development Tracker' site. The proponent's latest revisions are not acceptable and I urge you to reject this application.

The application's timing is also problematic, given the need to update the Cook Street Village (CSV) plan. At the very least, please set aside any rezoning in the Village until an updated CSV plan is in place.

Regards, Steve New



**Amanda Ferguson**

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**Subject:** FW: re Cook St development.

**From:** Brenda Mowbray  
**Sent:** Wednesday, July 06, 2016 7:33 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** re Cook St development.

RE COOK ST DEVELOPMENT

I am emailing to REJECT the COOK ST AND OLIPHANT DEVELOPMENT PLAN.

I am not opposed to the area being modernized and new buildings being erected but I do not want buildings that take away from the character of the area.

As it now stands Cook St is a very busy place and quite congested. Any new development should take into consideration the amount of traffic in this area now and the number of people using the area. There is very little parking space for the existing businesses.

I think a lot of thought should go into re developing this area. This type of construction takes years and causes a lot of upheaval.

Brenda Mowbray

## Amanda Ferguson

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**Subject:** FW: NO condos in Cook Street Village

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

From: CMoon

Sent: Wednesday, July 06, 2016 3:23 PM

To: Lisa Helps (Mayor) <mayor@victoria.ca>

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

Subject: NO condos in Cook Street Village

Dear Mayor Helps,

I am dismayed by your support of turning Cook Street Village into a Condominium jungle. The monstrosity planned for Cook and Oliphant is an insult to the beautiful community environment we have been nurturing here for decades. Instead of uglifying the area why not support an even more attractive environment by encouraging a greater variety of restaurants or even an Asian style night market? Close the street off to traffic for six blocks and create an amazing tourist attraction and greater sense of community here. Condos are not always what is best for everyone outside of the opportunistic contractors who very likely live in single family dwellings well away from the behemoths they foist upon this city at an alarming rate.

By the way, the condo on Cook at the foot of Oscar is a great example of what not to do! Its units are poorly planned and cheaply made. Its floor layouts are deplorable. PLEASE stand up for us, the people who love this area and want to preserve that which makes it the best place to live in all of Canada.

**Amanda Ferguson**

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**Subject:** FW: Proposed building for Cook and Oliphant

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**From:** Jane Mertz  
**Sent:** Wednesday, July 06, 2016 7:30 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Proposed building for Cook and Oliphant

Dear Mayor and Council,

We are writing to express our strong opposition to the proposed development at Cook and Oliphant.

We are in favour of good development for our village, including densification, on this particular site. As referenced in the OCP and the current Cook Street guidelines, development must be compatible with its surroundings. The proposed development does not at all fit with its surroundings, both in size (mass) and form. The village should have a maximum height level to match the completed development that houses Mother Nature's market or even the other new development that houses Bubby's Kitchen. Both have set backs and both are much lower in overall height than what is proposed by the developer. I do not support having 6 to 8 storeys from Beacon Hill Park all the way up to Fairfield Road. There are other areas that are currently zoned for higher densification than the village area.

The City's Strategic Plan says a 2016 Outcome will be "Local Area Planning focused on Urban Villages." We strongly disagree with the term of Large Urban Village for Cook Street, it should be a Small Urban Village. During the Fairfield Gonzales Local Area Planning process, the residents of the community requested that Cook Street Village should have its own plan going forward. The City representatives have refused to create a separate committee to address Cook Street Village issues.

We chose to move to Fairfield and invest our money in Fairfield. We would like to have a say to what happens to the Village as residents of Fairfield. If we wanted to live downtown, we would have moved downtown, we don't want downtown moving to us.

Again, we request that the developer meet with the actual residents of the immediate area and the residents who live in Fairfield that will be impacted by this out-of-character building that is proposed. We ask that council does not refer this to a public hearing at this time.

Sincerely

Jane and Beat Mertz  
89 Howe Street (8 minute walk to the village)



**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant Development

**From:** Eddy mercer  
**Sent:** Wednesday, July 06, 2016 11:02 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook and Oliphant Development

As a long time resident and ex-business owner of Cook Street Village I would like to voice my concerns on the Cook and Oliphant project.

For many years Cook Street has been an inviting neighbourhood because of it's wide, tree-lined streets and large front lawns.

If this project goes forth as planned there will be very little green space. Once the green space is gone it will never be back...

Victoria is known world wide as The City of Gardens. Please help to keep it that way by rejecting the Cook and Oliphant project.

Thank you  
Scott Mercer  
1126 Richardson Street

## Amanda Ferguson

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**Subject:** FW: Cook Street Village

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**From:** Janet L

**Sent:** Wednesday, July 06, 2016 10:23 AM

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

**Subject:** Cook Street Village

To Victoria Mayor and Council,

Please think carefully about the consequences to Cook Street Village if you vote for the present plan at Oliphant and Cook street. Approving this oversized and ecologically unfriendly project as it stands, will presage the Village's future to one of a sterile byway for cars with no place to park, with fewer people with nowhere to sit, and where trees no longer grow because of engulfing wires and gas fumes.

Could we all not envision something more livable for the future of Cook Street Village?

Yours,

Janet Lundman

#3 1060 Sutlej Street

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

**Sent:** Wednesday, July 06, 2016 6:40 PM

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

**Subject:** Cook Street Village

My wife and I moved to Fairfield nearly four years ago because we loved the area. One of the deciding factors was Cook Street Village.

The village is the perfect size. It allows us to walk, bike, or when necessary, drive. Sitting at one of the cafés and watching the world go by is a sublime pleasure.

Had we wanted to live in a more crowded environment, we would have lived downtown. Fairfield exists in a delicate balance. Don't destroy it.

Peter Learn  
93 Linden Avenue

Sent from [Outlook Mobile](#)



## Amanda Ferguson

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**Subject:** FW: Cook & Oliphant development proposal

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**From:** Jamie Kyles  
**Sent:** Wednesday, July 06, 2016 6:11 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook & Oliphant development proposal

Having examined drawings of the captioned development, I offer the following thoughts:

- \* There seems to be no setback of the building to allow for a 'living sidewalk' area.
  - \* The structures are too tall by several stories. Although the apt bldg at Park & Cook is 4 stories tall, it is set back from Cook by an attractive garden which minimizes the visual impact of the large structure.
  - \* Through the village area proper there are no structures that equal the 'visual mass' of the proposed development and thus, if approved, it will set a tasteless precedent for future development.
  - \* I understand that a modified planning process is being developed which will incorporate a higher degree of community control and that, largely due to community objections to the captioned development, Fairfield will be one of the first communities to benefit from the revised development process.
- SURELY the Cook & Oliphant proposal is of such significance that detailed consideration should be carried out within the context of the new community development process, not the older one which, it appears, will have Cook St village become a mere high rise satellite of downtown - losing much of its current appeal.

Please understand that I support re-development of the village area, but I believe the objectives can be accomplished in a much more tasteful way than by merely allowing developers to maximize their profits by maximizing building height and minimizing setbacks.

Respectfully

Jamie Kyles P Eng, Sustainable Livelihoods Consultant (Africa)

**Amanda Ferguson**

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**Subject:**

FW: Re. Proposed Cook and Oliphant Development Plan

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**From:** lawrence horwitz

**Sent:** Wednesday, July 06, 2016 11:59 AM

**To:** Lisa Helps (Mayor) <mayor@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>

**Subject:** Re. Proposed Cook and Oliphant Development Plan

Re. Proposed Cook and Oliphant Development Plan

We are writing to urge you to reject the proposed outsized and out of character building proposed for Cook Street and Oliphant.

We moved to Victoria (Fairfield) three years ago after visiting from Nova Scotia. Prior to visiting, we had no intention of relocating. However, we fell in love with Cook Street Village, in particular the human scale, the mixture of residential and commercial properties, and the obvious care taken with respect to new development that preserved the character of the area. The character of Cook Street Village is unique. It's distinctively different from "downtown." The proposed development runs totally counter to these qualities.

Importantly, having lived here for the past three years, we have become acutely aware of the absence of affordable housing. This proposed project will only exacerbate the problem. To be sure, rental units - if there are rental units - will be priced well above the existing rental fees for the units it will displace. Further, with respect to commercial space, given the current vacant spaces, it would seem hard to justify the need for additional space. As to congestion and parking, the proposed development would obviously increase congestion and parking is already at a premium. (To imagine unit owners or tenants being car free is contrary to all hard data in this regard, so a variance for a reduction in parking spaces doesn't meet even the straight face test.)

We are not opposed to development, but there is no justification for this development as proposed. It is our understanding that the development as proposed is contrary to existing community plans, agreed upon development guidelines, and zoning. It seems that there is no justification for approving any variances. (If the rules can't be bent to allow an aging Golden Retriever to sleep on the street, surely no variance should be permitted for an oversized out of character development in Cook Street Village.)

Thank you for your consideration.

Lawrence Horwitz & Karen Rowantree

1315 Bond Street

Victoria, BC V8S 1C3

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lawrence horwitz  
1315 Bond Street





## **Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant

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

From: Paul H  
Sent: Wednesday, July 06, 2016 7:51 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Cook and Oliphant

Greeting Elected Officials,

I have a very brief message for each of you.

The proposed development at Cook and Oliphant breaks all the zoning rules, the OCP rules, and will bastardize the existing Cook Street Village with their non-conforming plans.

I will work tirelessly during the next municipal election to un-elect each elected official who votes in favour of the monstrosity because this one single building, if approved, will mark the beginning of the end for Cook Street Village as I have known it for over five decades, by setting a precedence for more huge buildings.

Cook Street Village is not 'downtown' where huge buildings are acceptable.

Our elected officials should be promoting more small neighbourhood villages in Victoria, not destroying them. Villages are the hub of neighbourhoods and must be preserved and promoted as villages, not as satellites of the downtown core.

Paul Hagen  
80 Howe St  
Fairfield, BC

## Amanda Ferguson

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**Subject:** FW: Cook St Village

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

From: Cassandra Hadley  
Sent: Wednesday, July 06, 2016 12:59 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Cook St Village

Good Afternoon,

While I know you will receive many letters opposing the proposed development at Cook St and Oliphant , I would like to voice my support.

High density housing is the only environmentally responsible type of housing. There are too many giant houses in this neighbourhood with two old people rattling around in them.

I love the Village. I go there every day. As long as the developer is sensitive to the character of the Village as a community gathering place I don't see how letting more people live in the Village could not help but make it a more vibrant place.

Not everybody belongs to C.A.V.E. (Citizens Against Virtually Everything) in this city.

Cassandra Hadley  
255 Linden Ave

PS: if the developer could put in ample parking (maybe even some paid public parking) that would be a bonus

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village's future.

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**From:** Pat Fehr

**Sent:** Wednesday, July 06, 2016 11:20 AM

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

**Subject:** Cook Street Village's future.

Dear Mayor and council: Please reconsider and Reject the approval process of the Cook and Olphant plan. It is completely against the will of the community as expressed at the community meeting earlier this spring. It is overly dense design that our city's community plan and zoning does not permit. We saw the uproar when Max Tomashevsky (sp?) tried years ago to what is now the not so perfect condo structure finally with step back upper floor design and parking for themselves. And to think that any trees would be removed from our beautiful boulevards is unthinkable. Our village is like a little Carmel, California....if you allow the proposed design, we cannot undo a really bad design mistake. Our village is small and we want it to remain that way...PLEASE. I live on Oxford Street and for the past 5 years plus I have different cars parking in front of my house, and walking to the village to work or shop, as the parking is already very difficult to find. This does not allow me to park in front of my own home.

I am not against development but surely hope our Mayor and Council will vote with us and not allow the current design plans to proceed. Make him scale it back and create enough u/g parking and leave the trees alone...they are the beauty of our "village". I just met 3 young gals from Florida 2 days ago at the butcher shop. They asked me if I lived here in the village. I said yes....they said "it is just so beautiful here, we have found a very special secret place to come to". This was her first visit to Victoria and they found our village!!

Help us Ms. Helps and council.

*Pat Fehr*

Newport Realty Ltd.  
1286 Fairfield Road  
Victoria, BC V8W 4W3

**Amanda Ferguson**

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**Subject:** FW: Letter regarding the Olliphant and Cook St. Proposal

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**From:** Merwan H. Engineer  
**Sent:** Wednesday, July 06, 2016 10:28 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Letter regarding the Olliphant and Cook St. Proposal

Dear Council,

I am concerned about the proposed new apartment complex for Cook and Oliphant. The December 2015 CALUC report on the original development proposal describes it as everything is being taken to the maximum in height and density. The revised development only scales back the size of the project a little. I am particularly concerned that there is a sufficient setback for the new building. The new building on Park Ave butts up against the street and is almost intimidating. It ruins the aesthetic of walking on that street.

There are a number of other issues which come to mind: height of the building, trees on the boulevard, commercial activity. I have lived on Cook for 20 years and regularly enjoy my walk to the village. The new building would seem to change the nature of the neighbourhood in a way that would stick out like a sore thumb.

I see no need to immediately scale up to the maximum density for the new Large Urban Village plan. In particular Cook St village is ill suited for maximum density given the proximity to the park and the already heavy traffic. I would urge you to reconsider this proposal and either reject it, or scale it back so that it no larger than the apartment building north of it with trees and boulevard preserved.

Thank you for considering this letter and for concerning this matter once again.

Regards,

Dr. Merwan H. Engineer  
16-159 Cook St  
V8V 3W9



## Amanda Ferguson

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**Subject:** FW: Cook street village

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**From:** bernie cote  
**Sent:** Wednesday, July 06, 2016 9:02 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook street village

Dear Council

I want to put on record that I am totally and utterly opposed to the proposed development for the Cook Street Village. It is vastly contrary to the official community plan and I am against making any kind of change to that plan in relation to the village.

I speak as the owner of Beacon Lodge, Beacon Manor and Mile O Manor at 30, 20 and 10 Douglas St respectively. My family built Beacon Lodge and Beacon Manor and has owned them for 70 years. I know a little bit about the development process myself having gone through it with Beacon Manor's development in the '80s. It took 5 years to reach an agreement with the City and James Bay but in the end it was better for everyone. Originally we had been advised to build a much larger building, much like the one proposed for Cook St but that was not accepted. I think we made 4 or 5 different proposals before succeeding with what is there now. We do not regret it but we were not primarily motivated by extreme greed as I find are the vast majority of developers now operating in Victoria. A building of that size would be a monstrosity and begin the eventual demise of the Village. Please do not mess with the OCP. It is there for a reason and should not be compromised whatsoever in this situation. The city council of the 1980's would never have allowed it, of that I am totally certain. I hope and pray that you do not as well.

Bernie Cote

**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant condo proposal

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**From:** DAVID CLARK

**Sent:** Wednesday, July 06, 2016 2:10 PM

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

**Subject:** Cook and Oliphant condo proposal

Hello,

I urge you to not vote for this outsized development. Cook Street Village is congested enough now. Parking is usually non-existent. Removing trees will just downgrade the feeling of the Village and make it another downtown like Victoria now is. PLEASE VOTE NO!

David B. Clark, U.E.

**Amanda Ferguson**

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**Subject:** FW: Save the cook street village

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**From:** Steve Bokor  
**Sent:** Wednesday, July 06, 2016 10:02 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Fw: Save the cook street village

Sent from my BlackBerry 10 smartphone on the TELUS network.

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**From:** Steve Bokor  
**Sent:** Wednesday, July

I am a resident of Fairfield and must cross through Cook Street village at least twice per day by car. In addition my wife and I frequently walk to the village to get groceries or a video or to the pharmacy.

Please do not approve this high density project on Oliphant. We don't want it and we don't need it. The only real winner will be the developer who stands to profit in a big way. This project will cause increased noise, traffic congestion and reduce the ambience that makes our little village a desirable place to live and shop. It will also likely drive up property taxes and force out lower income families and the elderly on fixed incomes.

Thank you.

Steve bokor

59 Wellington ave,  
Victoria bc

Thank you.  
Sent from my BlackBerry 10 smartphone on the TELUS network.

**Amanda Ferguson**

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**Subject:** FW: opposition to Cook/Oliphant development

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

From: Charles Ball

Sent: Wednesday, July 06, 2016 2:37 PM

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

Subject: opposition to Cook/Oliphant development

Dear Mayor and Council: I wish to express my opposition to the proposed Cook and Oliphant streets development and call on Council to reject the development proposed for that site.

Yours sincerely, Charles Ball



**Amanda Ferguson**

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**Subject:** FW: Cook Street and Oliphant development

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**From:** Keith Ashton  
**Sent:** Wednesday, July 06, 2016 12:35 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street and Oliphant development

Madam Mayor and City Council:

We respectfully and sincerely request that you will reject this development.

Changes that the developer has made over the last year have been cosmetic at best. They do not change the fact that this project is opposed by a majority of the community, its sheer size will dominate the village as one large unbroken block (looming is a word that has been used) and is in many ways contrary to existing community plans, guidelines and zoning.

It is also environmentally questionable due to removal of trees and green space and not being built to green standards.

If it goes ahead, it will pre-date the Fairfield/Gonzales Community Plan which is presently being worked on. At the Design Committee meeting, which we attended, it was stated twice that, if built, it will create a precedent for the whole village.

Cook Street Village is a treasured heritage for neighbours and tourists alike. Of course some new development will be necessary, but turning it into a satellite of downtown would be a tragic mistake, and retaining the present people-friendly streetscape should be an absolute priority.

Sincerely  
Keith and Andrea Ashton  
1129 Leonard Street

## Amanda Ferguson

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**Subject:** FW: Approve Cook and Oliphant July 14th

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**From:** Lisa Arora

**Sent:** Wednesday, July 06, 2016 9:12 AM

**To:** Lisa Helps (Mayor) <mayor@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>

**Subject:** Approve Cook and Oliphant July 14th

Dear Elected Representatives

I am expressing my support for the condo and commercial block development at Cook and Oliphant. Your approval of this development will mean that the area becomes more attractive, more liveable, and more modern. Our city needs to progress with the times and grow, not react out of fear of change as the Save the Village — Act Now group is doing. Travel to other cities and it quickly becomes apparent that Victorians are overly averse to change.

I urge you to approve this development and set a precedent for taking the village to new heights, literally and figuratively.

Lisa Arora

w [www.getthepicture.ca](http://www.getthepicture.ca)

## Amanda Ferguson

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**Subject:** FW: Cook and Oliphant proposed development

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

From: Matthew Webster

Sent: Tuesday, July 05, 2016 2:50 PM

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

Subject: Cook and Oliphant proposed development

> Hello,

> I wrote to you about this development several months ago, but as we're getting down to the crunch, I figured a followup email wouldn't be amiss.

> Again, I'm respectfully requesting that you consider, and reconsider, very carefully this particular proposal as it threatens the current character and culture of what is now known as Cook Street Village (I write "what is now known as" because I have lived here since long before the neighbourhood acquired that "touristy" title).

> Its character includes boulevards and trees that this development will remove; height restrictions that this development will surpass, setting a disturbing precedent; and a still-viable neighbourhood feel that a commercial building of this size will eclipse, tending towards a "town centre" rather than a "village" or neighbourhood character and culture.

> I fully appreciate that you do not take this responsibility lightly, and doubtless have to consider many more facets of this decision than my local concerns, but if local concerns are considered paramount, as I obviously believe they should in this case, then I see your decision as much easier than it might appear. The South Fairfield community is largely against the current iteration of this development, so, to reiterate, I am asking you to reject the current Cook and Oliphant development plan.

> Thank you for considering my request.

> Cheers,

> Matthew

> ---

> 401 - 920 Park Boulevard

> Victoria, BC

> (grew up at 130 Linden Avenue - 1956 to 1976)

## Amanda Ferguson

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**Subject:** FW: Cook/Oliphant development

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

From: Lynn Taylor  
Sent: Tuesday, July 05, 2016 4:08 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Cook/Oliphant development

Dear Victoria Council,

I am writing to voice my strong opposition to the proposed Cook/Oliphant development set to be discussed at your July 14 meeting.

As a long-time resident in this community I join with hundreds of others here to speak out against this outsized, non-conforming condo and commercial block that would, if passed, set a precedent for the destruction of this iconic village. This building is contrary to all existing community plans and zoning, would remove boulevard trees and green space, and cause parking and traffic congestion.

Cook St Village is treasured by thousands of residents and visitors and any development must conform to the character we want to preserve. Otherwise, it will become just another downtown satellite.

I urge you to act now and stop this development from going any further and encourage the consideration of mixed affordable housing designed to conform to existing zoning and architecture.

Sincerely,  
Lynn Taylor



**Amanda Ferguson**

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**Subject:** FW: Please reject Cook St. developement

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**From:** Bart Sutherland

**Sent:** Tuesday, July 05, 2016 5:34 PM

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

**Subject:** Please reject Cook St. developement

Your Worship and Council Members,

I am writing to you today to ask you to REJECT the planned development at the corners of Cook and Oliphant in Cook Street Village! There have been a number of Public and Community Meetings about this project and at every one of them the the community as been in a large majority being against this development. The project is contrary to all existing community plans, guildlines and zoning. Not to mention the design does not fit the rest of Cook Street.

No where in any of the plans does it address the problems of parking that already exist in the Village, there are not enough spots for the residents. Factor in the staff that will work in the retail space or the customers to shop here. Speaking of retail space, take a look at the buildings that went up over the last 4 years and still have not rented out all their retail space!

This project is not needed!

There has been far to much ugliness and bad news ( Tent City and the Blue Bridge) in Victoria this last year, please do the right and good thing and do not let this project move forward as planned!

Thank you very much for your time,

Bart Sutherland  
10-159 Cook Street, Victoria.

## **Amanda Ferguson**

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**Subject:** FW: Cook St village

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

From: Jocelyn Steedman

Sent: Tuesday, July 05, 2016 3:38 PM

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

Subject: Cook St village

Dear mayor and councillors,

Please don't allow this development at Cook St and Oliphant to go ahead. It is such cozy village as it is at present with a mix of shops, restaurants, affordable housing, and large trees. I have lived here for 25 years, and have walked to the village every day when I am in town. I have seen the changes that have come in that time, and the disturbance they have caused with higher rents and up-market wares for sale. Please, please don't allow any more development to come in, or it won't be Cook St Village any more, it will be just another high density development.

We don't need this sort of "progress" if this is what you call it. Sometimes it is good just to say no, we prefer things as they are.

Sincerely,

Jocelyn Steedman  
619 Harbinger Ave.,  
Victoria. V8V4H9

## **Amanda Ferguson**

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**Subject:** FW: Cook St. Village

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

From: Elvira Sentes

Sent: Tuesday, July 05, 2016 4:09 PM

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

Subject: Cook St. Village

Dear Lisa and city council,

I am writing on behalf of the possible demise of what we now know as Cook Street Village. There is an critical need for preserving as well as building all things that augment COMMUNITY during these times of feelings of isolation and being cut off from a neighbourhood setting.

It appears almost criminal to be deliberately exercising authority to destroy that which already exists. And in the name of what? Progress?

Financial gain?

We already have a satellite of down town found in the Uptown Plaza.

Do we really need another and at what price to human welfare? Please reject the Cook St. Oliphant plan.

Elvira Sentes

1458 B Thurlow Rd.

Victoria V8S 1L9

**Amanda Ferguson**

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**Subject:** FW: Re proposed development at Cook and Oliphant

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**From:** Donald Roberts

**Sent:** Tuesday, July 05, 2016 5:35 PM

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

**Subject:** Re proposed development at Cook and Oliphant

Cook Street Villlage has had enough development, Please do not support this proposal.

Don Roberts

1215 Mckenzie St



**Amanda Ferguson**

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**Subject:** FW: Cook St. Development

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

From: clark purves  
Sent: Tuesday, July 05, 2016 1:18 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Cook St. Development

I SUPPORT THE DEVELOPMENT of Cook St. at Oliphant St. Please don't let a few shortsighted people stop a development which will help create a vibrant modern village. Its time to make victoria a modern city.

Clark Purves, Olive St.

## Amanda Ferguson

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**Subject:** FW: STOP the Cook and Oliphant Proposal

**From:** Kirsten Neilson

**Sent:** Tuesday, July 05, 2016 12:14 PM

**To:** Lisa Helps (Mayor) <mayor@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; cthronton-joe@victoria.ca

**Subject:** STOP the Cook and Oliphant Proposal

Dear Mayor and Council,

I am writing to voice my opposition to the development proposal for Cook and Oliphant.

As a tenant who has been **displaced** by this proposal, I am **STRONGLY OPPOSED** to this development.

I have been a resident of Cook St Village for 12 years. I cherish the community and village neighbourhood as it currently is. This development will essentially ruin the neighbourhood for current residents. The current plans to increase density in the village are NOT appropriate and outside of the scope of the needs of residents.

This proposal is NOT desired or championed by residents, taxpayers and voters!

This proposal goes AGAINST all existing community plans, guidelines and zone.

This proposal is ENVIRONMENTALLY UNSOUND!!!! due to removal of boulevard trees and green space and lack of sustainable building practices.

I cannot express how unacceptable this proposal is for our community.

This developer has done nothing but cause direct harm to tenants who have lived in this properties BEFORE he purchased them. The manner in which the developer has acted as an inefficient landlord (and increasingly acting as a slum lord) has caused a number of us direct and irreparable harm. His actions have been reported to Residential Tenancy. It absolutely baffles me that this council champions this developer as an "affordable rental until advocate" as we residents who have been put in the unfortunate position of having to deal with him have experienced nothing but grief.

Aside from his obvious disregard for our neighbourhood with his actions, lack of communication and engagement with residents who are directly affected by his actions, insensitivity to our environment and the current traffic congestion in that intersection, the current revised plans are NOT ACCEPTABLE FOR COOK ST VILLAGE.

I urge you to not recommend that this development go forward. This vision is NOT what residents voted for! Please help us save our community and find a better plan.

Sincerely,  
Kirsten Neilson

## Amanda Ferguson

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**Subject:** FW: No to current development proposal Oliphant/Cook St.

**From:** Valerie Murray  
**Sent:** Tuesday, July 05, 2016 12:43 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** No to current development proposal Oliphant/Cook St.

Dear Mayor and Council,

I support renewal and density in my 'village' but I believe it has to be done in a sensitive way.

The architect was given the charge of not presenting what would be best for the site and the community but what would make the most profit for the developer.

Setbacks are necessary to make transitions possible.

The building on the corner of Park Blvd. and Cook is also large but is surrounded by gardens on the two public sides which are enjoyed by the community. All of the landscape planned on Mr. Cole's project appear to be on the lane ways in the rear of the building.

The height is the wrong scale for that site.

With no other buildings between Fort St. and Dallas Rd. being over 4 stories this sets the wrong precedent. Mr. Cole assured people that he knew of no other developments planned in the village as if to allay fears that the Cook St. Village would become a canyon of 6 story buildings, but of course that is what could happen over time -- Mr. Cole is just fortunate to be the first application.

### Parking

Parking becomes more and more of a problem as more nearby streets are designated residential only parking. There is not enough parking planned for the proposed development.

### Affordability.

There has always been condos for sale in neighbouring apartments as long as I have lived in the neighbourhood at costs well under the \$300,000 for studios that Mr. Cole referenced.

### Air BNB.

Renting out a room in an existing house increases density but creating units especially to be used as an air bnb is not an addition to the community at all especially when so many young families

are needing affordable housing.

#### Retail.

In spite of the fact that there are still empty retail spaces in the Village I have no objections to more retail space on the ground floor. I appreciated the comments that Bubby's and the pet store worked well having just two retail spaces along the street instead of 6 much tinier store fronts proposed.

#### Traffic

With more retail comes more commercial delivery traffic. With no place to turn around the congestion on Oliphant with large trucks backing out will only become more of an issue for pedestrians.

In summary the architect has done a good job but not for the this site. I believe that if the project was limited to 4 stories with much improved setbacks the community would still gain necessary density but sight lines would be improved and parking would be less of an issue. The developer would make less profit but the community would have a new building that they would welcome in their neighbourhood.

Thanks for considering all of my comments.

Valerie Murray,  
#18-159 Cook St.,  
Victoria, V8V 3W9



**Amanda Ferguson**

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**Subject:** FW: Cook St village

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**From:** brendan kieran mcguirk  
**Sent:** Tuesday, July 05, 2016 9:13 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook St village

No development ..PLEASE!  
Crazy , or what???

## Amanda Ferguson

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**Subject:** FW: Cook/Oliphant Development Proposal

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

From: Sherry Kirkvold

Sent: Tuesday, July 05, 2016 12:15 PM

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

Subject: Cook/Oliphant Development Proposal

Greetings

Some time ago I wrote expressing my concerns with the proposed development for the corner at Cook and Oliphant Streets after attending the community meeting at which the developer presented his case. Since then there have been some minor revisions by the developer, however I do not believe these revisions have dealt with my concerns.

My house has a direct view of this development as I am the third house off of Cook Street on the south side of Chapman Street.

I am not against increased density for this site, but I am very against the proposal as currently presented.

As I have already written my concerns, I will summarize briefly.

- The revised massing of the building is still too large for the site.
- While I would prefer a 3-storey building, I will not oppose 4 storeys if the setbacks are improved.
- Proposed setbacks are not adequate. No variance should be allowed on this.
- More should be done to protect trees.
- Commercial space should not be permitted in this residential site. There are still vacancies in the village from a previous development. Please consider the proximity to Beacon Hill Park.
- Parking variances should not be granted. If commercial traffic proceeds there are parking requirement for both employees and customers. If it becomes solely residential, there are still enormous parking pressures in the area. Chapman finally received residential parking signs. So far there is a great improvement, but not all the time. I have only called bylaw on Superbowl Sunday when the street filled with pub patrons. But just yesterday I was not able to park within half a block of my house and I had heavy items to unload. Parking is one of my greatest concerns with this proposal.
- With the increase in "junior suites" I foresee that these could become short-term rentals (such as Air BnB) and not really add to the housing stock for Victoria.
- The proposed Live/Work unit seems to not fall in either commercial or residential parking proposals.
- Lack of "green building" inclusions. I would like to see something like a small community garden included.

Please do not support this revised proposal - let us work towards something that would better fit the character of this neighbourhood.

Yours truly,

Sherry Kirkvold  
1119 Chapman St  
Victoria BC V8V 2T5



**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

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

From: Sarah-Dean Kirby

Sent: Tuesday, July 05, 2016 7:37 PM

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

Subject: Cook Street Village

Dear Victoria Mayor Lisa Helps and Council,

Please respect and honour the enormous time and energy residents of the Cook Street Village area have expended over many months to bring to your urgent attention the detrimental effects of allowing the developer to go ahead with the proposed outsized and out-of-character condo and commercial block at Cook and Oliphant.

PLEASE REJECT THE PROPOSED COOK AND OLIPHANT PLAN.

Respectfully submitted,

Sarah-Dean Kirby

1152 Dallas Road



**Amanda Ferguson**

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**Subject:** FW: Save the Village

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**From:** Alex King-Harris  
**Sent:** Tuesday, July 05, 2016 5:41 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Save the Village

Greetings Mayor and Council of Victoria,

I was just made aware of the Cook & Elephant condo plan and wanted to say that I disagree with the idea of turning Cook St. Village area into a high density living area. My understanding is that it will displace existing affordable housing, remove boulevard trees and cause further parking + traffic congestion. Part of the beauty of living here is that the Village has a small town feel to it while being close to downtown.

I truly hope you decide to reject the plan.

Sincerely,

--

**Alex King-Harris**

aka Rara Avis

CEO/Founder

[YogiTunes.com](http://YogiTunes.com)

[RaraAvisMusic.com](http://RaraAvisMusic.com)

Yoga Producer Beloved Festival 2016

## Amanda Ferguson

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**Subject:** FW: Cook Street Village

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

From: Caroline Houston

Sent: Tuesday, July 05, 2016 3:58 PM

To: Lisa Helps (Mayor) <mayor@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Cook Street Village

Dear Mayor:

Please pay attention to the very strong contingent of people who love Cook Street Village and enjoy it daily because of its present ambiance. The trees give wonderful shade and beauty to the place which continues along the whole street. A four storey condo building is very acceptable. Additional living apartment and condos can easily be accommodated in the adjacent areas that will give the necessary higher occupancy for the future requirements of Victoria. Please keep it a small village, along Cook Street.

It can be done. The bog like land does not lend itself to big structures. The wonderful leisure spent time, that attracts so many people, in an accommodating, small way, can be easily be destroyed by not paying attention to scale. A lot of people can enjoy the area by drifting by, having a coffee or ice cream, either before or after roaming the park, or continuing down to Dallas. People love this. Too big a development, along any part of Cook Street Village will just change the whole atmosphere.

Please listen to us.

Sincerely

Caroline Houston

Sent from my iPad

## Amanda Ferguson

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**Subject:** FW: Cook and Oliphant Development

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**From:** craig higgins  
**Sent:** Tuesday, July 05, 2016 2:31 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook and Oliphant Development

hi. We have lived on Mckenzie St for 20 years. In the fall of 2011 we started the rezoning process to allow us to build a duplex 5 doors down from our existing residence on Mckenzie st. The process took a little over 3 years, and at every point we were constantly reminded that, even though the OCP supported increased density, of utmost importance was the new residential design would need to fit into the existing streetscape and neighbourhood feel. We supported that position as it is a main reason we live in the area!

So you can see we are not against development - old buildings can not always be reconditioned and repurposed. We get that and removed the old house. But the new buildings need to add and enhance to the existing structures. I invite you to come by 1233/1235 Mckenzie street. I think you'll agree our new house accomplishes that goal. Certainly any commercial buildings on beautiful, vibrant and pedestrian busy Cook Street need to set a new standard. Based on the information I have seen I'm not sure why council would support this development in its current form.

best regards.

Craig Higgins

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

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**Sent:** Tuesday, July 05, 2016 3:49 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street Village

Dear Mayor and Council,

We chose to buy our home on 316 Linden Avenue, very close to the Cook Street Village because of our love for the village. We've witnessed many changes over the years to our village, some good and some not so good.

This latest proposed change to the Cook and Oliphant corner is contrary to the will of the community. It is contrary to all existing community plans, guidelines and zoning.

What bothers me the most is that this proposed change is environmentally unsound due to removal of boulevard trees and green space and lack of sustainable building practices.

I'm very concerned that if this building goes ahead we will lose the essence of the village and it will just become an extension of downtown.

Please help by saving our village and rejecting the Cook and Oliphant plan.

Thank you,

Jill Henry

Sent from my Samsung device



## Amanda Ferguson

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**Subject:** FW: Oliphant & Cook

**From:** Mark Engels  
**Sent:** Tuesday, July 05, 2016 1:39 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Fwd: Oliphant & Cook

Failed deliveries!

----- Forwarded message -----

From: "Mark Engels"  
Date: Jul 5, 2016 12:41 PM  
Subject: Oliphant & Cook  
To: <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>  
Cc: <[nissit@victoria.ca](mailto:nissit@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[cthorne-joe@victoria.ca](mailto:cthorne-joe@victoria.ca)>

I want to let you know that, as a resident of Fairfield and business co-owner in Cook Street Village (CSV), that I am resolutely opposed to the proposed development at Oliphant & Cook for the following reasons:

It requires the relaxing of agreed upon development guidelines (most important overall)

The structure does not fit in with the rest of The Village insofar as aesthetics are concerned. The proposed height would present a wall-like structure as a greeting to The Village

Parking is already a concern in CSV without the variances requested

The Village needs empty commercial spaces filled, not new ones.

This process is the bane of citizens: you never know what the rules really are until someone gets permission to bend them

Go back to serious, business owner and resident driven planning for The Village (not including outside this immediate area).

Thank you for reading,  
Mark Engels

## Amanda Ferguson

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**Subject:** FW: Save the Village

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**From:** Ray Crosby

**Sent:** Tuesday, July 05, 2016 2:54 PM

**To:** ;

**Subject:** Save the Village

I voted for most of you. If the high density goes through in the Cook Street I definitely won't again. I don't know what you're thinking period. Not to mention the bike lane through the village and killing business's when it could run down Vancouver Street a block away. What really bothers me is the Grafitti that you're doing on our crosswalks's and we're paying for it. Do you really think that someone is going to fly to Victoria to see a crosswalk painted like a Jig Saw Puzzle???? And what happens legally if I get hit on it? Is it a puzzle or a Crosswalk? Why not fix the sidewalk's that are rising up instead. What part of that you're spending our money that you don't understand? Ray Crosby concerned citizen.

**Amanda Ferguson**

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**Subject:** FW: REJECT Cook and Oliphant development plan

**From:** Gary Cree **Sent:** Tuesday, July 05, 2016 5:48 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** REJECT Cook and Oliphant development plan

As a resident of the Fairfield district and a daily visitor to the Cook St Village  
I strongly oppose the proposed condo and commercial block development  
at Cook and Oliphant.

Please listen to the residents and reject this plan.

Gary Cree  
114 Howe St.  
Victoria, BC

**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant

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**From:** Kate Cairns  
**Sent:** Tuesday, July 05, 2016 5:06 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook and Oliphant

I understand that Council will soon decide on the condo and commercial block at the above site. If this was going to be affordable housing I might well support it but that doesn't seem to be the case. Also, this development really doesn't fit in with the overall ambience of the Village. I am not against development. If this was three storeys with a larger set back then it would be more palatable. As is I see it causing more problems than ever with parking and traffic congestion. Cook Street Village is not downtown and shouldn't become a clone of that area.

Please do not approve this.

Sincerely  
Kate Cairns  
131 Moss St



**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

**From:** Marsha Batchelor

**Sent:** Tuesday, July 05, 2016 6:11 PM

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

**Subject:** Cook Street Village

I thank you for standing strong with the Cook Street Community and ensuring the buildings that are proposed will be built in the flavour of a smaller community and not a high rise city perspective... build, yes, but in a much smaller scale :)

Thanks you for ensuring Cook Street Village remains a village for all to enjoy :)

Cheers

Marsha Batchelor

--

Marsha Batchelor

Agio Publishing House, 151 Howe St., Victoria, BC, Canada V8V 4K5

**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant plan

**Sent:** Tuesday, July 05, 2016 4:09 PM

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

**Subject:** Cook and Oliphant plan

Dear victoria Mayor and Council

The proposed development for the corner of Cook and Oliphant streets in Victoria is one that should not be allowed to go ahead. It is totally out of character for this neighbourhood. Unless one is proposed that is in much better taste – perhaps townhouses – and doesn't subtract from extant green space the corner should be left as is. Both residents and non residents of Fairfield are drawn to the village as it is. We do not want a repeat of downtown. One of that is enough.

Please veto this project.

Thank you.

Mary Andrews

116 Wellington Avenue

V8V 4H7

July 5, 2016

## Re: Cook Street & Oliphant Avenue Development Proposal

We write as a group of neighbours from Fairfield after a year's careful consideration of the options, to respectfully request that **Council decline Rezoning Application No. 00472 for the property located at 1041 Oliphant Avenue and 212-220 Cook Street**, since:

- no more than four storeys have ever been planned for Cook Street Village in more than thirty years of planning at the neighbourhood level (e.g. Cook Street Village Guidelines 1983 and 2003, Suburban Neighbourhoods 1984, Cook Street Streetscape 2001);
- the subject property is currently zoned residential and backs onto a neighbourhood with Traditional Residential designation in the OCP and
- there are vacant commercial spaces and several possibilities for commercial redevelopment in Cook Street Village which are already appropriately zoned, despite claims by the proponent that the subject property is the only one in the village available for new commercial development.

On this property, we would welcome a development that would address the following shortcomings of the precedent-setting, current Urban Core Ventures' proposal for this site:

- the widespread desire in the neighbourhood and the request from city staff (Feb 11, 2015 Application Review Summary) "to reduce the overall building height to improve this relationship" (with the neighbourhood);
- the parking and service area requirements for commercial space which are problematic;
- a major traffic logistic and safety concern for large commercial trucks accessing the site off Oliphant, a Traditional Residential street;
- the need for space in the below-ground parking area for residential amenities such as electric recharging stations or car share parking etc., rather than commercial parking ;
- the possibility of saving some of the tree canopy at the rear of the site and including rooftop innovations such as solar panels or helix wind turbines;
- the possibility of increasing setbacks on both Cook and Oliphant, to allow sidewalks that reflect the existing widths in the village and acknowledge mobility needs for all ages.

By rejecting this precedent-setting rezoning application, the City has the opportunity to start again and encourage, instead, an innovative and forward-looking use for this high value property; one that would not face an energy refit within a few short years. A four storey development featuring a mix of live/work units, family townhouses and condominiums with sustainable green elements, alternative energy sources and a preserved tree canopy could address OCP densification goals on this residential-zoned property while pursuing other equally important OCP goals, guidelines and values.

Sincerely,

Anne Russo 1017 Oliphant Ave V8V 2T9

Ruth McDonald 1032 Oliphant Ave V8V 2V1

Crin Roth 1018 Oliphant Ave V8V 2V1

Greg Balicki 1005 Oliphant Ave V8V 2T9

Jane Ramin 1023 Oliphant Ave V8V 2T9

Amanda Balicki 1005 Oliphant Ave V8V 2T9

Jeffrey Smith 1032 Oliphant Ave V8V 2V1

Jules Russo 1017 Oliphant Ave V8V 2T9

Jacinthe Tremblay 1026 Oliphant Ave V8V 2V1

*continued . . .*

Sid Tafler	121 Howe St	V8V 2T4	Karen Smith	1032 Oliphant Ave	V8V 2V1
Alison Prentice	402-920 Park Blvd	V8V 2T3	Valerie Baker	105 Cook St	V8V 3W8
Mark Engels	1452 Thurlow Rd	V8S 1L9	Janice Wallace	128-964 Heywood St	V8V 2Y5
Chris Petter	1220 McKenzie St	V8V 2W5	Jack Albhouse		
Linda Roberts	1220 McKenzie St	V8V 2W5	Evid Hazelbower	4-1151 Princess Ave	V8T 1L2
Alice J Albert	453 Moss St	V8V 4N5	Pat Preston	402-1014 Park Blvd	V8V 2T4
Blake Logan	9-926 Convent Pl	V8V 2Y8	Gwenyth Windsor	102-340 Linden Ave	V8V 4E9
Nancy Gow	407-1030 Pendergast St	V8V 2X2	Cheryl Matli	86 Howe St	V8V 4K3
Zannah Garrett			Ian Beare		
Geoff Smith			Samantha Beare		
Bruce Elkin	1-35 Cook St	V8V 3W6	Barbara Bowman	234 Moss St	V8V 4M4
Hilary McPhail	6-313 Cook St	V8V 3X5	Ken Rouche	47 Howe St	V8V 4K2
Rob McInnes	210-909 Pendergast St	V8V 2W7	Jane Mertz	89 Howe St	V8V 4K2
Betty McInnes	210-909 Pendergast St	V8V 2W7	Beat Mertz	89 Howe St	V8V 4K2
Lawrence Fawcett	57 Wellington Ave	V8V 4H5	Janet Bartz	1221 Oxford St	V8V 2V6
Pat Ebbels	1255 Faithful St	V8V 251	John Tylee	1014 Park Blvd	V8V 2T4
Laurie Tighe	57 Wellington Ave	V8V 4H5	Freda Knott	202-1063 Southgate	V8V 2Z1
Claire Jackson	Howe Street		Ayala Johnson	245 Moss St	V8V 4M6
Bob Mckechnie	1126 Leonard St	V8V 2S4	Janet Lundman	Sutlej St	
Linda Cooney	1212 Oxford St	V8V 2V5	Agnes Phillips	201-978 Heywood St	V8V 2Y4
Bernice Vine	201 445 Cook St	V8V 3Y2	Eric Crump	298 Moss St	V8V 4M4
Linda MacNayr	1121 Chapman St	V8V 2T5	Bruce Smith	Oliphant Ave	V8V 2T9
Sandra Richardson	1216 Oxford St	V8V 2V5	Valerie Watanabe		

Signatories to the letter addressed to Mayor Lisa Helps and Council, dated July 1, 2016 regarding the proposed development at Cook Street & Oliphant Avenue:



## Amanda Ferguson

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**Subject:** FW: Oliphant neighbours response to Oliphant/Cook development proposal  
**Attachments:** FINAL July 4 Comments on Cole's 05\_17 letter (1).docx

**From:** John Tylee  
**Sent:** Monday, July 04, 2016 8:24 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Charlotte Wain <CWain@victoria.ca>  
**Subject:** Oliphant neighbours response to Oliphant/Cook development proposal

The attached comments are for your consideration.

Thank you.

--

John Tylee

July 4, 2016

To: Mayor Lisa Helps and City Council  
City of Victoria

## Neighbourhood response to the May 17 Letter from Mr. Cole to Mayor and Council Re: ***Oliphant and Cook St. Proposal***

The Advisory Design Panel (ADP) met on April 27<sup>th</sup> to review the development proposal for Oliphant and Cook St. They moved to approve the plan with incidental architectural design changes. On May 17<sup>th</sup> the project proponent Mr. Cole submitted a letter to Mayor and Council in which he describes “a number of further *significant* changes to our building design to reflect comments from Council, the community and the Advisory Design Panel. The majority of these changes have been to further refine and sculpt the building to enhance its relationship to Cook Street and the neighbourhood”. Residents of this neighbourhood do not view the changes made to be *significant* improvement to a development proposal opposed by more than 700 signatories to a petition presented at the Jan. 14, 2016 Council meeting. Residents do not see that Mr. Cole’s recent proposed changes enhance the relationship to the neighbourhood, for the reasons outlined below:

### **1) Building Size, Floor Space and Type and Number of Residential Units**

As noted in the December 2015 CALUC report on the original development proposal “**everything is being taken to the maximum in height and density**”. In his May 17, 2016 letter, Mr. Cole states that the floor area has been reduced by 600 m<sup>2</sup> (a mere 5 percent reduction in floor area) and from a Floor Space Ratio (FSR) of 2.5:1 to 2.2:1, (a reduction of 12 percent to an increase of 100 percent from its current FSR of 1.1).

The OCP states that the Large Urban Village (e.g. designation for Cook St. Village) supports an FSR “generally up to 1.5:1” and “increased density up to a total of approximately 2.5:1 may be considered in “**strategic**” locations for advancement of plan objectives”, an increase of 66 percent. Mr. Cole stated at the April 27 ADP meeting that “the isolated site” of Cook and Oliphant makes it “strategic”. He then described Oliphant as being in “transition”; a neighbourhood with “a few scattered single family dwellings” suggesting that his proposal would set the long term reality of the street. In fact this site is in no way isolated and is part of Oliphant Ave. Eight of the 11 homes in the 1000 block of Oliphant are owner occupied. The street is designated “Traditional Residential” in the OCP with a FSR of 1.1:1. Currently there are no buildings over 3 storeys on Oliphant. Good planning would dictate a more gradual transition from Traditional Residential to the basic density of a Large Urban Village (FSR of 1.5:1), rather than allowing closer to the higher density level for “strategic” locations.

Since adopting the OCP, City staff has indicated that “Victoria’s Urban Core and all properties within Town Centres and Large Urban Villages are considered strategic locations for growth (OCP policy 13.1)” (Nov. 19/15 email from J Tinney) and therefore support a FSR of 2.5:1. Have the 25 year growth projections increased so much to justify an across the board increase in FSR of 66 percent in

Large Urban Villages? An FSR allowance as high as 2.5:1 is not acceptable for this proposal, particularly as it is the first proposal under this OCP designation and it is prior to the Local Area Plan being completed.

**“What is special about this site to make it a strategic location?”** (ADP, April 27). In fact, this site is special (but not as contemplated by Mr. Cole and City staff) because it is contiguous to one of the few Traditional Residential streets in the Cook St. Village area, and should not become the traffic corridor to access a building of such high density. It should also be noted that previous plans called for no commercial development south of Oliphant Ave. in order to protect the ambience around Beacon Hill Park. Instead, these plans directed that commercial development be focused northward towards Fairfield Road.

The proponent has reduced the original number of units from 60 to 53, and increased the number of Junior one-bedroom units (410-430 sq. ft.) from six to 20. Mr. Cole argues that the smaller sizes make the Junior units *“more attractive and affordable”*. It has been suggested that units of this size would be very attractive as Air BNB rentals, which does not contribute to strong communities. Mr. Cole has also indicated that 9 of these Junior units will be “below market value”, a requirement to compensate for the loss of 9 existing rentals on this site which had had long term and in some cases family occupants and with rent increases regulated by provincial rent controls of just over 2% annually. Given the current (unregulated) real estate market values, the new units, of less than half the size of many of the existing ones, will be far from affordable for the displaced occupants.

## **2) Reduced Building Height**

Over 700 citizens signed a petition to Mayor and Council asking to **“Decrease the height of new building design in Cook Street Village”** “Given the (extensive) discussion about building height and context to the adjacent buildings (the proponent) has reduced the overall building height by 0.7 m (2 ft. 3 in.)” (Mr. Cole’s letter of May 17). This is a 4 % height reduction to a building which is more than 60 percent higher than the maximum height allowed under existing zoning for the site ( and adjacent buildings along Oliphant). Mr. Cole points out that this reduction brings the floor level of the 5<sup>th</sup> floor to the same height of (the top of) the condominium building on Park Ave. He neglects to point out that the fifth storey is 3.4 m high, rather than 3 m for the other residential levels, plus there is an additional 0.9 m above this for the roof, which brings this building to 4.3 meters (14 feet) (1.5 storeys) higher than the highest adjacent building (East Park) and at least 22 feet (more than 2 storeys) higher than any adjacent buildings on Oliphant.

**“The fifth storey represents a huge increase in cost for a density increase of only six units”** (ADP April 27). The developer will recuperate his financial costs of these additional penthouse units without compensating the neighbourhood for their less quantifiable but still real social and environmental costs and the loss of traditional residential character and quality of place (OCP goal).

The photos used in Mr. Cole’s May 17<sup>th</sup> letter give no context to the adjacent buildings or the character and sense of place in the Cook St. Village.

### **3) Increased Setbacks, Stepping Back and relationship to the Street and Neighbouring Properties**

The proponent has requested a variance on current zoning setback requirements of 5 m and 3 m on Cook and Oliphant respectively. In addition to neighbourhood concerns expressed in the CALUC report (Dec. 2015), the ADP (April 27) acknowledged the need for changes in set backs as well as the provision of some pedestrian facilities. In response the proponent's revised plan increases building setbacks (2<sup>nd</sup> and 3<sup>rd</sup> level) from 0.0m to 0.5 m on Cook and to 0.3 m on Oliphant resulting in a three storey hard wall-scape virtually to the property line at this end of the block. This lack of setback will also require the removal of two large ornamental boulevard trees. **"Building is bulky, too long and complex – does not work with Oliphant"** (ADP April 27).

On the street level Mr. Cole has increased setbacks to 2 m which are still 30-50 percent less than current requirements for Cook and Oliphant. He argues that this will create "more room for pedestrian movement and more opportunity for activity and interaction of the street..., allowing for more individualization of the store fronts and added interest. The area will be further enhanced with unit pavers and canopies overhead." All true but not enough. Is this space for public use or for use by the retail outlets for outdoor displays, and seating?

By increasing the set backs on the 4<sup>th</sup> and 5th storeys, the proponent argues that the revisions will provide a "3 storey feel on the corner" of Cook and Oliphant. (Proponent, ADP meeting April 27) This may be the case if you are standing on the sidewalk below this building, but not the case if you are looking at it from the neighbourhood. The 4th and 5th storeys will still block the sky and sunlight and reduce the privacy of adjacent neighbours. Cole argues that the overall perception of the scale of the building has been improved by the revised setbacks on the above ground floors, and the massing has been reduced. However, the scale of the building is still perceived as being too big with respect to its surroundings and it is still a large mass covering the majority of four lots which currently have four separate buildings with trees and green space around each.

Minimal setbacks and reduction to the site coverage leaves a 100% non-permeable site which will contribute significantly to the City's storm water system.

**"Is it the right fit or should it be broken down into separate buildings to fit the existing streetscape?"** (ADP April 27)

### **4) Parking and Loading**

Mr. Cole is asking for a variance on residential parking requirements of 1.4 stalls per unit. He proposes the provision of 0.9 parking stalls per unit including 5 visitor stalls (just less than 10 percent per unit (53). Is it usual to include visitor stalls in this calculation of residential requirement or are these not incremental? In the revised proposal Mr. Cole has reduced commercial spaces from 21 to 19 by converting commercial floor area to live/work space of 125 m<sup>2</sup> (equivalent to 3 commercial stalls). However there is not parking provision for the live/work unit either in residential or commercial parking requirements. It seems that Mr. Cole has massaged the parking numbers in an effort to make them appear better than they actually are. Furthermore his parking study justifies the



reduced number of parking spaces by stating that any overflow cars can park on streets within a block of the building. All such streets are either residential only parking or restricted to 2-3 hour parking. Parking is already an issue in this area.

Nowhere in Mr. Cole's proposal does he address traffic concerns. Cook Street is already congested with vehicle and pedestrian traffic. Commercial trucks currently unload from the center turning lanes carrying their product across the through traffic lanes. As a result of this congestion, many people use Oliphant as a Cook St. Village by-pass, in addition to looking for temporary parking on Oliphant. Large commercial trucks also pull in and out of the area behind the retail establishments on Cook, north of Oliphant, blocking traffic turning off of Cook onto Oliphant. Having the access to such a large building including commercial parking and loading requirements on the south side of Oliphant will exacerbate current traffic issues exponentially.

Mr. Cole proposes removing five mature trees at the rear of the existing buildings, which currently screen these buildings along Cook from adjacent buildings on Park and Oliphant. Three of these trees are very close to the proponent's western rear property line. Therefore, these trees might be preserved merely by reconfiguring parking and reducing the need for additional parking and loading for commercial use.

## **5) Advisory Design Panel Recommendations**

**"A lot going on . . . very busy . . . an excess of detail. . . In an effort to give the building a three storey feel and because of the complexity of the design, 14 materials were used. Too much."** (ADP April 27)

In response, Mr. Cole has proposed a number of cosmetic changes to the building material and elements to be used. However it remains that: **"The attempts at design change are simply trying to disguise a building that is too big"** (ADP April 27).

"The challenge for new development is to create new memorable places, while embracing older special character areas through design, heritage conservation and animation of the public realm". (OCP p.22) This development doesn't come close to meeting the challenge.

Part of the design challenge in an area like Cook Street Village is differentiating the area from downtown. The Village has been successful in developing its own eclectic designs that demonstrate unambiguously that this area is not part of downtown. But the design of this proposal mirrors many downtown projects, thereby undermining the design integrity of the Village.

## **Summary/Conclusion:**

The OCP (section 6, p.37) states that "while the designations establish the general pattern of land use it is the Zoning Bylaw that regulates the specific uses and density of development that are permitted to occur on the land.... Decisions about the use, density and scale of building for an individual site will be based on site-specific evaluations of proposed developments in relation to the site, block and local

area context and will include, but not be limited to, considerations of:

Consistency of proposal with all relevant policies within the Official Community Plan;  
City Policies; and  
Local Area Plans.

It seems that the project proponent determined the maximum possible development (e.g. 6 storeys, zero setbacks, commercial space and 2.5:1 FSR) which could be supported under a Large Urban Village designation in a “strategic” location, and drew up his original plans accordingly without considering the site, block or local area context. He has now trimmed a bit off of the edges (or “sculpted the building” using his words) in order to say he has listened and responded to concerns.

In pursuit of higher density all other objectives in the OCP such as “conserving traditional residential character and enhancing quality of place” have been short-changed.

The City has launched a community planning process to develop the Fairfield Gonzales Local Area Plan. To approve an oversized development in advance of completion of this planning process would totally undermine the integrity of the process because it will create a precedent that could then be used to justify other oversized projects not just throughout Cook Street Village, but also in Large Urban Villages throughout the city.

Should Mr. Cole revise his proposal before it goes to Council, we will provide further commentary on the degree to which it aligns with neighbourhood objectives and values.

### **Signatories:**

Barbara Bowman	234 Moss Street	V8V 4M4
Pat Ebbels	1255 Faithful Street	V8V 2S1
Cheryl Matli	86 Howe Street	V8V 4K3
Ruth MacDonald	#3 1032 Oliphant St.	V8V 2V1
Jane Mertz	89 Howe Street	V8V 4K2
Pat Preston	1014 Park Blvd.	V8V 2T4
Jane Ramin	1023 Oliphant Ave.	V8V 2T9
Crin Roth	1018 Oliphant Ave.	V8V 2V1
Jeffrey Smith	1032 Oliphant St.	V8V 2V1
Karen Smith	1032 Oliphant St.	V8V 2V1
Sid Tafler	121 Howe Street	V8V 4K5
Jacinthe Tremblay	1026 Oliphant Ave.	V8V 2V1
John Tylee	1014 Park Blvd.	V8V 2T4

July 5/2016

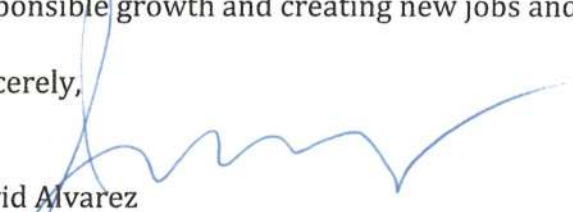
To the Mayor and Victoria City Council:

I am writing this letter to add my voice in support of the proposed building on the corner of Cook St. and Oliphant Ave. in the Cook St. Village. I have followed the progress of this project since it was first brought to my attention and I continue to be impressed with the way the developers have been cooperative in listening to and working with both Fairfield residents and businesses in the Village.

I see this development, with its mix of residential, live-work and commercial spaces as being a positive step forward for this vibrant neighbourhood. It will not only attract more residents and businesses, but more visitors. And since the revised design now complies with zoning bylaws regarding the number of storeys, it will fit in nicely with the other nearby developments that continue to transform Cook St. Village.

Though there are voices in the Fairfield neighbourhood that will always resist any change, Victoria is a progressive city that can surely see the value in promoting responsible growth and creating new jobs and housing its residents.

Sincerely,



David Alvarez  
7-1276 Richardson St.  
Victoria, BC  
V8V 3E1

June 11, 2016

Mayor Lisa Helps and Victoria City Council  
#11 - Centennial Square  
Victoria, B.C.

Re: 220 Cook St.

Dear Mayor Helps:

I am writing in support of Leonard Cole's development at 220 Cook St. Mr. Cole has shown his willingness to listen to the community and to adjust his plans according to community input. The number of residential units has been decreased to 53 with total floor areas being reduced, especially on the upper floors. The development will allow for LIVE/WORK units to be permitted use for commercial space, which will allow for a variety of new services and small businesses for the community. The development will provide 90 small one bedroom, below market rental units to Victoria's challenging rental market. The outside parkade will be available to the community after business hours which will help to alleviate parking issues in the local area.

Finally, the design of the development will complement



the existing structures and it is  
a look toward the future of the  
area.

Thank you for your time and  
attention to this matter.

Sincerely,

Mannette Ast  
PO Box 23116  
RPO Cook St.  
Victoria B.C.  
V8V 4Z8.

1041 OLIPHANT

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

July 5 / 2016

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,

Darlene L. England  
#305-1030 Pendragast St.  
Victoria

Darlene L. England

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

July 5 /2016

**212-220 Cook St and 1041 Oliphant Ave-Support Cook St  
Village Rezoning and Development Permit Application**

Attention: Mayor Helps and Members of Council

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.

As an owner of a 31 unit building close to the proposed site off Hilda, I strongly believe in the value of property in the area. Its proximity to Beacon Hill Park and the majestic views off Dallas Road, the downtown core and the many amenities will help the Cook Street Village area keep its value.

I believe the proposed project will help maintain property values in the area because the new residents, businesses and visitors 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 Katz

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

345 Cook St  
Victoria BC  
V8V 3X6

May 30 2016


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

To Mayor and Council:

I write in support of this proposed project as our neighbourhood should be welcoming new residents and businesses. 53 residential units (9 of which are to be designated below market rentals) and 6 commercial spaces will enrich our already thriving community.

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

Respectfully,

  
Will Sparling



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

July 5 / 2016

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We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,

*Ab Hudson*  
1128 Leonard St.,  
V1C 1B2

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

July 5 / 2016

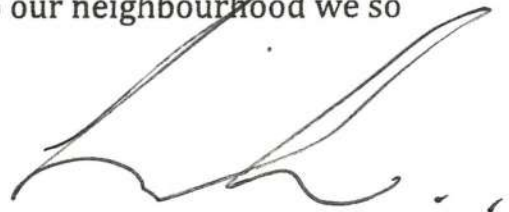
Mayor and Members of Council:

I am writing to show my continued unwavering support for the proposed project at Cook and Oliphant.

Recent changes to the project have been the result of thorough and comprehensive community engagement. Three examples of community input that has taken the shape of change. Community stakeholders and neighbours alike have asked for a "smaller" building (the total floor area of the building has been reduced by more than 6000 sq ft,) greater mix of unit types (now 20 smaller one bedroom units) and the number of stories (the enclosure for the access to the roof is now removed as this was the only element that was considered a 6th storey.) The building now completely complies with the zoning bylaw as a 5 storey building.

This project promotes the City's objectives and will provide new opportunities for residents and visitors to our neighbourhood we so proudly call the Cook Street Village.

Ed Price  
#210-964 Heywood



To City Council of Victoria,

July 5/2016

I am writing in support of the development proposed at Cook and Oliphant Streets. I was a proponent of the original design as I felt it help bring more density to an area that many people desire to live in but cannot afford at the current time. The changes that have been made to the original plans only reinforce my feelings on this development.

I think it is great that the developer of the project has listened to the community and made changes based on their feedback, however I feel it is now time that City Council shows leadership and helps get this project underway.

We currently have a housing a rental shortage in the city of Victoria and although this one project will not solve this issue it will help. I feel that getting this project underway would be in the best interest of the city as it has been delayed long enough.

Patrick Wood



139 Clarence Street  
Victoria BC

July 5 / 2016

Dear Mayor Helps and City Council Members,

I'm writing to you regarding the development proposal put forth by Leonard Cole for the lots on the corner of Oilphant and Cook St. Although I preferred the initial proposal put forth by the developer I agree with and 100% support the revised proposal.

I have lived in the Cook St. Village area for the past 12 years and have begun raising my family in the neighborhood, I now have two daughters 8 and 10. We consider walking to the village as a family activity and something we think fondly of. We often go for pizza and/or treats on the way to the Cook St. park, we enjoy walking through the village and are looking forward to it becoming more significant.

Since the last major development within the village I have seen a dramatic improvement in the culture and feel of the village, I believe this is primarily due to the densification of the neighborhood including the addition of added retail space. For my family it is clear that the more people that live close by the safer and more vibrant the village feels. On behalf of my family we think that additional housing and more retail space in the neighbourhood especially at Oilaphant and Cook will continue to improve the village culture, vibrancy and more importantly safety.

I urge yourself and the city council to approve this development as currently proposed... .. Please do not let a vocal minority side-track the official community plan again!

If you have any questions please feel free to contact me at your convenience.

Sincerely,

Michael Martin

449 Moss St., Victoria BC

V8V-4N5



May 18 2016

Mayor and Council  
City of Victoria  
#1 Centennial Square

159 Bushby St  
Victoria BC  
V8S 1B5

## Planning for Village Renewal-Support Density at Cook and Oliphant

Dear Mayor and Members of Council:

I believe densification of the Cook Street Village improves the culture and feel of the nearby neighbourhoods and community as a whole.

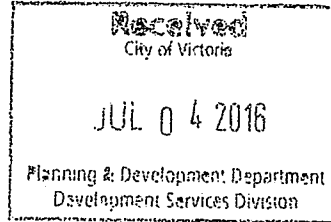
This proposed project is part of the planning and suitable design of the Cook Street Village's growth and long-term viability. Both residents and businesses are needed; 53 residential units and commercial space that has the benefit of flexibility with **Live Work** designation.

This project is a tasteful example of density done right and for this I offer my support for this re-zoning application.

Respectfully,



Matthew Jardine



July 4, 2016

To: Mayor Lisa Helps and City Council  
City of Victoria

## Neighbourhood response to the May 17 Letter from Mr. Cole to Mayor and Council Re: *Oliphant and Cook St. Proposal*

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The Advisory Design Panel (ADP) met on April 27<sup>th</sup> to review the development proposal for Oliphant and Cook St. They moved to approve the plan with incidental architectural design changes. On May 17<sup>th</sup> the project proponent Mr. Cole submitted a letter to Mayor and Council in which he describes "a number of further *significant* changes to our building design to reflect comments from Council, the community and the Advisory Design Panel. The majority of these changes have been to further refine and sculpt the building to enhance its relationship to Cook Street and the neighbourhood". Residents of this neighbourhood do not view the changes made to be *significant* improvement to a development proposal opposed by more than 700 signatories to a petition presented at the Jan. 14, 2016 Council meeting. Residents do not see that Mr. Cole's recent proposed changes enhance the relationship to the neighbourhood, for the reasons outlined below:

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The OCP states that the Large Urban Village (e.g. designation for Cook St. Village) supports an FSR "generally up to 1.5:1" and "increased density up to a total of approximately 2.5:1 may be considered in "**strategic**" locations for advancement of plan objectives", an increase of 66 percent. Mr. Cole stated at the April 27 ADP meeting that "the isolated site" of Cook and Oliphant makes it "strategic". He then described Oliphant as being in "transition"; a neighbourhood with "a few scattered single family dwellings" suggesting that his proposal would set the long term reality of the street. In fact this site is in no way isolated and is part of Oliphant Ave. Eight of the 11 homes in the 1000 block of Oliphant are owner occupied. The street is designated "Traditional Residential" in the OCP with a FSR of 1.1:1. Currently there are no buildings over 3 storeys on Oliphant. Good planning would dictate a more gradual transition from Traditional Residential to the basic density of a Large Urban Village (FSR of 1.5:1), rather than allowing closer to the higher density level for "strategic" locations.

Since adopting the OCP, City staff has indicated that "Victoria's Urban Core and all properties within Town Centres and Large Urban Villages are considered strategic locations for growth (OCP policy 13.1)" (Nov. 19/15 email from J Tinney) and therefore support a FSR of 2.5:1. Have the 25 year growth projections increased so much to justify an across the board increase in FSR of 66 percent in

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The proponent has reduced the original number of units from 60 to 53, and increased the number of Junior one-bedroom units (410-430 sq. ft.) from six to 20. Mr. Cole argues that the smaller sizes make the Junior units *“more attractive and affordable”*. It has been suggested that units of this size would be very attractive as Air BNB rentals, which does not contribute to strong communities. Mr. Cole has also indicated that 9 of these Junior units will be *“below market value”*, a requirement to compensate for the loss of 9 existing rentals on this site which had had long term and in some cases family occupants and with rent increases regulated by provincial rent controls of just over 2% annually. Given the current (unregulated) real estate market values, the new units, of less than half the size of many of the existing ones, will be far from affordable for the displaced occupants.

## **2) Reduced Building Height**

Over 700 citizens signed a petition to Mayor and Council asking to **“Decrease the height of new building design in Cook Street Village”** “Given the (extensive) discussion about building height and context to the adjacent buildings (the proponent) has reduced the overall building height by 0.7 m (2 ft. 3 in.)” (Mr. Cole’s letter of May 17). This is a 4 % height reduction to a building which is more than 60 percent higher than the maximum height allowed under existing zoning for the site ( and adjacent buildings along Oliphant). Mr. Cole points out that this reduction brings the floor level of the 5<sup>th</sup> floor to the same height of (the top of) the condominium building on Park Ave. He neglects to point out that the fifth storey is 3.4 m high, rather than 3 m for the other residential levels, plus there is an additional 0.9 m above this for the roof, which brings this building to 4.3 meters (14 feet) (1.5 storeys) higher than the highest adjacent building (East Park) and at least 22 feet (more than 2 storeys) higher than any adjacent buildings on Oliphant.

**“The fifth storey represents a huge increase in cost for a density increase of only six units”** (ADP April 27). The developer will recuperate his financial costs of these additional penthouse units without compensating the neighbourhood for their less quantifiable but still real social and environmental costs and the loss of traditional residential character and quality of place (OCP goal).

The photos used in Mr. Cole’s May 17<sup>th</sup> letter give no context to the adjacent buildings or the character and sense of place in the Cook St. Village.

### **3) Increased Setbacks, Stepping Back and relationship to the Street and Neighbouring Properties**

The proponent has requested a variance on current zoning setback requirements of 5 m and 3 m on Cook and Oliphant respectively. In addition to neighbourhood concerns expressed in the CALUC report (Dec. 2015), the ADP (April 27) acknowledged the need for changes in set backs as well as the provision of some pedestrian facilities. In response the proponent's revised plan increases building setbacks (2<sup>nd</sup> and 3<sup>rd</sup> level) from 0.0m to 0.5 m on Cook and to 0.3 m on Oliphant resulting in a three storey hard wall-scape virtually to the property line at this end of the block. This lack of setback will also require the removal of two large ornamental boulevard trees. **"Building is bulky, too long and complex – does not work with Oliphant"** (ADP April 27).

On the street level Mr. Cole has increased setbacks to 2 m which are still 30-50 percent less than current requirements for Cook and Oliphant. He argues that this will create "more room for pedestrian movement and more opportunity for activity and interaction of the street..., allowing for more individualization of the store fronts and added interest. The area will be further enhanced with unit pavers and canopies overhead." All true but not enough. Is this space for public use or for use by the retail outlets for outdoor displays, and seating?

By increasing the set backs on the 4<sup>th</sup> and 5th storeys, the proponent argues that the revisions will provide a "3 storey feel on the corner" of Cook and Oliphant. (Proponent, ADP meeting April 27) This may be the case if you are standing on the sidewalk below this building, but not the case if you are looking at it from the neighbourhood. The 4th and 5th storeys will still block the sky and sunlight and reduce the privacy of adjacent neighbours. Cole argues that the overall perception of the scale of the building has been improved by the revised setbacks on the above ground floors, and the massing has been reduced. However, the scale of the building is still perceived as being too big with respect to its surroundings and it is still a large mass covering the majority of four lots which currently have four separate buildings with trees and green space around each.

Minimal setbacks and reduction to the site coverage leaves a 100% non-permeable site which will contribute significantly to the City's storm water system.

**"Is it the right fit or should it be broken down into separate buildings to fit the existing streetscape?"** (ADP April 27)

### **4) Parking and Loading**

Mr. Cole is asking for a variance on residential parking requirements of 1.4 stalls per unit. He proposes the provision of 0.9 parking stalls per unit including 5 visitor stalls (just less than 10 percent per unit (53). Is it usual to include visitor stalls in this calculation of residential requirement or are these not incremental? In the revised proposal Mr. Cole has reduced commercial spaces from 21 to 19 by converting commercial floor area to live/work space of 125 m<sup>2</sup> (equivalent to 3 commercial stalls). However there is not parking provision for the live/work unit either in residential or commercial parking requirements. It seems that Mr. Cole has massaged the parking numbers in an effort to make them appear better than they actually are. Furthermore his parking study justifies the



reduced number of parking spaces by stating that any overflow cars can park on streets within a block of the building. All such streets are either residential only parking or restricted to 2-3 hour parking. Parking is already an issue in this area.

Nowhere in Mr. Cole's proposal does he address traffic concerns. Cook Street is already congested with vehicle and pedestrian traffic. Commercial trucks currently unload from the center turning lanes carrying their product across the through traffic lanes. As a result of this congestion, many people use Oliphant as a Cook St. Village by-pass, in addition to looking for temporary parking on Oliphant. Large commercial trucks also pull in and out of the area behind the retail establishments on Cook, north of Oliphant, blocking traffic turning off of Cook onto Oliphant. Having the access to such a large building including commercial parking and loading requirements on the south side of Oliphant will exacerbate current traffic issues exponentially.

Mr. Cole proposes removing five mature trees at the rear of the existing buildings, which currently screen these buildings along Cook from adjacent buildings on Park and Oliphant. Three of these trees are very close to the proponent's western rear property line. Therefore, these trees might be preserved merely by reconfiguring parking and reducing the need for additional parking and loading for commercial use.

## 5) Advisory Design Panel Recommendations

**"A lot going on . . . very busy . . . an excess of detail. . . In an effort to give the building a three storey feel and because of the complexity of the design, 14 materials were used. Too much."** (ADP April 27)

In response, Mr. Cole has proposed a number of cosmetic changes to the building material and elements to be used. However it remains that: **"The attempts at design change are simply trying to disguise a building that is too big"** (ADP April 27).

**"The challenge for new development is to create new memorable places, while embracing older special character areas through design, heritage conservation and animation of the public realm".** (OCP p.22) This development doesn't come close to meeting the challenge.

Part of the design challenge in an area like Cook Street Village is differentiating the area from downtown. The Village has been successful in developing its own eclectic designs that demonstrate unambiguously that this area is not part of downtown. But the design of this proposal mirrors many downtown projects, thereby undermining the design integrity of the Village.

## Summary/Conclusion:

The OCP (section 6, p.37) states that "while the designations establish the general pattern of land use it is the Zoning Bylaw that regulates the specific uses and density of development that are permitted to occur on the land.... Decisions about the use, density and scale of building for an individual site will be based on site-specific evaluations of proposed developments in relation to the site, block and local

area context and will include, but not be limited to, considerations of:

Consistency of proposal with all relevant policies within the Official Community Plan;  
City Policies; and  
Local Area Plans.

It seems that the project proponent determined the maximum possible development (e.g. 6 storeys, zero setbacks, commercial space and 2.5:1 FSR) which could be supported under a Large Urban Village designation in a “strategic” location, and drew up his original plans accordingly without considering the site, block or local area context. He has now trimmed a bit off of the edges (or “sculpted the building” using his words) in order to say he has listened and responded to concerns.

In pursuit of higher density all other objectives in the OCP such as “conserving traditional residential character and enhancing quality of place” have been short-changed.

The City has launched a community planning process to develop the Fairfield Gonzales Local Area Plan. To approve an oversized development in advance of completion of this planning process would totally undermine the integrity of the process because it will create a precedent that could then be used to justify other oversized projects not just throughout Cook Street Village, but also in Large Urban Villages throughout the city.

Should Mr. Cole revise his proposal before it goes to Council, we will provide further commentary on the degree to which it aligns with neighbourhood objectives and values.

### **Signatories:**

Barbara Bowman	234 Moss Street	V8V 4M4
Pat Ebbels	1255 Faithful Street	V8V 2S1
Cheryl Matli	86 Howe Street	V8V 4K3
Ruth MacDonald	#3 1032 Oliphant St.	V8V 2V1
Jane Mertz	89 Howe Street	V8V 4K2
Pat Preston	1014 Park Blvd.	V8V 2T4
Jane Ramin	1023 Oliphant Ave.	V8V 2T9
Crin Roth	1018 Oliphant Ave.	V8V 2V1
Jeffrey Smith	1032 Oliphant St.	V8V 2V1
Karen Smith	1032 Oliphant St.	V8V 2V1
Sid Tafler	121 Howe Street	V8V 4K5
Jacinthe Tremblay	1026 Oliphant Ave.	V8V 2V1
John Tylee	1014 Park Blvd.	V8V 2T4

**Amanda Ferguson**

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**Subject:** FW: 212-220 Cook Street and 1041 Oliphant St 5 Storey Building

**From:** Stephanie Maclean

**Date:** July 4, 2016 at 8:50:31 AM PDT

**To:** "[malto@victoria.ca](mailto:malto@victoria.ca)" <[malto@victoria.ca](mailto:malto@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "[bisitt@victoria.ca](mailto:bisitt@victoria.ca)" <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, "[jloveday@victoria.ca](mailto:jloveday@victoria.ca)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)" <[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)>, "[gyoung@victoria.ca](mailto:gyoung@victoria.ca)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, "[mayor@victoria.ca](mailto:mayor@victoria.ca)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** 212-220 Cook Street and 1041 Oliphant St 5 Storey Building

**Reply-To:** Stephanie Maclean [REDACTED]

Dear Victoria Mayor and City Councillors:

212-220 Cook Street and 1041 Oliphant St 5 storey building

I am a resident of Victoria and write in support of the above mentioned project as it is important to realize the strategic opportunity this building will bring to strengthen the Cook Street Village. When you increase the concentration of people, new businesses come and old ones are able to exist as well there is a great benefit to the environment with less pressure on infrastructure. For instance, car traffic and parking.

This project fully complies with the City of Victoria's OCP and will provide exciting new opportunities for residents and visitors.

Thank you for your consideration,  
Stephanie Maclean

**Amanda Ferguson**

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**Subject:** FW: 212-220 Cook Street and 1041 Oliphant St 5 Storey Building

**From:** Mike Barrie

**Date:** July 4, 2016 at 8:21:48 AM PDT

**To:** "[malto@victoria.ca](mailto:malto@victoria.ca)" <[malto@victoria.ca](mailto:malto@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "[bisitt@victoria.ca](mailto:bisitt@victoria.ca)" <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, "[jloveday@victoria.ca](mailto:jloveday@victoria.ca)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)" <[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)>, "[gyoung@victoria.ca](mailto:gyoung@victoria.ca)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, "[mayor@victoria.ca](mailto:mayor@victoria.ca)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** 212-220 Cook Street and 1041 Oliphant St 5 Storey Building

Hello Victoria Mayor and City Councillors,

I am a resident of Victoria and wanted write you to fully support the 212-220 Cook street and 1041 Oliphant St 5 storey building and what it will positively bring to our city. The growth of new residents will help businesses both new and old with a increase of customer base. Also the many jobs it will create during its time frame is a big boost to our local economy, not only in creating many new jobs but also those many employee's become customers locally during that time. I am excited about the enviromental benefits also, as it will help with local vehicle traffic and parking. I really hope to see this project go ahead as it fully complies with the city of Victoris's OCP and believe the many short and long term benifits are to much to miss out on.

Thank you for your time,  
Mike Barrie



**Amanda Ferguson**

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**Subject:** FW: 212-220 Cook Street and 1041 Oliphant St 5 storey building

**From:** Dre Lavack

**Date:** July 3, 2016 at 10:13:57 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** 212-220 Cook Street and 1041 Oliphant St 5 storey building

Dear Victoria Mayor and City Councillors:

212-220 Cook Street and 1041 Oliphant St 5 storey building

I write in support of the above mentioned project as it is important to realize the strategic opportunity this building will bring to strengthen the Cook Street Village. When you increase the concentration of people, new businesses come and old ones are able to exist as well there is a great benefit to the environment with less pressure on infrastructure. For instance, car traffic and parking.

This project fully complies with the City of Victoria's OCP and will provide exciting new opportunities for residents and visitors.

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Best regards,

Dré Lavack

## **Amanda Ferguson**

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**Subject:** FW: Attention Mayor Helps and City of Victoria Councillors

**From:** Admin

**Date:** July 10, 2016 at 7:36:12 PM PDT

**To:** 'Admin'

**Subject:** Attention Mayor Helps and City of Victoria Councillors

Attention Mayor Helps and City of Victoria Councillors,

As a resident of Cook Street Village I am writing in support of the proposed 5 storey building at Cook and Oliphant. Significant changes have been made since the original drawing and I feel the developer has listened to the community and these changes reflect those interactions. For instance, the total floor area of the building has been reduced by more than 6000 sq ft (especially on the upper floor), the total number of residential units reduced from 60 to 53 and the mix of units has been changed to now provide 20 smaller one bedroom units (9 of which are to be designated as below market rental units.)

Lets move forward with this proposal in the spirit of cooperation and welcome density done right.

Thank you for your consideration.

N.Bains

**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant Development July 14 Meeting

**From:** Greg Balicki

**Date:** July 5, 2016 at 10:10:26 AM PDT

**To:** "[mayor@victoria.ca](mailto:mayor@victoria.ca)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, "[malto@victoria.ca](mailto:malto@victoria.ca)" <[malto@victoria.ca](mailto:malto@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "[bisitt@victoria.ca](mailto:bisitt@victoria.ca)" <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, "[jloveday@victoria.ca](mailto:jloveday@victoria.ca)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)" <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, "[gyoung@victoria.ca](mailto:gyoung@victoria.ca)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>

**Subject:** Cook and Oliphant Development July 14 Meeting

**Reply-To:** [REDACTED]

Dear Madame Mayor and Councillors,

I write to you to reiterate my concerns relating to the proposed development at Cook and Oliphant. Having reviewed the most recent version of the proposal, dated June 9, 2016, and compared this to the previously revised proposal, dated April 15, 2016 and earlier proposals, my wife and I are not satisfied that the developer has sufficiently considered community or City of Victoria staff input or that the proposal has changed significantly enough in the broad areas of concern. We continue to support thoughtful development and urge Council to hear and act on the community's concerns and input in regards to this development.

**Firstly and frankly, the proposed development does not fit within the community context.**

No matter how one spins the facts or orientates the artistic renderings, the transition from the proposed structure to its neighbouring properties would be harsh and imposing – think of a cruise ship in the middle of a group of sailboats. Planning staff recommended the transition be softened as far back as in February 2015; however, to date, this issue has not been sufficiently addressed in any revised version of the proposal.

**By endeavouring to maximize dimensions, the proposed development causes a snowball effect of issues that will have long-lasting, negative effects on the community.**

The streetscape aesthetic, parking, traffic, green space, and security would all be adversely affected if this development were allowed to proceed as proposed. By maximizing the dimensions and, in turn, the number of residential and commercial tenants/residents, the developer is not able to provide sufficient parking for tenants/residents, deliveries and visitors. As a result, vehicles will inevitably spill over on to adjacent side streets putting a strain on not only the neighbours, but also on the City's parking enforcement resources.

By reducing the size of the proposed construction a reverse snowball effect toward the positive would occur, e.g. eliminating the commercial space (there are already vacancies elsewhere in the Village) would decrease the overall height of the building creating a less imposing structure that would allow more light to fill the Village and ease the strain on parking and traffic. If the commercial level and one of the residential levels were removed, bringing the overall structure to three stories and in line with the Village context, then the green space, including mature, irreplaceable trees could be preserved in addition to the aforementioned benefits.

In sum, as an immediate neighbour to the development, I would encourage you to please consider the implications of allowing this development to proceed as proposed. The precedent it would set would be irreversible and would eventually devour one of our city's gems.

Thank you for your consideration.

Sincerely,

Greg and Amanda Balicki  
1005 Oliphant Avenue



**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant Development Vote

**From:** JP Price

**Date:** July 6, 2016 at 12:06:36 PM PDT

**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>

**Subject:** Cook and Oliphant Development Vote

I understand you and your fellow council members will be voting on the above-mentioned development application on July 14th, 2016.

As as resident of the Cook Street Village, I urge you to vote "yes". This development will add to the tax base of the City of Victoria and will add to the vibrancy of the Village. The Village, the residents and the merchants will all benefit from this project.

Thank you for your positive consideration of this proposal.

Joanie Price

**Amanda Ferguson**

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**Subject:** FW: Cook & Oliphant Development

**From:** sarah causton

**Date:** July 10, 2016 at 7:48:47 AM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Cook & Oliphant Development

Dear Ms. Madoff,

As a resident of Fairfield, I wanted to express my concern over the proposed development at Cook and Oliphant. I fully support development in Fairfield and reasonable densification, however I am concerned that a 5 -story building is out of step with everything else along that stretch. It will overshadow the neighbours and be a precedent that I don't think is a good one to set.

While densification is important there are also many single family homes and in order for those to remain it is important that they not be pushed out by larger and larger multi-unit buildings.

Something similar to what was built a few years ago in the village housing the Mother Nature and Prima Strada restaurant might be much more appropriate to Fairfield.

Thank you for your consideration,

Sarah Causton

**Amanda Ferguson**

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**Subject:** FW: Cook & Oliphant

**From:** John Veillette

**Date:** July 5, 2016 at 1:22:09 PM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Fw: Cook & Oliphant

I am strongly opposed to the outsized and out of character condo and commercial block proposed for Cook & Oliphant. It is contrary to all existing community plans, guidelines and zoning.

It is contrary to the will of the community. We value our boulevard trees and green space.

Please reject this plan.

John Veillette,

63 Howe St,

Victoria, V8V 4K2.

**Amanda Ferguson**

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**Subject:** FW: Cook St. Development

**From:** Samantha Beare

**Date:** July 5, 2016 at 1:00:40 PM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Cook St. Development

Dear Ms. Madoff,

As a Park Blvd resident in a the latest new condo at 1014. I urge you to insist this development stick to 4 stories, half the retail and a design which enhances the Cook St. village.

I have wondered for sometime why there are so many 1 bedroom suites when the village is awash with young families. With real estate prices climbing, the availability of "family sized" units would be definite asset in keeping families in the village.

Thank you for your leadership,

Samantha Beare

## Amanda Ferguson

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**Subject:** FW: Cook St Village Development

**From:** Brian Kendrick

**Date:** July 7, 2016 at 3:47:29 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cthorne@victoria.ca](mailto:cthorne@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, "Mayor (Dean Fortin)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** Cook St Village Development

I arrived home, yesterday, to find a leaflet in my mailbox. This anonymously authored piece was created to promote opposition to a new proposal for the corner of Cook St & Oliphant St.

Upon reviewing it, I was appalled at the lengths to which some people will go, in their campaign of deception & disinformation. The leaflet warns of the "threat" of a "high density wall of development", and goes as far as to provide an illustration of a 6 storey project, that has nothing to do with the proposal. The author, goes on to call the proposal outsized, when, in fact, the Official Community Plan for the Village allows for 6 stories ( the proposal is for 5).

As always, there is a rallying cry about the removal of "affordable housing". Consider that the Developer will be allocating a significant number of units as rental, at below market rates. Also, the leaflet labels the project as "environmentally unsound", citing the removal of boulevard trees and green space. The boulevard trees to be removed, are being done so by the City, at their request, as they are unsound, and need to be replaced.

Lastly, what does the author know of a "lack of sustainable building practices? How does he/she assume to know how this will be built?

It is easy to see how the "nearly 1000 people" can be brought onside, against the proposal, when there is someone out there fear-mongering, using untruths as their fuel. Kind of sounds like the campaign practices of a certain republican presidential runner, much in the news. Hiding behind the veil of anonymity, is typical of people who "don't want to be confused by the facts".

My wife and I have been living in Fairfield, for close to 30 years. The time is not far off, when we will be dealing with the prospect of down-sizing, and will be grateful for projects like this that will allow us to continue to reside in our community.

I would also like to comment on a process that allows ignorant individuals to distribute pamphlets and canvas support, on issues like this, based upon unvalidated opinion, not fact. There must be a way to control this, make it a bylaw enforceable offence, perhaps. In the case of the project under consideration, considerable negative opinion has been generated and damage done. In a clever (and cowardly) way, as mentioned, the author of this offending pamphlet, has remained anonymous.

Brian Kendrick  
538 Harbinger Ave  
Victoria



## Amanda Ferguson

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**Subject:** FW: COOK STREET VILLAGE

**From:** Deb and Gary Kirk

**Date:** July 7, 2016 at 12:56:52 PM PDT

**To:** <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cthornton-joe@victoria.ca](mailto:cthornton-joe@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>

**Subject:** FW: COOK STREET VILLAGE

**Subject:** COOK STREET VILLAGE

We are totally against the new plan for the Cook Street VILLAGE. The new plan turns the VILLAGE into a city, which is not what the VILLAGE is about little small shops with quaint [ambiance](#). [The new plan is too high and dense for the VILLAGE.](#)

John & Deborah Kirk

**Amanda Ferguson**

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**Subject:** FW: Cook Street & Oliphant Re-Development

**From:** Anne Betty

**Date:** July 8, 2016 at 1:06:02 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cthornton-joe@victoria.ca](mailto:cthornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** Cook Street & Oliphant Re-Development

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

To: Mayor Helps and Victoria City Councillors

Re: Support of Re-development in the Cook Street Village - at  
Cook and Oliphant

I am currently a tenant at **#4-1041 Oliphant Street**. I am writing to advocate for the re-development of this land into a five storey residential and commercial building.

This owner has been a responsive and responsible landlord. He has also been exceedingly generous to all tenants. He has extended an offer which I am pleased to be able to take advantage of (1<sup>st</sup> right of refusal at 10 % below market or 5% below market purchase). I have been most impressed with his handling of the situation.

Please support and encourage this project and others like it that will allow people like myself to stay in their neighbourhood.

Sincerely,

Betty A. Mantach

**Amanda Ferguson**

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**Subject:** FW: Cook Street village application

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**From:** Brett Hayward  
**Sent:** Friday, July 08, 2016 2:47 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street village application

Hello our Dear Mayor and Councilors,

Re: Cook and Oliphant development.

I am in favour of it.

Densification with commercial on the ground floor and residences above, done tastefully, is where the village is already heading.

As I recall, this entire area was forest just a few years ago, so, yes, change will occur. It's up to us as a city and you as leaders to ensure that it's done nicely.

Sincerely,  
Brett Hayward  
1271 McKenzie Street  
Two blocks from Cook Street village

**Amanda Ferguson**

---

**Subject:** FW: Cook Street Village Improvement

**From:** Dave Bannan

**Date:** July 4, 2016 at 8:44:54 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** Cook Street Village Improvement

Greetings,

I am writing to you today to register my support of the proposed 5 storey building at Cook and Oliphant for renewal. Although I live in Vic West I quite often find myself in Cook Street Village and I think this development would be a big plus. I can't stand this attitude of keeping everything the same in the Cook Street Village area. C'mon people, let's plan for the future not stay mired in the past. We would still be living in caves if folks with that mindset had their way.

The area lacks new housing. Believe me I know because I've been looking for a while. This project shows that at least someone has the right idea about creating new housing which is both clearly lacking in CSV and long overdue.

Let logic Rule. Let the village grow and prosper.

Sincerely,

David Bannan

#521 707 Esquimalt Rd.

Victoria , BC

V9A-3L7

## Amanda Ferguson

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**Subject:** FW: Email council about Cook Street TODAY

**From:** Trev

**Date:** July 5, 2016 at 11:55:37 AM PDT

**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[BIsitt@victoria.ca](mailto:BIsitt@victoria.ca)>, "Jeremy Loveday (Councillor)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[cthornton-joe@victoria.ca](mailto:cthornton-joe@victoria.ca)>, <[gyopung@victoria.ca](mailto:gyopung@victoria.ca)>

**Subject:** FW: Email council about Cook Street TODAY

I too share these concerns and vote against this development. Cook Street Village, just like Oak Bay Village, is one of the very special areas that makes Victoria such a wonderful place to live. Let's not ruin it, please.

*Trev*

Trev McLean  
#405 - 1470 Dallas Road  
Victoria, BC, CANADA V8S 1A2

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**From:** Sid Tafler  
**Sent:** Tuesday, July 5, 2016 11:27 AM  
**To:** Sid Tafler  
**Subject:** Email council about Cook Street TODAY

(Let me know if you need more info about this issue.)

Unless we act NOW, City plans will transform the neighborly Village treasured by thousands of residents and visitors into a high-density wall of development and congestion, essentially a satellite of downtown.

**IMMEDIATE THREAT:** A proposed outsized and out-of-character condo and commercial block at Cook and Oliphant will displace existing affordable housing, remove boulevard trees and cause further parking and traffic congestion.

On Thursday, July 14, Council will decide whether to send this precedent-setting, five-story development to a final vote.

Tell your elected representatives to REJECT the Cook and Oliphant plan that is:

- Contrary to the will of the community as expressed by nearly **1,000 people**.



- Contrary to all existing community plans, guidelines and zoning.
- Environmentally unsound due to removal of boulevard trees and green space and lack of sustainable building practices.

## SAVE THE VILLAGE--ACT NOW

Please send an email TODAY to, one, several or all:

Mayor Lisa Helps [mavor@victoria.ca](mailto:mavor@victoria.ca)

Marianne Alto [malto@victoria.ca](mailto:malto@victoria.ca)

Chris Coleman [ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)

Ben Isitt [bisitt@victoria.ca](mailto:bisitt@victoria.ca)

Jeremy Loveday [jloveday@victoria.ca](mailto:jloveday@victoria.ca)

Margaret Lucas [mlucas@victoria.ca](mailto:mlucas@victoria.ca)

Pamela Madoff [pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)

Geoff Young [gyoung@victoria.ca](mailto:gyoung@victoria.ca)

Charlayne Thornton-Joe [cthornton-joe@victoria.ca](mailto:cthornton-joe@victoria.ca)

**OR to all at once:** [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)



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



July 8, 2016

**VIA EMAIL**

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

Dear Mayor and Members of Council:

RE: Letter in Support of Cook Street and Oliphant Avenue, Victoria, BC

Further to my letter dated May 8, 2015, I steadfastly support solutions for the ongoing need of rental inventory in the City of Victoria. Please see below what I wrote in my previous letter below.

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 4,000 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.**

A handwritten signature in black ink, appearing to read "Dave Craig".

Dave Craig  
President

DC/cm

**Amanda Ferguson**

---

**Subject:** FW: Please say NO to Cook & Oliphant proposal

**From:** Stephen Brown

**Date:** July 10, 2016 at 4:25:20 PM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Please say NO to Cook & Oliphant proposal

Dear Councillor Madoff,

I write to express our strong opposition to the proposed development on Cook Street south of Oliphant Avenue.

We are not opposed to increasing residential or commercial density in the Cook Street Village. However, this particular proposal is a BAD idea. The six-story building (five stories plus another story of mechanical apparatus) would be at least two stories taller than other apartment buildings in the area, and would set a very unwelcome precedent.

We beg you to put the interests of the broader community ahead of the profit motives of a select few. Please reject this proposal and invite the developer to reconfigure it to be two stories shorter.

Yours sincerely,

Stephen and Michelle Brown  
174 Olive Street  
Victoria, B.C. V8S 3H3

**Amanda Ferguson**

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**Subject:** FW: please use your position to ensure the protection of the character and charm of victoria's cook st village

**From:** fran lindner

**Date:** July 6, 2016 at 9:03:18 AM PDT

**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** please use your position to ensure the protection of the character and charm of victoria's cook st village

i ask you to please use your position on council to really reflect on the will of the community, and to help protect this beautiful little area of the city. be guided by your heart to do the right thing.

i wish you a lovely day.

frances lindner

**Amanda Ferguson**

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**Subject:** FW: Please vote no to the Cook and Oliphant development proposal

**From:** Silvia Schriever <[silviaschriever@shaw.ca](mailto:silviaschriever@shaw.ca)>

**Date:** July 9, 2016 at 10:57:00 AM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Please vote no to the Cook and Oliphant development proposal

Dear Councillor;

It has come to my attention that Council is processing a proposal for an outsized and out-of-character condo and commercial block at Cook and Oliphant.

Please accept this email as a letter of protest in the hopes that on July 14, 2016 you will reject the current design proposal.

As Victoria's foremost 'village' which is now even a tourist destination, the Cook Street Village deserves exceptional attention to character and proportion when development is being considered.

Respectfully,

Silvia Schriever MD  
142 Eberts Street  
Victoria, BC  
Canada  
V8S 3H7

[silviaschriever@shaw.ca](mailto:silviaschriever@shaw.ca)



## Amanda Ferguson

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**Subject:** FW: Support Letter Support for Proposed Development @ Cook St & Oliphant St

**From:** Jason Leslie

**Date:** July 8, 2016 at 11:16:03 AM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>

**Subject:** Support Letter Support for Proposed Development @ Cook St & Oliphant St

Mayor & Council,

This Project by Urban Core Ventures is exactly what the Cook Street Village Neighbourhood needs and lacks. I have been following it for over a year now and believe the latest scaled down proposal of 53 Residential Units and 4 Commercial Strata Lots over 5 Storeys is both appropriate for the Neighbourhood and appears to meet the criteria of the City's OCP for the area.

The fact is the City is growing and this is positive, we are in desperate need of New Housing Stock and the Design / Density of this Project is really appealing. Having smaller spaces starting @ 430 square feet that will offer more affordable housing options for the Young and Old, it's wonderful and will allow some buyers to enter a community that they would not typically be able to afford. Take into the consideration the New Provincial Property Transfer Tax Exemption for End User Buyers Valid on (only New Construction) up to \$750,000 CND, there is no doubt that this is going to be well received by a wide range of demographics.

People in general prefer the Better Efficiency of New Construction and the Cook Street Village really lacks this and needs to appropriately grow to accommodate what the masses want. I attended the December 7<sup>th</sup> Fairfield / Gonzales Community Association Meeting and carefully listened to both advocates and some opposition, it was clear that there are some residents that are totally against change / growth of the community but in general most speakers were in favor of this project. I don't envy the onerous process this Passionate Developer has to go through.

Recently I Marketed a Small Development of 2 New Homes in South Oak Bay for Len Cole / Urban Core Ventures and can Honestly say First Hand that he is a Builder who Sincerely takes Pride in what he does and goes the Extra Mile to Deliver a Quality Product that all can be proud of.

We all want a Vibrant Cook Street Village and Must recognize that the Magic Ingredient to achieve this is People, Plain & Simple.

Lets all hope that this Development comes to fruition in near future.

Regards,

J.

Jason Leslie Personal Real Estate Corporation  
RE/MAX Camosun

**Amanda Ferguson**

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**Subject:** FW: Supporting Cook and Oliphant development

**From:** Kurtis

**Date:** July 4, 2016 at 7:29:56 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** Supporting Cook and Oliphant development

Attention Mayor Helps and Council,

I am a current tenant at 220 Cook St and the owner is proposing to build a five story building on this site. I support the owner in developing the land. He has generously offered 1st right of refusal at 10% below market. I am most looking forward to this opportunity as this will allow me to be a purchaser. Furthermore, as a resident of Cook St village I believe this development would bring value to the neighborhood and opportunity for new local business.

Thank you for your time and consideration.

Kurtis Newman  
Electrical EIT

## Amanda Ferguson

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**Subject:** FW: Condo and commercial building proposed development on Cook and Oliphant

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**From:** Jeanette Aubin

**Sent:** Saturday, July 09, 2016 5:48 PM

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

**Subject:** Condo and commercial building proposed development on Cook and Oliphant

Dear Mayor Helps and Council,

Thank you for welcoming input from Cook Street Village residents. You have created an atmosphere where the citizens of Victoria believe they will receive a fair hearing of their ideas. I am writing to object to the proposed development on Cook and Oliphant for several reasons.

Whenever I am asked where I live, and I mention that I live near the Cook Street Village, invariably I hear how fortunate I am. People like the village because of its small town feel. Allowing the proposed condo/commercial development to go ahead as planned, will destroy the very reason the Cook Street Village is so valued, by both residents of the village, and others in the city who visit the village regularly to shop, visit coffee shops, relax and sometimes walk down to the ocean or to Beacon Hill Park.

This proposed development does not add to the character of the Cook Street Village but rather detracts from the atmosphere that the village has created. It is entirely unlike anything on the few blocks that make up the village. Most people who live near the village don't want this building, as it has been proposed, and it's contrary to all existing community plans, guidelines and zoning.

By allowing this development to go ahead as planned, a parking nightmare will be created. Presently, there is almost nowhere to park in the few blocks that make up the village. The proposed development does not have parking spaces for each suite - which is fine, to encourage biking or using public transit - but if the residents of the building all want cars, the only space left is on the street. In addition to some of the positive reasons for the building, the Developer talked about creating a building where people could age in place, but he made no provision for the storage of mobilized scooters. Also people, who will be displaced because their current dwellings will be destroyed, will have the option to rent in the proposed building, but only for a limited time. In addition, where will people park who want to shop in the proposed commercial areas? Where will the commercial vehicles park to unload the supplies for the commercial properties?

The removal of boulevard trees is another reason that this development is unsound. The beautiful trees along Cook Street are a treasure to keep as long as possible. Removing any green space should not be allowed. The impact on Beacon Hill Park may also be a detriment to this proposal, as more parking on Cook Street may be required to accommodate the additional vehicle traffic.

I think one of the most compelling reasons for not allowing this proposal to go ahead as planned is that it may be the beginning of the end of the village. Other commercial property owners may decide to sell their small shops to other condo developers. Also, if the existing character of the village is lost, it may also lose its popularity and small businesses will lose customers. The Cook Street Village is a treasure to Victoria and should not be ruined by allowing this proposed development, as it has been shown, to be built in the Cook Street Village.

Respectfully,

Jeanette Aubin  
2-1246 Fairfield Road,  
Victoria, BC, V8V 3B5

**Amanda Ferguson**

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**Subject:** FW: Cook & Oliphant Project

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

Sent: Sunday, July 10, 2016 5:17 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Cook & Oliphant Project

Dear Mayor and Council

Wishing you a good day. This is a letter to show my support for the Cook Street Project.  
We should welcome this project with open arms. It will revive the Village.

We need more apartments in this area that allow young families to have a clean and safe place to live. The decrepit buildings that now stand at this site need to be bulldozed down. They are eyesores.

Allow the developer to break ground on this project.

Stan Mawby  
380 Cook Street

## Amanda Ferguson

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**Subject:** FW: Cook and Oliphant proposal - I do not support the current proposal

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**From:** Judy Lightwater

**Sent:** Sunday, July 10, 2016 11:06 AM

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

**Subject:** Cook and Oliphant proposal - I do not support the current proposal

This development sets precedents that are not constructive to planning or development for our area:

1. no affordable/non-market units that are big enough or affordable enough for more than one person
2. setbacks are far too narrow and will limit future bike and walking paths
3. height is too high to be consistent with village character

5 years from now I would like Cook St. Village to be a pedestrian-only area from Oscar to Oliphant. This is in keeping with its character and purpose. Commercial vehicles would be allowed for deliveries to businesses, who have no back lanes and require business access.

This development is welcome for its provision of rental housing, but affordability, setback, and design need to be addressed before approval can be granted.

Thank you.

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Judy Lightwater

86 Howe St.

Victoria, BC V8V 4K3

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"The possible must not be limited by the known."

Wolfgang Paalen



**Amanda Ferguson**

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**Subject:** FW: re. cook st. and oliphant

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**Sent:** Saturday, July 09, 2016 3:50 PM

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

**Subject:** re. cook st. and oliphant

I must express my opposition to the present proposal for the development on Cook St. and Oliphant. The present proposal as it is now is too large and out-of- character for the village.  
Sincerely, Carol Elson-Brown. ( resident of Cook St. Village)

**Amanda Ferguson**

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**Subject:** FW: Cook St village proposed development

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

From: Norma Dator

Sent: Monday, July 11, 2016 10:22 AM

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

Subject: Cook St village proposed development

Please, please, please don't destroy the charm of Cook St. Village by adding a high rise, and more congestion.  
SINCERELY!

Norma Dator (a former resident for 16 yrs.)

Sent from my iPad

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village Project - Letter Of Support

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**From:** William Mitchell

**Sent:** Friday, July 08, 2016 7:58 PM

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

**Subject:** Cook Street Village Project - Letter Of Support

Attention Mayor Helps and City of Victoria Councillors,

I am writing in support of the proposed 5 storey building at Cook and Oliphant. The developer has made significant changes since the original drawing. I feel the developer has listened to the community and these changes reflect these interactions. For instance, the total floor area of the building has been reduced by more than 6000 sq ft (especially on the upper floor), the total number of residential units reduced from 60 to 53 and the mix of units has been changed to now provide 20 smaller one bedroom units (9 of which are to be designated as below market rental units.)

Lets move forward with in the spirit of cooperation and welcome density done right.

I fully back this project as it will only enhance Cook Street Village.

William Mitchell

**Amanda Ferguson**

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**Subject:** FW: COOK STREET DEVELOPMENT

**From:** Karen Mawby  
**Sent:** Sunday, July 10, 2016 10:59 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** COOK STREET DEVELOPMENT

Hello Mayor and Council

I have been following this project for about a year now. It really surprises me that the city has not move ahead with this.

I cannot believe that the City is being bullied into not supporting this project. With the amount of outcry one would think that a 50 story high rise was being built.

This project meets the City's regulations. It's time to move forward.

Karen Mawby  
380 Cook Street

**Amanda Ferguson**

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**Subject:** FW: Cook Street Project

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

From: colleencolwell@gmx.com

Sent: Sunday, July 10, 2016 6:25 PM

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

Subject: Cook Street Project

I stand behind this project. The proposed building meets with the City's official plan.

The developer has fully complied with the community to ensure that this building meets with their demands. The developer has reworked the plans to reflect these changes.

This project will improve the overall vibrancy in the Cook Street Village.

Colleen Colwell

210 - 109 Wilson St



## Amanda Ferguson

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**Subject:** FW: Cook Street Village Project - Letter of Support

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**From:** Michelle Mitchell

**Sent:** Friday, July 08, 2016 8:04 PM

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

**Subject:** Cook Street Village Project - Letter of Support

Attention Mayor Helps and City of Victoria Councillors,

I am writing in support of the proposed 5 storey building at Cook and Oliphant. Significant changes have been made since the original drawing and I feel the developer has listened to the community and these changes reflect those interactions. For instance, the total floor area of the building has been reduced by more than 6000 sq ft, the total number of residential units reduced from 60 to 53 and the mix of units has been changed to now provide smaller one bedroom units.

Lets move forward with in the spirit of cooperation and welcome density done right.

Michelle Mitchell

**Amanda Ferguson**

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**Subject:** FW: Development at Cook St. and Oliphant St.

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**From:** surroundings

**Sent:** Saturday, July 09, 2016 4:17 PM

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

**Subject:** Development at Cook St. and Oliphant St.

Dear Mayor and Council,

The Cook Street Village Business Association (CSVBA) is not supporting any petitions for or against the development at Cook and Oliphant St. We ask that you disregard the following form (See attached) as we feel it is falsely representing the CSVBA, and we did not endorse this.

We have advised the individual merchants to express their support/ non-support of the development directly to Mayor and Council and to Urban Core Developments.

Sincerely,

The Directors of the CSVBA

Garry Preston  
Brice Castle  
Calen McNeil  
Glenn Barlow  
Kristiane Baskerville  
Bart Reed

To: Mayor Lisa Helps and City Council  
City of Victoria

**A Cook Street Village Merchant response to the proposed development  
at Oliphant and Cook Street**

On behalf of \_\_\_\_\_, a retailer located at \_\_\_\_\_ Cook Street,  
I want to express my request to change the development currently proposed for the  
southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but  
the current proposal is too solid of a mass and not in keeping with the rest of the  
Village. As such, it will detract from the ambience of the Village and could ultimately  
drive business away to more attractive locations.

My strongest concern is that the development does not provide enough parking to  
accommodate the extra level of activity it will bring, and will thereby damage the retail  
environment throughout the Village. Lack of parking is already a major concern for  
Village businesses, particularly in summer, and this development will only make a poor  
situation worse.

I respectfully suggest the proposed development be safely upon this site to something  
more in keeping with the amount of parking it is providing.

SIGNED \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

# of suggested commercial per unit  
# of suggested residential per unit.

**Amanda Ferguson**

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**Subject:** FW: Development in Cook St. Village.

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**From:** GARY PARGEE

**Sent:** Sunday, July 10, 2016 11:22 AM

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

**Subject:** Development in Cook St. Village.

I do not oppose the proposed new development on Oliphant St. however I do oppose the amount of stories and feel the whole development should be scaled down to fit in with the existing setting.

Thank you

Gary Pargee  
1215 Mckenzie St.

## Amanda Ferguson

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**Subject:** FW: Letter of Support for the Urban Core Ventures Project in Cook St Village.pdf  
**Attachments:** Urban Core Ventures Project in Cook St Village.pdf

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**From:** Dr. Kelly W. Sundberg  
**Sent:** Monday, July 11, 2016 7:15 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Letter of Support for the Urban Core Ventures Project in Cook St Village.pdf

Dear Mayor Helps and Victoria City Councillors,

On behalf of the SAFE Design Council, a federal non-profit organization focused on crime reduction through design, I write in full support of the Urban Core Ventures Project in the Cook Street Village. As detailed in the attached letter, I have conducted a comprehensive review of this proposed developed and conducted a full locational and site-type risk assessment of the surrounding neighbourhood. In all regards, I find this project to fully represent the core tenets of crime reduction through design, and believe it would successfully be awarded SAFE Design Standard® certification.

For your information, I am the President of the SAFE Design Council, a tenured Associate Professor in the Department of Economics, Justice, and Policy Studies at Mount Royal University, have served two terms as the alternate NGO representative to the United Nations for the Academy of Criminal Justice Science, and also served fourteen years in federal law enforcement. Likewise, I am one of the co-developers of the SAFE Design Standard®, have several publications addressing innovations in crime reduction through design, and have been an invited speaker to a number of American Institute of Architects (AIA) state and national meetings, during which I have presented best practices in crime reduction through design approaches.

Considering the need for more mixed use property development in Victoria, as well as other Canadian cities, and reflecting on research that support mix-use property development as an important aspect in reducing both the risk and fear of crime, I view this proposed development as being a true benefit to the Cook Street Village and Victoria in general.

Kindest regards,

Dr. Kelly Sundberg

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**Dr. Kelly W. Sundberg**  
President

**T** +1.587.707.7571  
**W** [www.safedesigncouncil.org](http://www.safedesigncouncil.org)





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**Mayor and Council**

City of Victoria  
c/o 1 Centennial Square  
Victoria, BC, V8W 1P6

January 23, 2015

**RE: Crime Prevention Through Environmental Design (CPTED) and SAFE Design Standard® Review of the Urban Core Ventures Ltd. Proposed Development Project Located at 210 - 220 Cook St. and 1041 Oliphant Ave. in Victoria, BC.**

Dear Mayor Helps and Victoria City Council Members,

I write on behalf of the SAFE Design Council. The SAFE Design Council is the non-profit organization responsible for overseeing, administering, and managing the SAFE Design Standard® – the first international crime reduction through design point-based certification program aimed at achieving enhanced site and building security through functional planning, landscape architecture, architecture, engineering, interior design, and space programming. Led by a multidisciplinary team of academics, design professionals, crime reduction specialists, and business/legal experts, the SAFE Design Council is committed to the quality, legitimacy, and rigour of the SAFE Design Standard®. Central to the SAFE Design Council is a focus on providing a scholarly-based certification program that is informed by industry, developed by academics, and delivered by trusted professionals committed to service excellence.

On January 8, 2016 I conducted a comprehensive review of the proposed Urban Core Ventures Ltd. mix-used building project slated to be developed at 210 - 220 Cook St. and 1041 Oliphant Ave. in Victoria, BC. Specific to my qualifications for conducting this review, kindly note that I hold a Doctor of Philosophy degree in Criminology from Monash University, Master of Arts in Justice and Public Safety Leadership and Training from Royal Roads University, and a Bachelor of Arts in Political Science from the University of Victoria. Likewise, I am currently a full-time tenured Associate Professor in the Department of Economics, Justice, and Policy Studies at Mount Royal University, one of the co-developers of the SAFE Design Standard®, served two terms as the Alternate Representative to the United Nations for the Academy of Criminal Justice Science, and prior to my academic career, served fourteen years in federal law enforcement. Lastly, my scholarship specific to crime reduction through design has been published in numerous academic and industry journals, as well as peer-reviewed by the American Institute of Architects (AIA).

Drawing from over a century of social science and design research and scholarship, the SAFE Design Standard® (***Security Achieved through Functional Environmental Design***) constitutes one of the most significant and recent advancement in study of environmental criminology since Dr. C. Ray Jeffery introduced Crime Prevention Through Environmental Design (CPTED) in 1971. The key aims of the SAFE Design Standard® are to reduce both the risk and fear of crime through the application of informed design. By expanding upon established criminological and design scholarship (including CPTED), while also drawing on best practices in planning, architecture, engineering, and interior design, the SAFE Design Standard® offers a systematic methodology for assessing a built environment and ensuring desired design, aesthetics, and functionality are retained. In essence, the SAFE Design Standard® includes all that is found within modern CPTED, yet also includes a locational and site-type risk analysis, and reflection on contemporary design practices and standards.



Upon reviewing the proposed Urban Core Ventures Ltd. development plan, and after completing both a locational and building-type risk analyses relating to this project and site, it is my informed position that this project as planned reflects the core tenets of modern CPTED and would likely be eligible for certification under the SAFE Design Standard®. Additionally, having completed a field review of the neighbourhood, I am very confident this project will both complement the neighbourhood and serve as an example of how desired design can unobtrusively contribute to physical security. In all regards, this proposed project clearly reflect an adherence to Jane Jacobs' notion of desired mixed use development, the core tenets of modern CPTED, and the SAFE Design Standard®. Specifically, having a design whereby residents can have a clear view of Cook St. through large windows, in conjunction with activated retail and business spaces, this project will exemplify a property whereby passive observation is promoted and mix-used activity encouraged. It is evident the plan for this development will likely result in more 'eyes on the street' and increased pedestrian activity – ultimately encouraging community interactions and reducing both the risk and fear of crime on the site and within the surrounding area.

It is understood that Urban Core Ventures Ltd. will seek an architect or engineer who is also a SAFE Design Standard® accredited professional (SAFE-AP™) to conduct a formal SAFE Design Standard® assessment of this development project and seek SAFE Design Standard® certification. Although the SAFE Design Council does not provide consulting services, it does assist design and engineering professionals apply the SAFE Design Standard® to the projects they are involved in developing. Having already completed the initial risk analyses, neighbourhood review, and also assessing the proposed plans, I am confident this project will be eligible for SAFE Design Standard® certification once fully assessed, design recommendations applied, and audited by the SAFE Design Council. Likewise, I am equally confident that this project will fully reflect both the tenets of modern CPTED and Jane Jacobs notion of mixed-use development.

Should you require further information regarding the SAFE Design Standard® or the SAFE Design Council, kindly contact me at your convenience by emailing [ksundberg@safedesigncouncil.org](mailto:ksundberg@safedesigncouncil.org) or reviewing our website at [www.safedesigncouncil.org](http://www.safedesigncouncil.org).

Sincerely,

Dr. Kelly W. Sundberg  
President

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Friday, July 08, 2016 9:30 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Aaron Webster  
Email :  
Reference :  
Daytime Phone :  
Hi there,

I just wanted to offer my support for 220 Cook Street. I've been watching this development, and others, for quite some time and am very much in favour for seeing this city to continue to develop. We need buildings like these to continue to let more people enjoy Victoria, while making it affordable.

I just saw a new rendering for the development, and I think it would fit very nicely in the Village.

Cheers,

Aaron Webster

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IP Address: 24.69.144.193

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Saturday, July 09, 2016 12:28 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Collin Reynolds  
Email :  
Reference :  
Daytime Phone :

Council members, my name is Collin Reynolds I live at 1035 Oliphant ave apt.3. I am the direct neighbour of this proposed development. In fact as i reside in the back apartment of 1035 Oliphant...I am the person most directly and negatively affected by this development. Currently I have a small backyard and deck that looks out over a quiet densely treed area of backyards. While I know this proposal is going to go through in some form I would like to at least ask for some consideration in regards to a few items that come with such a development. Firstly, as I'm at the back I'm concerned with garbage bin area placed at the back of the building....this is my living space, I would appreciate it not becoming a dump. Secondly, I'm concerned that the access to parking will be made through the alley at the back of the building rather than the front. Cook St is a high traffic st. Oliphant is not, the entrance to parking should be from cook St. Having cars drive past my bedroom window at all hours in higher volume would make living in my house a lot less comfortable. And lastly, the height of the building has been commented on as nauseum, but for me this is more than just aesthetics, my yard will be made to feel like a fish bowl, as will my neighbors down the street as it takes away all our privacy in our property for a view of our backyards. I ask that you consider a lower building. I would like to assist in making this a project that will improve the village instead of destroying the privacy and property values of my and neighbours residences.

Thank you,

Collin Reynolds

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IP Address: 184.151.222.60



## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Monday, July 11, 2016 12:33 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Maureen and Robin Applewhaite

Email :

Reference :

Daytime Phone :

We would like to express our concern at the proposed large building in Cook Street Village. The building is much too massive for this lovely area.

Please ask the developer to at least consider dividing the building into two buildings that would have an area in the middle that could be a community meeting place and a delightful eating area etc.

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IP Address: 207.6.124.220

## **Amanda Ferguson**

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Saturday, July 09, 2016 4:22 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: David Clarke

Email :

Reference :

Daytime Phone :

Every area of Victoria does not have to look the same. Stop this high rise building from becoming reality and opening the flood gate of down town development that will surely signal the end of cook street village. I do not trust this developer to do anything to improve rental availability. He is out for himself and has no concern what so ever for cook street village and those that live around it.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 184.66.240.27

## Amanda Ferguson

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**Subject:** FW: Move Forward with the Cook Street Project

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**From:** Tamara Mitchell-Smythe  
**Sent:** Friday, July 08, 2016 8:09 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Move Forward with the Cook Street Project

I am excited about the development that is transpiring at Oliphant & Cook. This new complex would allow young families like mine to live in this neighbourhood. This would allow us the chance to enjoy the convenience of the local merchants and walk to Beacon Hill Park.

Please move forward with this project and expand this area.  
Tamara Mitchell-Smythe

**Amanda Ferguson**

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**Subject:** FW: Oliphant and Cook Project Support

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

Sent: Friday, July 08, 2016 10:40 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Oliphant and Cook Project Support

Hello

This is my letter of support for this project. This new development will be a welcomed addition. We need to embrace the future and move forward.

It's time to for a change in this aged area.

Tammy Harrison  
2317 Avebury Ave  
Victoria bc

**Amanda Ferguson**

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**Subject:** FW: Oliphant redevelopment

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

From: rick olding Sent: Monday, July 11, 2016 9:19 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Cc: Steve Koerner <st\_koerner@hotmail.com>  
Subject: Oliphant redevelopment

The proposed redevelopment for Oliphant Street should not be allowed to proceed. The proposal does not fit with current community plans, guidelines and zoning, and is totally out of character for the Cook Street Village neighbourhood. A large majority of neighbourhood residents have expressed their opposition to this project.

Members of the neighbourhood are currently working on a new Local Area Plan that will better reflect community aspirations and provide a roadmap for future sustainable growth. To allow this project to proceed before the Local Area Plan is completed would make a travesty of the community planning process.

Sincerely,

Rick Olding  
1025 Linden Avenue



**Amanda Ferguson**

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**Subject:** FW: Please vote no to the Cook and Oliphant development proposal

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**From:** Silvia Schriever  
**Sent:** Saturday, July 09, 2016 10:50 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Please vote no to the Cook and Oliphant development proposal

Dear Mayor and Council

It has come to my attention that you are processing a proposal for an outsized and out-of-character condo and commercial block at Cook and Oliphant.  
Please accept this email as a letter of protest in the hopes that on July 14, 2016 you will reject the current design proposal.

As Victoria's foremost "village" which is now even a tourist destination, the Cook Street Village deserves exceptional attention to character and proportion when development is being considered.

Respectfully,

Silvia Schriever MD  
142 Eberts Street  
Victoria, BC  
Canada  
V8S 3H7

**Amanda Ferguson**

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**Subject:** FW: Rezoning of 220 Cook St.

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**From:** Janet Cauthers  
**Sent:** Monday, July 11, 2016 12:36 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Rezoning of 220 Cook St.

Mayor and Council  
City of Victoria

Re: Proposal for a 5 storey retail/residential building at 220 Cook St.

**The building proposed for 220 Cook St. is unacceptable in Cook St. Village:**

Even with the proposed modifications, this building is still **out of scale** with the other buildings in Cook St. Village and the heritage homes on Oliphant St..

The Village does **not need more retail space** as there are a number of places in the existing area which are not occupied. In addition, **pressure to replace the lower-scale buildings will drive out the small businesses** that make the area unique.

The tiny expensive condos and small number of rentals in this building **will not touch the need for family homes or lower priced dwellings** for young people and those who are retired.

The Park East Condo on Park Blvd used to justify this scale is still lower, surrounded by green space and well hidden from the Village by trees.

**Please reject this proposal or require further modifications to no more than 4 storeys and with more extensive green space** to ensure that future development is harmonious with this unique and valuable area.

**Thank you.**

J. H. Cauthers  
304-1050 Park Blvd.  
Victoria BC

**Amanda Ferguson**

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**Subject:** FW: Rezoning of Oliphant and Cook

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**From:** THOMAS DAVIS

**Sent:** Monday, July 11, 2016 10:49 AM

**To:** Lisa Helps (Mayor) <mayor@victoria.ca>

**Subject:** Rezoning of Oliphant and Cook

Thomas O. (Tim) Davis

I am opposed to having more commercial rental space available in or near Cook Village. There are vacancies in our existing space and all the retail outlets except the Beagle Pub are financially fragile. Our book shop has had to shut down. The proposed space will be cookie-cutterly sterile and will ruin the ambiance of the village.

We need affordable residential rental space in Fairfield. Approve a rezoning to ONLY rental residential and prohibit condos.

Read Jane Jacobs "[Life and Death of Great American Cities](#)" and you'll see how Cook Village is being destroyed.

Tim Davis  
1250 Dallas Road

## **Amanda Ferguson**

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**Subject:** FW: Vote no

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

From: Jean Hope

Sent: Friday, July 08, 2016 7:21 PM

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

Subject: Vote no

Vote no for the development at Cook and Oliphant. The best thing about cook street village is the character. It's our neighbourhood!

Jean Hope

Brooke street resident

Sent from my iPhone

Jean Hope

**Amanda Ferguson**

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**Subject:** FW: YES to the Cook St Project

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

Sent: Sunday, July 10, 2016 9:39 AM

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

Subject: YES to the Cook St Project

Attention Mayor Helps and City of Victoria Councillors,

I am writing in support of the proposed 5 storey building at Cook and Oliphant. Significant changes have been made and I feel the developer has listened to the community. Those changes reflect those interactions. The developer has also listened to the opposition and has fully complied with all the requests to make sure that this building fits the requirement.

I believe that moving forward with this development will only enhance the vibrancy of Cook Street Village.

YES TO COOK ST DEVELOPMENT!!!!

Daylin Reynolds



**Amanda Ferguson**

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**Subject:** FW: 212-220 Cook Street and 1041 Oliphant St 5 Storey Building

**From:** Stephanie Maclean

**Date:** July 4, 2016 at 8:50:31 AM PDT

**To:** "[malto@victoria.ca](mailto:malto@victoria.ca)" <[malto@victoria.ca](mailto:malto@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "[bisitt@victoria.ca](mailto:bisitt@victoria.ca)" <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, "[jloveday@victoria.ca](mailto:jloveday@victoria.ca)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)" <[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)>, "[gyoung@victoria.ca](mailto:gyoung@victoria.ca)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, "[mayor@victoria.ca](mailto:mayor@victoria.ca)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** 212-220 Cook Street and 1041 Oliphant St 5 Storey Building

**Reply-To:** Stephanie Maclean [REDACTED]

Dear Victoria Mayor and City Councillors:

212-220 Cook Street and 1041 Oliphant St 5 storey building

I am a resident of Victoria and write in support of the above mentioned project as it is important to realize the strategic opportunity this building will bring to strengthen the Cook Street Village. When you increase the concentration of people, new businesses come and old ones are able to exist as well there is a great benefit to the environment with less pressure on infrastructure. For instance, car traffic and parking.

This project fully complies with the City of Victoria's OCP and will provide exciting new opportunities for residents and visitors.

Thank you for your consideration,  
Stephanie Maclean

**Amanda Ferguson**

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**Subject:** FW: 212-220 Cook Street and 1041 Oliphant St 5 Storey Building

**From:** Mike Barrie

**Date:** July 4, 2016 at 8:21:48 AM PDT

**To:** "[malto@victoria.ca](mailto:malto@victoria.ca)" <[malto@victoria.ca](mailto:malto@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "[bisitt@victoria.ca](mailto:bisitt@victoria.ca)" <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, "[jloveday@victoria.ca](mailto:jloveday@victoria.ca)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)" <[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)>, "[gyoung@victoria.ca](mailto:gyoung@victoria.ca)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, "[mayor@victoria.ca](mailto:mayor@victoria.ca)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** 212-220 Cook Street and 1041 Oliphant St 5 Storey Building

Hello Victoria Mayor and City Councillors,

I am a resident of Victoria and wanted write you to fully support the 212-220 Cook street and 1041 Oliphant St 5 storey building and what it will positively bring to our city. The growth of new residents will help businesses both new and old with a increase of customer base. Also the many jobs it will create during its time frame is a big boost to our local economy, not only in creating many new jobs but also those many employee's become customers locally during that time. I am excited about the enviromental benefits also, as it will help with local vehicle traffic and parking. I really hope to see this project go ahead as it fully complies with the city of Victoris's OCP and believe the many short and long term benifits are to much to miss out on.

Thank you for your time,  
Mike Barrie

**Amanda Ferguson**

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**Subject:** FW: 212-220 Cook Street and 1041 Oliphant St 5 storey building

**From:** Dre Lavack

**Date:** July 3, 2016 at 10:13:57 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** 212-220 Cook Street and 1041 Oliphant St 5 storey building

Dear Victoria Mayor and City Councillors:

212-220 Cook Street and 1041 Oliphant St 5 storey building

I write in support of the above mentioned project as it is important to realize the strategic opportunity this building will bring to strengthen the Cook Street Village. When you increase the concentration of people, new businesses come and old ones are able to exist as well there is a great benefit to the environment with less pressure on infrastructure. For instance, car traffic and parking.

This project fully complies with the City of Victoria's OCP and will provide exciting new opportunities for residents and visitors.

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Best regards,

Dré Lavack

**Amanda Ferguson**

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**Subject:** FW: Attention Mayor Helps and City of Victoria Councillors

**From:** Admin

**Date:** July 10, 2016 at 7:36:12 PM PDT

**To:** 'Admin'

**Subject:** Attention Mayor Helps and City of Victoria Councillors

Attention Mayor Helps and City of Victoria Councillors,

As a resident of Cook Street Village I am writing in support of the proposed 5 storey building at Cook and Oliphant. Significant changes have been made since the original drawing and I feel the developer has listened to the community and these changes reflect those interactions. For instance, the total floor area of the building has been reduced by more than 6000 sq ft (especially on the upper floor), the total number of residential units reduced from 60 to 53 and the mix of units has been changed to now provide 20 smaller one bedroom units (9 of which are to be designated as below market rental units.)

Lets move forward with this proposal in the spirit of cooperation and welcome density done right.

Thank you for your consideration.

N.Bains

**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant Development July 14 Meeting

**From:** Greg Balicki

**Date:** July 5, 2016 at 10:10:26 AM PDT

**To:** "[mayor@victoria.ca](mailto:mayor@victoria.ca)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, "[malto@victoria.ca](mailto:malto@victoria.ca)" <[malto@victoria.ca](mailto:malto@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "[bisitt@victoria.ca](mailto:bisitt@victoria.ca)" <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, "[jloveday@victoria.ca](mailto:jloveday@victoria.ca)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)" <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, "[gyoung@victoria.ca](mailto:gyoung@victoria.ca)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>

**Subject:** Cook and Oliphant Development July 14 Meeting

**Reply-To:** [REDACTED]

Dear Madame Mayor and Councillors,

I write to you to reiterate my concerns relating to the proposed development at Cook and Oliphant. Having reviewed the most recent version of the proposal, dated June 9, 2016, and compared this to the previously revised proposal, dated April 15, 2016 and earlier proposals, my wife and I are not satisfied that the developer has sufficiently considered community or City of Victoria staff input or that the proposal has changed significantly enough in the broad areas of concern. We continue to support thoughtful development and urge Council to hear and act on the community's concerns and input in regards to this development.

**Firstly and frankly, the proposed development does not fit within the community context.**

No matter how one spins the facts or orientates the artistic renderings, the transition from the proposed structure to its neighbouring properties would be harsh and imposing – think of a cruise ship in the middle of a group of sailboats. Planning staff recommended the transition be softened as far back as in February 2015; however, to date, this issue has not been sufficiently addressed in any revised version of the proposal.

**By endeavouring to maximize dimensions, the proposed development causes a snowball effect of issues that will have long-lasting, negative effects on the community.**

The streetscape aesthetic, parking, traffic, green space, and security would all be adversely affected if this development were allowed to proceed as proposed. By maximizing the dimensions and, in turn, the number of residential and commercial tenants/residents, the developer is not able to provide sufficient parking for tenants/residents, deliveries and visitors. As a result, vehicles will inevitably spill over on to adjacent side streets putting a strain on not only the neighbours, but also on the City's parking enforcement resources.

By reducing the size of the proposed construction a reverse snowball effect toward the positive would occur, e.g. eliminating the commercial space (there are already vacancies elsewhere in the Village) would decrease the overall height of the building creating a less imposing structure that would allow more light to fill the Village and ease the strain on parking and traffic. If the commercial level and one of the residential levels were removed, bringing the overall structure to three stories and in line with the Village context, then the green space, including mature, irreplaceable trees could be preserved in addition to the aforementioned benefits.

In sum, as an immediate neighbour to the development, I would encourage you to please consider the implications of allowing this development to proceed as proposed. The precedent it would set would be irreversible and would eventually devour one of our city's gems.

Thank you for your consideration.



Sincerely,

Greg and Amanda Balicki  
1005 Oliphant Avenue

**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant Development Vote

**From:** JP Price

**Date:** July 6, 2016 at 12:06:36 PM PDT

**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>

**Subject:** Cook and Oliphant Development Vote

I understand you and your fellow council members will be voting on the above-mentioned development application on July 14th, 2016.

As as resident of the Cook Street Village, I urge you to vote "yes". This development will add to the tax base of the City of Victoria and will add to the vibrancy of the Village. The Village, the residents and the merchants will all benefit from this project.

Thank you for your positive consideration of this proposal.

Joanie Price

**Amanda Ferguson**

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**Subject:** FW: Cook & Oliphant Development

**From:** sarah causton

**Date:** July 10, 2016 at 7:48:47 AM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Cook & Oliphant Development

Dear Ms. Madoff,

As a resident of Fairfield, I wanted to express my concern over the proposed development at Cook and Oliphant. I fully support development in Fairfield and reasonable densification, however I am concerned that a 5 -story building is out of step with everything else along that stretch. It will overshadow the neighbours and be a precedent that I don't think is a good one to set.

While densification is important there are also many single family homes and in order for those to remain it is important that they not be pushed out by larger and larger multi-unit buildings.

Something similar to what was built a few years ago in the village housing the Mother Nature and Prima Strada restaurant might be much more appropriate to Fairfield.

Thank you for your consideration,

Sarah Causton

**Amanda Ferguson**

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**Subject:** FW: Cook & Oliphant

**From:** John Veillette

**Date:** July 5, 2016 at 1:22:09 PM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Fw: Cook & Oliphant

I am strongly opposed to the outsized and out of character condo and commercial block proposed for Cook & Oliphant. It is contrary to all existing community plans, guidelines and zoning.

It is contrary to the will of the community. We value our boulevard trees and green space.

Please reject this plan.

John Veillette,

63 Howe St,

Victoria, V8V 4K2.

**Amanda Ferguson**

---

**Subject:** FW: Cook St. Development

**From:** Samantha Beare

**Date:** July 5, 2016 at 1:00:40 PM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Cook St. Development

Dear Ms. Madoff,

As a Park Blvd resident in a the latest new condo at 1014. I urge you to insist this development stick to 4 stories, half the retail and a design which enhances the Cook St. village.

I have wondered for sometime why there are so many 1 bedroom suites when the village is awash with young families. With real estate prices climbing, the availability of "family sized" units would be definite asset in keeping families in the village.

Thank you for your leadership,

Samantha Beare



## Amanda Ferguson

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**Subject:** FW: Cook St Village Development

**From:** Brian Kendrick

**Date:** July 7, 2016 at 3:47:29 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cthorne@victoria.ca](mailto:cthorne@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, "Mayor (Dean Fortin)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** Cook St Village Development

I arrived home, yesterday, to find a leaflet in my mailbox. This anonymously authored piece was created to promote opposition to a new proposal for the corner of Cook St & Oliphant St.

Upon reviewing it, I was appalled at the lengths to which some people will go, in their campaign of deception & disinformation. The leaflet warns of the "threat" of a "high density wall of development", and goes as far as to provide an illustration of a 6 storey project, that has nothing to do with the proposal. The author, goes on to call the proposal outsized, when, in fact, the Official Community Plan for the Village allows for 6 stories ( the proposal is for 5).

As always, there is a rallying cry about the removal of "affordable housing". Consider that the Developer will be allocating a significant number of units as rental, at below market rates. Also, the leaflet labels the project as "environmentally unsound", citing the removal of boulevard trees and green space. The boulevard trees to be removed, are being done so by the City, at their request, as they are unsound, and need to be replaced.

Lastly, what does the author know of a "lack of sustainable building practices? How does he/she assume to know how this will be built?

It is easy to see how the "nearly 1000 people" can be brought onside, against the proposal, when there is someone out there fear-mongering, using untruths as their fuel. Kind of sounds like the campaign practices of a certain republican presidential runner, much in the news. Hiding behind the veil of anonymity, is typical of people who "don't want to be confused by the facts".

My wife and I have been living in Fairfield, for close to 30 years. The time is not far off, when we will be dealing with the prospect of down-sizing, and will be grateful for projects like this that will allow us to continue to reside in our community.

I would also like to comment on a process that allows ignorant individuals to distribute pamphlets and canvas support, on issues like this, based upon unvalidated opinion, not fact. There must be a way to control this, make it a bylaw enforceable offence, perhaps. In the case of the project under consideration, considerable negative opinion has been generated and damage done. In a clever (and cowardly) way, as mentioned, the author of this offending pamphlet, has remained anonymous.

Brian Kendrick  
538 Harbinger Ave  
Victoria

## Amanda Ferguson

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**Subject:** FW: COOK STREET VILLAGE

**From:** Deb and Gary Kirk

**Date:** July 7, 2016 at 12:56:52 PM PDT

**To:** <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>

**Subject:** FW: COOK STREET VILLAGE

**Subject:** COOK STREET VILLAGE

We are totally against the new plan for the Cook Street VILLAGE. The new plan turns the VILLAGE into a city, which is not what the VILLAGE is about little small shops with quaint [ambiance](#). [The new plan is too high and dense for the VILLAGE.](#)

John & Deborah Kirk

**Amanda Ferguson**

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**Subject:** FW: Cook Street & Oliphant Re-Development

**From:** Anne Betty

**Date:** July 8, 2016 at 1:06:02 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cthornton-joe@victoria.ca](mailto:cthornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** Cook Street & Oliphant Re-Development

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

To: Mayor Helps and Victoria City Councillors

Re: Support of Re-development in the Cook Street Village - at  
Cook and Oliphant

I am currently a tenant at **#4-1041 Oliphant Street**. I am writing to advocate for the re-development of this land into a five storey residential and commercial building.

This owner has been a responsive and responsible landlord. He has also been exceedingly generous to all tenants. He has extended an offer which I am pleased to be able to take advantage of (1<sup>st</sup> right of refusal at 10 % below market or 5% below market purchase). I have been most impressed with his handling of the situation.

Please support and encourage this project and others like it that will allow people like myself to stay in their neighbourhood.

Sincerely,

Betty A. Mantach

**Amanda Ferguson**

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**Subject:** FW: Cook Street village application

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**From:** Brett Hayward  
**Sent:** Friday, July 08, 2016 2:47 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street village application

Hello our Dear Mayor and Councilors,

Re: Cook and Oliphant development.

I am in favour of it.

Densification with commercial on the ground floor and residences above, done tastefully, is where the village is already heading.

As I recall, this entire area was forest just a few years ago, so, yes, change will occur. It's up to us as a city and you as leaders to ensure that it's done nicely.

Sincerely,  
Brett Hayward  
1271 McKenzie Street  
Two blocks from Cook Street village

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village Improvement

**From:** Dave Bannan

**Date:** July 4, 2016 at 8:44:54 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** Cook Street Village Improvement

Greetings,

I am writing to you today to register my support of the proposed 5 storey building at Cook and Oliphant for renewal. Although I live in Vic West I quite often find myself in Cook Street Village and I think this development would be a big plus. I can't stand this attitude of keeping everything the same in the Cook Street Village area. C'mon people, let's plan for the future not stay mired in the past. We would still be living in caves if folks with that mindset had their way.

The area lacks new housing. Believe me I know because I've been looking for a while. This project shows that at least someone has the right idea about creating new housing which is both clearly lacking in CSV and long overdue.

Let logic Rule. Let the village grow and prosper.

Sincerely,

David Bannan

#521 707 Esquimalt Rd.

Victoria , BC

V9A-3L7



## Amanda Ferguson

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**Subject:** FW: Email council about Cook Street TODAY

**From:** Trev

**Date:** July 5, 2016 at 11:55:37 AM PDT

**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[BIsitt@victoria.ca](mailto:BIsitt@victoria.ca)>, "Jeremy Loveday (Councillor)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[cthornton-joe@victoria.ca](mailto:cthornton-joe@victoria.ca)>, <[gyopung@victoria.ca](mailto:gyopung@victoria.ca)>

**Subject:** FW: Email council about Cook Street TODAY

I too share these concerns and vote against this development. Cook Street Village, just like Oak Bay Village, is one of the very special areas that makes Victoria such a wonderful place to live. Let's not ruin it, please.

*Trev*

Trev McLean  
#405 - 1470 Dallas Road  
Victoria, BC, CANADA V8S 1A2

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**From:** Sid Tafler  
**Sent:** Tuesday, July 5, 2016 11:27 AM  
**To:** Sid Tafler  
**Subject:** Email council about Cook Street TODAY

(Let me know if you need more info about this issue.)

Unless we act NOW, City plans will transform the neighborly Village treasured by thousands of residents and visitors into a high-density wall of development and congestion, essentially a satellite of downtown.

**IMMEDIATE THREAT:** A proposed outsized and out-of-character condo and commercial block at Cook and Oliphant will displace existing affordable housing, remove boulevard trees and cause further parking and traffic congestion.

On Thursday, July 14, Council will decide whether to send this precedent-setting, five-story development to a final vote.

Tell your elected representatives to REJECT the Cook and Oliphant plan that is:

- Contrary to the will of the community as expressed by nearly **1,000 people**.

- Contrary to all existing community plans, guidelines and zoning.
- Environmentally unsound due to removal of boulevard trees and green space and lack of sustainable building practices.

## SAVE THE VILLAGE--ACT NOW

Please send an email TODAY to, one, several or all:

Mayor Lisa Helps [mavor@victoria.ca](mailto:mavor@victoria.ca)

Marianne Alto [malto@victoria.ca](mailto:malto@victoria.ca)

Chris Coleman [ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)

Ben Isitt [bisitt@victoria.ca](mailto:bisitt@victoria.ca)

Jeremy Loveday [jloveday@victoria.ca](mailto:jloveday@victoria.ca)

Margaret Lucas [mlucas@victoria.ca](mailto:mlucas@victoria.ca)

Pamela Madoff [pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)

Geoff Young [gyoung@victoria.ca](mailto:gyoung@victoria.ca)

Charlayne Thornton-Joe [cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)

**OR to all at once:** [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)



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



July 8, 2016

**VIA EMAIL**

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

Dear Mayor and Members of Council:

RE: Letter in Support of Cook Street and Oliphant Avenue, Victoria, BC

Further to my letter dated May 8, 2015, I steadfastly support solutions for the ongoing need of rental inventory in the City of Victoria. Please see below what I wrote in my previous letter below.

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 4,000 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.**

A handwritten signature in black ink, appearing to read "Dave Craig", is placed above the printed name.

Dave Craig  
President

DC/cm

**Amanda Ferguson**

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**Subject:** FW: Please say NO to Cook & Oliphant proposal

**From:** Stephen Brown

**Date:** July 10, 2016 at 4:25:20 PM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Please say NO to Cook & Oliphant proposal

Dear Councillor Madoff,

I write to express our strong opposition to the proposed development on Cook Street south of Oliphant Avenue.

We are not opposed to increasing residential or commercial density in the Cook Street Village. However, this particular proposal is a BAD idea. The six-story building (five stories plus another story of mechanical apparatus) would be at least two stories taller than other apartment buildings in the area, and would set a very unwelcome precedent.

We beg you to put the interests of the broader community ahead of the profit motives of a select few. Please reject this proposal and invite the developer to reconfigure it to be two stories shorter.

Yours sincerely,

Stephen and Michelle Brown  
174 Olive Street  
Victoria, B.C. V8S 3H3

## Amanda Ferguson

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**Subject:** FW: please use your position to ensure the protection of the character and charm of victoria's cook st village

**From:** fran lindner

**Date:** July 6, 2016 at 9:03:18 AM PDT

**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** please use your position to ensure the protection of the character and charm of victoria's cook st village

i ask you to please use your position on council to really reflect on the will of the community, and to help protect this beautiful little area of the city. be guided by your heart to do the right thing.

i wish you a lovely day.

frances lindner



**Amanda Ferguson**

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**Subject:** FW: Please vote no to the Cook and Oliphant development proposal

**From:** Silvia Schriever <[silviaschriever@shaw.ca](mailto:silviaschriever@shaw.ca)>

**Date:** July 9, 2016 at 10:57:00 AM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Please vote no to the Cook and Oliphant development proposal

Dear Councillor;

It has come to my attention that Council is processing a proposal for an outsized and out-of-character condo and commercial block at Cook and Oliphant.

Please accept this email as a letter of protest in the hopes that on July 14, 2016 you will reject the current design proposal.

As Victoria's foremost 'village' which is now even a tourist destination, the Cook Street Village deserves exceptional attention to character and proportion when development is being considered.

Respectfully,

Silvia Schriever MD  
142 Eberts Street  
Victoria, BC  
Canada  
V8S 3H7

[silviaschriever@shaw.ca](mailto:silviaschriever@shaw.ca)

## Amanda Ferguson

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**Subject:** FW: Support Letter Support for Proposed Development @ Cook St & Oliphant St

**From:** Jason Leslie

**Date:** July 8, 2016 at 11:16:03 AM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>

**Subject:** Support Letter Support for Proposed Development @ Cook St & Oliphant St

Mayor & Council,

This Project by Urban Core Ventures is exactly what the Cook Street Village Neighbourhood needs and lacks. I have been following it for over a year now and believe the latest scaled down proposal of 53 Residential Units and 4 Commercial Strata Lots over 5 Storeys is both appropriate for the Neighbourhood and appears to meet the criteria of the City's OCP for the area.

The fact is the City is growing and this is positive, we are in desperate need of New Housing Stock and the Design / Density of this Project is really appealing. Having smaller spaces starting @ 430 square feet that will offer more affordable housing options for the Young and Old, it's wonderful and will allow some buyers to enter a community that they would not typically be able to afford. Take into the consideration the New Provincial Property Transfer Tax Exemption for End User Buyers Valid on (only New Construction) up to \$750,000 CND, there is no doubt that this is going to be well received by a wide range of demographics.

People in general prefer the Better Efficiency of New Construction and the Cook Street Village really lacks this and needs to appropriately grow to accommodate what the masses want. I attended the December 7<sup>th</sup> Fairfield / Gonzales Community Association Meeting and carefully listened to both advocates and some opposition, it was clear that there are some residents that are totally against change / growth of the community but in general most speakers were in favor of this project. I don't envy the onerous process this Passionate Developer has to go through.

Recently I Marketed a Small Development of 2 New Homes in South Oak Bay for Len Cole / Urban Core Ventures and can Honestly say First Hand that he is a Builder who Sincerely takes Pride in what he does and goes the Extra Mile to Deliver a Quality Product that all can be proud of.

We all want a Vibrant Cook Street Village and Must recognize that the Magic Ingredient to achieve this is People, Plain & Simple.

Lets all hope that this Development comes to fruition in near future.

Regards,

J.

Jason Leslie Personal Real Estate Corporation  
RE/MAX Camosun

**Amanda Ferguson**

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**Subject:** FW: Supporting Cook and Oliphant development

**From:** Kurtis

**Date:** July 4, 2016 at 7:29:56 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** Supporting Cook and Oliphant development

Attention Mayor Helps and Council,

I am a current tenant at 220 Cook St and the owner is proposing to build a five story building on this site. I support the owner in developing the land. He has generously offered 1st right of refusal at 10% below market. I am most looking forward to this opportunity as this will allow me to be a purchaser. Furthermore, as a resident of Cook St village I believe this development would bring value to the neighborhood and opportunity for new local business.

Thank you for your time and consideration.

Kurtis Newman  
Electrical EIT

## Amanda Ferguson

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**Subject:** FW: Condo and commercial building proposed development on Cook and Oliphant

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**From:** Jeanette Aubin

**Sent:** Saturday, July 09, 2016 5:48 PM

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

**Subject:** Condo and commercial building proposed development on Cook and Oliphant

Dear Mayor Helps and Council,

Thank you for welcoming input from Cook Street Village residents. You have created an atmosphere where the citizens of Victoria believe they will receive a fair hearing of their ideas. I am writing to object to the proposed development on Cook and Oliphant for several reasons.

Whenever I am asked where I live, and I mention that I live near the Cook Street Village, invariably I hear how fortunate I am. People like the village because of its small town feel. Allowing the proposed condo/commercial development to go ahead as planned, will destroy the very reason the Cook Street Village is so valued, by both residents of the village, and others in the city who visit the village regularly to shop, visit coffee shops, relax and sometimes walk down to the ocean or to Beacon Hill Park.

This proposed development does not add to the character of the Cook Street Village but rather detracts from the atmosphere that the village has created. It is entirely unlike anything on the few blocks that make up the village. Most people who live near the village don't want this building, as it has been proposed, and it's contrary to all existing community plans, guidelines and zoning.

By allowing this development to go ahead as planned, a parking nightmare will be created. Presently, there is almost nowhere to park in the few blocks that make up the village. The proposed development does not have parking spaces for each suite - which is fine, to encourage biking or using public transit - but if the residents of the building all want cars, the only space left is on the street. In addition to some of the positive reasons for the building, the Developer talked about creating a building where people could age in place, but he made no provision for the storage of mobilized scooters. Also people, who will be displaced because their current dwellings will be destroyed, will have the option to rent in the proposed building, but only for a limited time. In addition, where will people park who want to shop in the proposed commercial areas? Where will the commercial vehicles park to unload the supplies for the commercial properties?

The removal of boulevard trees is another reason that this development is unsound. The beautiful trees along Cook Street are a treasure to keep as long as possible. Removing any green space should not be allowed. The impact on Beacon Hill Park may also be a detriment to this proposal, as more parking on Cook Street may be required to accommodate the additional vehicle traffic.

I think one of the most compelling reasons for not allowing this proposal to go ahead as planned is that it may be the beginning of the end of the village. Other commercial property owners may decide to sell their small shops to other condo developers. Also, if the existing character of the village is lost, it may also lose its popularity and small businesses will lose customers. The Cook Street Village is a treasure to Victoria and should not be ruined by allowing this proposed development, as it has been shown, to be built in the Cook Street Village.

Respectfully,

Jeanette Aubin  
2-1246 Fairfield Road,  
Victoria, BC, V8V 3B5

## **Amanda Ferguson**

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**Subject:** FW: Cook & Oliphant Project

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

Sent: Sunday, July 10, 2016 5:17 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Cook & Oliphant Project

Dear Mayor and Council

Wishing you a good day. This is a letter to show my support for the Cook Street Project.  
We should welcome this project with open arms. It will revive the Village.

We need more apartments in this area that allow young families to have a clean and safe place to live. The decrepit buildings that now stand at this site need to be bulldozed down. They are eyesores.

Allow the developer to break ground on this project.

Stan Mawby  
380 Cook Street



**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant proposal - I do not support the current proposal

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**From:** Judy Lightwater

**Sent:** Sunday, July 10, 2016 11:06 AM

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

**Subject:** Cook and Oliphant proposal - I do not support the current proposal

This development sets precedents that are not constructive to planning or development for our area:

1. no affordable/non-market units that are big enough or affordable enough for more than one person
2. setbacks are far too narrow and will limit future bike and walking paths
3. height is too high to be consistent with village character

5 years from now I would like Cook St. Village to be a pedestrian-only area from Oscar to Oliphant. This is in keeping with its character and purpose. Commercial vehicles would be allowed for deliveries to businesses, who have no back lanes and require business access.

This development is welcome for its provision of rental housing, but affordability, setback, and design need to be addressed before approval can be granted.

Thank you.

---

Judy Lightwater

86 Howe St.

Victoria, BC V8V 4K3

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"The possible must not be limited by the known."

Wolfgang Paalen

**Amanda Ferguson**

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**Subject:** FW: re. cook st. and oliphant

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**Sent:** Saturday, July 09, 2016 3:50 PM

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

**Subject:** re. cook st. and oliphant

I must express my opposition to the present proposal for the development on Cook St. and Oliphant. The present proposal as it is now is too large and out-of- character for the village.  
Sincerely, Carol Elson-Brown. ( resident of Cook St. Village)

**Amanda Ferguson**

---

**Subject:** FW: Cook St village proposed development

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

From: Norma Dator

Sent: Monday, July 11, 2016 10:22 AM

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

Subject: Cook St village proposed development

Please, please, please don't destroy the charm of Cook St. Village by adding a high rise, and more congestion.  
SINCERELY!

Norma Dator (a former resident for 16 yrs.)

Sent from my iPad

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village Project - Letter Of Support

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**From:** William Mitchell

**Sent:** Friday, July 08, 2016 7:58 PM

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

**Subject:** Cook Street Village Project - Letter Of Support

Attention Mayor Helps and City of Victoria Councillors,

I am writing in support of the proposed 5 storey building at Cook and Oliphant. The developer has made significant changes since the original drawing. I feel the developer has listened to the community and these changes reflect these interactions. For instance, the total floor area of the building has been reduced by more than 6000 sq ft (especially on the upper floor), the total number of residential units reduced from 60 to 53 and the mix of units has been changed to now provide 20 smaller one bedroom units (9 of which are to be designated as below market rental units.)

Lets move forward with in the spirit of cooperation and welcome density done right.

I fully back this project as it will only enhance Cook Street Village.

William Mitchell

**Amanda Ferguson**

---

**Subject:** FW: COOK STREET DEVELOPMENT

**From:** Karen Mawby  
**Sent:** Sunday, July 10, 2016 10:59 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** COOK STREET DEVELOPMENT

Hello Mayor and Council

I have been following this project for about a year now. It really surprises me that the city has not move ahead with this.

I cannot believe that the City is being bullied into not supporting this project. With the amount of outcry one would think that a 50 story high rise was being built.

This project meets the City's regulations. It's time to move forward.

Karen Mawby  
380 Cook Street

**Amanda Ferguson**

---

**Subject:** FW: Cook Street Project

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

From: colleencolwell@gmx.com

Sent: Sunday, July 10, 2016 6:25 PM

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

Subject: Cook Street Project

I stand behind this project. The proposed building meets with the City's official plan.

The developer has fully complied with the community to ensure that this building meets with their demands. The developer has reworked the plans to reflect these changes.

This project will improve the overall vibrancy in the Cook Street Village.

Colleen Colwell

210 - 109 Wilson St



## Amanda Ferguson

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**Subject:** FW: Cook Street Village Project - Letter of Support

---

**From:** Michelle Mitchell

**Sent:** Friday, July 08, 2016 8:04 PM

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

**Subject:** Cook Street Village Project - Letter of Support

Attention Mayor Helps and City of Victoria Councillors,

I am writing in support of the proposed 5 storey building at Cook and Oliphant. Significant changes have been made since the original drawing and I feel the developer has listened to the community and these changes reflect those interactions. For instance, the total floor area of the building has been reduced by more than 6000 sq ft, the total number of residential units reduced from 60 to 53 and the mix of units has been changed to now provide smaller one bedroom units.

Lets move forward with in the spirit of cooperation and welcome density done right.

Michelle Mitchell

**Amanda Ferguson**

---

**Subject:** FW: Development at Cook St. and Oliphant St.

---

**From:** surroundings

**Sent:** Saturday, July 09, 2016 4:17 PM

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

**Subject:** Development at Cook St. and Oliphant St.

Dear Mayor and Council,

The Cook Street Village Business Association (CSVBA) is not supporting any petitions for or against the development at Cook and Oliphant St. We ask that you disregard the following form (See attached) as we feel it is falsely representing the CSVBA, and we did not endorse this.

We have advised the individual merchants to express their support/ non-support of the development directly to Mayor and Council and to Urban Core Developments.

Sincerely,

The Directors of the CSVBA

Garry Preston  
Brice Castle  
Calen McNeil  
Glenn Barlow  
Kristiane Baskerville  
Bart Reed

To: Mayor Lisa Helps and City Council  
City of Victoria

**A Cook Street Village Merchant response to the proposed development  
at Oliphant and Cook Street**

On behalf of \_\_\_\_\_, a retailer located at \_\_\_\_\_ Cook Street,  
I want to express my request to change the development currently proposed for the  
southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but  
the current proposal is too solid of a mass and not in keeping with the rest of the  
Village. As such, it will detract from the ambience of the Village and could ultimately  
drive business away to more attractive locations.

My strongest concern is that the development does not provide enough parking to  
accommodate the extra level of activity it will bring, and will thereby damage the retail  
environment throughout the Village. Lack of parking is already a major concern for  
Village businesses, particularly in summer, and this development will only make a poor  
situation worse.

I respectfully suggest the proposed development be safely upon this site to something  
more in keeping with the amount of parking it is providing.

SIGNED \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

# of suggested commercial per unit  
# of suggested residential per unit.

**Amanda Ferguson**

---

**Subject:** FW: Development in Cook St. Village.

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**From:** GARY PARGEE

**Sent:** Sunday, July 10, 2016 11:22 AM

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

**Subject:** Development in Cook St. Village.

I do not oppose the proposed new development on Oliphant St. however I do oppose the amount of stories and feel the whole development should be scaled down to fit in with the existing setting.

Thank you

Gary Pargee  
1215 Mckenzie St.

## Amanda Ferguson

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**Subject:** FW: Letter of Support for the Urban Core Ventures Project in Cook St Village.pdf  
**Attachments:** Urban Core Ventures Project in Cook St Village.pdf

---

**From:** Dr. Kelly W. Sundberg  
**Sent:** Monday, July 11, 2016 7:15 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Letter of Support for the Urban Core Ventures Project in Cook St Village.pdf

Dear Mayor Helps and Victoria City Councillors,

On behalf of the SAFE Design Council, a federal non-profit organization focused on crime reduction through design, I write in full support of the Urban Core Ventures Project in the Cook Street Village. As detailed in the attached letter, I have conducted a comprehensive review of this proposed developed and conducted a full locational and site-type risk assessment of the surrounding neighbourhood. In all regards, I find this project to fully represent the core tenets of crime reduction through design, and believe it would successfully be awarded SAFE Design Standard® certification.

For your information, I am the President of the SAFE Design Council, a tenured Associate Professor in the Department of Economics, Justice, and Policy Studies at Mount Royal University, have served two terms as the alternate NGO representative to the United Nations for the Academy of Criminal Justice Science, and also served fourteen years in federal law enforcement. Likewise, I am one of the co-developers of the SAFE Design Standard®, have several publications addressing innovations in crime reduction through design, and have been an invited speaker to a number of American Institute of Architects (AIA) state and national meetings, during which I have presented best practices in crime reduction through design approaches.

Considering the need for more mixed use property development in Victoria, as well as other Canadian cities, and reflecting on research that support mix-use property development as an important aspect in reducing both the risk and fear of crime, I view this proposed development as being a true benefit to the Cook Street Village and Victoria in general.

Kindest regards,

Dr. Kelly Sundberg

—

**Dr. Kelly W. Sundberg**  
President

**T** +1.587.707.7571  
**W** [www.safedesigncouncil.org](http://www.safedesigncouncil.org)



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**Mayor and Council**

City of Victoria  
c/o 1 Centennial Square  
Victoria, BC, V8W 1P6

January 23, 2015

**RE: Crime Prevention Through Environmental Design (CPTED) and SAFE Design Standard® Review of the Urban Core Ventures Ltd. Proposed Development Project Located at 210 - 220 Cook St. and 1041 Oliphant Ave. in Victoria, BC.**

Dear Mayor Helps and Victoria City Council Members,

I write on behalf of the SAFE Design Council. The SAFE Design Council is the non-profit organization responsible for overseeing, administering, and managing the SAFE Design Standard® – the first international crime reduction through design point-based certification program aimed at achieving enhanced site and building security through functional planning, landscape architecture, architecture, engineering, interior design, and space programming. Led by a multidisciplinary team of academics, design professionals, crime reduction specialists, and business/legal experts, the SAFE Design Council is committed to the quality, legitimacy, and rigour of the SAFE Design Standard®. Central to the SAFE Design Council is a focus on providing a scholarly-based certification program that is informed by industry, developed by academics, and delivered by trusted professionals committed to service excellence.

On January 8, 2016 I conducted a comprehensive review of the proposed Urban Core Ventures Ltd. mix-used building project slated to be developed at 210 - 220 Cook St. and 1041 Oliphant Ave. in Victoria, BC. Specific to my qualifications for conducting this review, kindly note that I hold a Doctor of Philosophy degree in Criminology from Monash University, Master of Arts in Justice and Public Safety Leadership and Training from Royal Roads University, and a Bachelor of Arts in Political Science from the University of Victoria. Likewise, I am currently a full-time tenured Associate Professor in the Department of Economics, Justice, and Policy Studies at Mount Royal University, one of the co-developers of the SAFE Design Standard®, served two terms as the Alternate Representative to the United Nations for the Academy of Criminal Justice Science, and prior to my academic career, served fourteen years in federal law enforcement. Lastly, my scholarship specific to crime reduction through design has been published in numerous academic and industry journals, as well as peer-reviewed by the American Institute of Architects (AIA).

Drawing from over a century of social science and design research and scholarship, the SAFE Design Standard® (***Security Achieved*** through ***Functional Environmental Design***) constitutes one of the most significant and recent advancement in study of environmental criminology since Dr. C. Ray Jeffery introduced Crime Prevention Through Environmental Design (CPTED) in 1971. The key aims of the SAFE Design Standard® are to reduce both the risk and fear of crime through the application of informed design. By expanding upon established criminological and design scholarship (including CPTED), while also drawing on best practices in planning, architecture, engineering, and interior design, the SAFE Design Standard® offers a systematic methodology for assessing a built environment and ensuring desired design, aesthetics, and functionality are retained. In essence, the SAFE Design Standard® includes all that is found within modern CPTED, yet also includes a locational and site-type risk analysis, and reflection on contemporary design practices and standards.



Upon reviewing the proposed Urban Core Ventures Ltd. development plan, and after completing both a locational and building-type risk analyses relating to this project and site, it is my informed position that this project as planned reflects the core tenets of modern CPTED and would likely be eligible for certification under the SAFE Design Standard®. Additionally, having completed a field review of the neighbourhood, I am very confident this project will both complement the neighbourhood and serve as an example of how desired design can unobtrusively contribute to physical security. In all regards, this proposed project clearly reflect an adherence to Jane Jacobs' notion of desired mixed use development, the core tenets of modern CPTED, and the SAFE Design Standard®. Specifically, having a design whereby residents can have a clear view of Cook St. through large windows, in conjunction with activated retail and business spaces, this project will exemplify a property whereby passive observation is promoted and mix-used activity encouraged. It is evident the plan for this development will likely result in more 'eyes on the street' and increased pedestrian activity – ultimately encouraging community interactions and reducing both the risk and fear of crime on the site and within the surrounding area.

It is understood that Urban Core Ventures Ltd. will seek an architect or engineer who is also a SAFE Design Standard® accredited professional (SAFE-AP™) to conduct a formal SAFE Design Standard® assessment of this development project and seek SAFE Design Standard® certification. Although the SAFE Design Council does not provide consulting services, it does assist design and engineering professionals apply the SAFE Design Standard® to the projects they are involved in developing. Having already completed the initial risk analyses, neighbourhood review, and also assessing the proposed plans, I am confident this project will be eligible for SAFE Design Standard® certification once fully assessed, design recommendations applied, and audited by the SAFE Design Council. Likewise, I am equally confident that this project will fully reflect both the tenets of modern CPTED and Jane Jacobs notion of mixed-use development.

Should you require further information regarding the SAFE Design Standard® or the SAFE Design Council, kindly contact me at your convenience by emailing [ksundberg@safedesigncouncil.org](mailto:ksundberg@safedesigncouncil.org) or reviewing our website at [www.safedesigncouncil.org](http://www.safedesigncouncil.org).

Sincerely,

Dr. Kelly W. Sundberg  
President

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Friday, July 08, 2016 9:30 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Aaron Webster  
Email :  
Reference :  
Daytime Phone :  
Hi there,

I just wanted to offer my support for 220 Cook Street. I've been watching this development, and others, for quite some time and am very much in favour for seeing this city to continue to develop. We need buildings like these to continue to let more people enjoy Victoria, while making it affordable.

I just saw a new rendering for the development, and I think it would fit very nicely in the Village.

Cheers,

Aaron Webster

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IP Address: 24.69.144.193

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Saturday, July 09, 2016 12:28 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Collin Reynolds  
Email :  
Reference :  
Daytime Phone :

Council members, my name is Collin Reynolds I live at 1035 Oliphant ave apt.3. I am the direct neighbour of this proposed development. In fact as i reside in the back apartment of 1035 Oliphant...I am the person most directly and negatively affected by this development. Currently I have a small backyard and deck that looks out over a quiet densely treed area of backyards. While I know this proposal is going to go through in some form I would like to at least ask for some consideration in regards to a few items that come with such a development. Firstly, as I'm at the back I'm concerned with garbage bin area placed at the back of the building....this is my living space, I would appreciate it not becoming a dump. Secondly, I'm concerned that the access to parking will be made through the alley at the back of the building rather than the front. Cook St is a high traffic st. Oliphant is not, the entrance to parking should be from cook St. Having cars drive past my bedroom window at all hours in higher volume would make living in my house a lot less comfortable. And lastly, the height of the building has been commented on as nauseum, but for me this is more than just aesthetics, my yard will be made to feel like a fish bowl, as will my neighbors down the street as it takes away all our privacy in our property for a view of our backyards. I ask that you consider a lower building. I would like to assist in making this a project that will improve the village instead of destroying the privacy and property values of my and neighbours residences.

Thank you,

Collin Reynolds

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IP Address: 184.151.222.60

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Monday, July 11, 2016 12:33 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Maureen and Robin Applewhaite

Email :

Reference :

Daytime Phone :

We would like to express our concern at the proposed large building in Cook Street Village. The building is much too massive for this lovely area.

Please ask the developer to at least consider dividing the building into two buildings that would have an area in the middle that could be a community meeting place and a delightful eating area etc.

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IP Address: 207.6.124.220

## **Amanda Ferguson**

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Saturday, July 09, 2016 4:22 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: David Clarke

Email :

Reference :

Daytime Phone :

Every area of Victoria does not have to look the same. Stop this high rise building from becoming reality and opening the flood gate of down town development that will surely signal the end of cook street village. I do not trust this developer to do anything to improve rental availability. He is out for himself and has no concern what so ever for cook street village and those that live around it.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 184.66.240.27



## Amanda Ferguson

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**Subject:** FW: Move Forward with the Cook Street Project

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**From:** Tamara Mitchell-Smythe

**Sent:** Friday, July 08, 2016 8:09 PM

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

**Subject:** Move Forward with the Cook Street Project

I am excited about the development that is transpiring at Oliphant & Cook. This new complex would allow young families like mine to live in this neighbourhood. This would allow us the chance to enjoy the convenience of the local merchants and walk to Beacon Hill Park.

Please move forward with this project and expand this area.  
Tamara Mitchell-Smythe

**Amanda Ferguson**

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**Subject:** FW: Oliphant and Cook Project Support

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

Sent: Friday, July 08, 2016 10:40 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Oliphant and Cook Project Support

Hello

This is my letter of support for this project. This new development will be a welcomed addition. We need to embrace the future and move forward.

It's time to for a change in this aged area.

Tammy Harrison  
2317 Avebury Ave  
Victoria bc

**Amanda Ferguson**

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**Subject:** FW: Oliphant redevelopment

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

From: rick olding Sent: Monday, July 11, 2016 9:19 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Cc: Steve Koerner <st\_koerner@hotmail.com>  
Subject: Oliphant redevelopment

The proposed redevelopment for Oliphant Street should not be allowed to proceed. The proposal does not fit with current community plans, guidelines and zoning, and is totally out of character for the Cook Street Village neighbourhood. A large majority of neighbourhood residents have expressed their opposition to this project.

Members of the neighbourhood are currently working on a new Local Area Plan that will better reflect community aspirations and provide a roadmap for future sustainable growth. To allow this project to proceed before the Local Area Plan is completed would make a travesty of the community planning process.

Sincerely,

Rick Olding  
1025 Linden Avenue

## **Amanda Ferguson**

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**Subject:** FW: Please vote no to the Cook and Oliphant development proposal

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**From:** Silvia Schriever

**Sent:** Saturday, July 09, 2016 10:50 AM

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

**Subject:** Please vote no to the Cook and Oliphant development proposal

Dear Mayor and Council

It has come to my attention that you are processing a proposal for an outsized and out-of-character condo and commercial block at Cook and Oliphant.

Please accept this email as a letter of protest in the hopes that on July 14, 2016 you will reject the current design proposal.

As Victoria's foremost "village" which is now even a tourist destination, the Cook Street Village deserves exceptional attention to character and proportion when development is being considered.

Respectfully,

Silvia Schriever MD  
142 Eberts Street  
Victoria, BC  
Canada  
V8S 3H7

**Amanda Ferguson**

---

**Subject:** FW: Rezoning of 220 Cook St.

---

**From:** Janet Cauthers  
**Sent:** Monday, July 11, 2016 12:36 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Rezoning of 220 Cook St.

Mayor and Council  
City of Victoria

Re: Proposal for a 5 storey retail/residential building at 220 Cook St.

**The building proposed for 220 Cook St. is unacceptable in Cook St. Village:**

Even with the proposed modifications, this building is still **out of scale** with the other buildings in Cook St. Village and the heritage homes on Oliphant St..

The Village does **not need more retail space** as there are a number of places in the existing area which are not occupied. In addition, **pressure to replace the lower-scale buildings will drive out the small businesses** that make the area unique.

The tiny expensive condos and small number of rentals in this building **will not touch the need for family homes or lower priced dwellings** for young people and those who are retired.

The Park East Condo on Park Blvd used to justify this scale is still lower, surrounded by green space and well hidden from the Village by trees.

**Please reject this proposal or require further modifications to no more than 4 storeys and with more extensive green space** to ensure that future development is harmonious with this unique and valuable area.

**Thank you.**

J. H. Cauthers  
304-1050 Park Blvd.  
Victoria BC

**Amanda Ferguson**

---

**Subject:** FW: Rezoning of Oliphant and Cook

---

**From:** THOMAS DAVIS  
**Sent:** Monday, July 11, 2016 10:49 AM  
**To:** Lisa Helps (Mayor) <mayor@victoria.ca>  
**Subject:** Rezoning of Oliphant and Cook

Thomas O. (Tim) Davis

I am opposed to having more commercial rental space available in or near Cook Village. There are vacancies in our existing space and all the retail outlets except the Beagle Pub are financially fragile. Our book shop has had to shut down. The proposed space will be cookie-cutterly sterile and will ruin the ambiance of the village.

We need affordable residential rental space in Fairfield. Approve a rezoning to ONLY rental residential and prohibit condos.

Read Jane Jacobs "[Life and Death of Great American Cities](#)" and you'll see how Cook Village is being destroyed.

Tim Davis  
1250 Dallas Road



## **Amanda Ferguson**

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**Subject:** FW: Vote no

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

From: Jean Hope

Sent: Friday, July 08, 2016 7:21 PM

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

Subject: Vote no

Vote no for the development at Cook and Oliphant. The best thing about cook street village is the character. It's our neighbourhood!

Jean Hope

Brooke street resident

Sent from my iPhone

Jean Hope

**Amanda Ferguson**

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**Subject:** FW: YES to the Cook St Project

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

Sent: Sunday, July 10, 2016 9:39 AM

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

Subject: YES to the Cook St Project

Attention Mayor Helps and City of Victoria Councillors,

I am writing in support of the proposed 5 storey building at Cook and Oliphant. Significant changes have been made and I feel the developer has listened to the community. Those changes reflect those interactions. The developer has also listened to the opposition and has fully complied with all the requests to make sure that this building fits the requirement.

I believe that moving forward with this development will only enhance the vibrancy of Cook Street Village.

YES TO COOK ST DEVELOPMENT!!!!

Daylin Reynolds

**Amanda Ferguson**

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**Subject:** FW: 220 cook street

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

From: Anne Tanner

Sent: Monday, July 11, 2016 10:20 PM

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

Subject: 220 cook street

This is just an email to say that I fully support the commercial and residential development of 220 cook street by urban core ventures. We live at 1123 Richardson street, right around the corner from cook street village.

Thnx.

Anne Tanner

## Amanda Ferguson

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**Subject:** FW: Support for Cook and Oliphant

**From:** Connor Braid

**Date:** July 11, 2016 at 5:13:14 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Cc:** 'Lindsay'

**Subject:** Support for Cook and Oliphant

To whom it may concern:

My name is Connor Braid, a commercial appraiser with DR Coell and Associates here in Victoria. Leonard Cole is a client of ours here at DR Coell and I have recently done the appraisal of the proposed 212-220 Cook and 1041 Oliphant mixed use development.

I wish to put forward my opinion of the proposed development and voice my support for it. Leonard Cole has a reputation of high quality projects and this project will be no different. I truly believe he has put forward a proposal for an amazing mixed use building which will add to the allure of the Cook Street Village, without deterring from the character and charm of the surrounding land uses.

Cook Street Village would be improved by Leonard's development by adding another commercial component to the vibrant core as well as a multifamily component to support it. I personally am a huge fan of the live/work spaces within the proposed development, giving small business owners the opportunity to grow within their own community; bringing a personal touch back to small business in the area.

I have already voiced to Leonard that I want the opportunity to purchase during pre-sales, should the development go forward. I currently live in Fernwood, but have always wanted to own in Fairfield and the Village.

Thank you for your time!

Best Regards,

**Connor Braid, B.Comm**

**Amanda Ferguson**

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**Subject:** FW: Cook st. village apartment building

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**From:** Graham Lorne

**Sent:** Monday, July 11, 2016 10:00 PM

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

**Subject:** Cook st. village apartment building

How many times do you and council have to be reminded that the village is small scale .

The proposed building is out of character completely , and its' size is enormous compared to its' neighbors.

We have something unique here . Let's keep it that way . Some of you live in Oak Bay . Would you want this thing on the Avenue ?

Sincerely ,

Graham and Meryle Howard

## Amanda Ferguson

---

**Subject:** FW: 5 storey development in Cook St. Village

**From:** Julia Leggett  
**Sent:** Monday, July 11, 2016 3:17 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** RE: 5 storey development in Cook St. Village

Hello,

I am just writing to make known that I am against the five story development proposed for Cook St close to the park. Aside from the proposed height, which seems to tall for the area, I also concerned that the style of condos that are being built in Victoria are out of synch with most of the existing architecture of the Fairfield area and as we continue to develop, I am afraid we will lose the character of our neighbourhood. I think densification is important for Victoria, but would like to see more secondary suites, garden suites etc which allow us to preserve our heritage homes and keeps land ownership in the hands of individual Victorians and working families. I am not opposed to condo development but would like to see City Council impose stricter architectural rules on what is built in Victoria. We are ending up with a lot of characterless, cookie cutter buildings which undermine the distinctiveness and beauty of our city.

Julia Leggett



## Amanda Ferguson

---

**Subject:** FW: Support for 212-220 Cook Street

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Monday, July 11, 2016 5:50 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Support for 212-220 Cook Street

From: Mike Kozakowski  
Email :  
Reference :  
Daytime Phone :  
Dear mayor, council,

I would like to express my support for the planned 212-220 Cook Street development and wish to see it proceed to a public hearing.

The Cook Street Village will be losing the RBC Royal Bank, a long-time neighbourhood fixture, following the recent closure of a Subway eatery.  
And there are least two businesses currently listed for sale which, if not sold, may ultimately close prior to renewing another long-term lease.

The village needs more immediate residents. It needs younger residents. Nearby businesses need more walk-by traffic, not just reliance on destination-based travel by individuals from afar.

The proposal as outlined conforms to the new OCP, one that Victorians spent many years helping craft as we collectively decided on our development future. It includes nine below market rentals, nine additional rentals, and 35 condos which will no doubt be a tremendous benefit to nearby businesses and the neighbourhood as a whole.

Thank you for your time.

Sincerely,

Mike Kozakowski

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IP Address: 70.66.163.90

**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant proposal

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

From: Marne

Sent: Monday, July 11, 2016 8:51 PM

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

Subject: Cook and Oliphant proposal

Dear Mayor and Council

I am aware that a developer would like to build on the site bordered by Cook St and Oliphant. I have had a look at the plans and find the project lackin . It is too high, too white , and too commercial for the site . It's prime real estate and deserves classy architecture and modest density.

Please consider slowing this process to enable compromise and cooperation . This is my neighbourhood and it affects me and my neighbours, Yours truly Marne Sent from my iPhone

**Amanda Ferguson**

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**Subject:** FW: Save Cook Street Village

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**From:** Kevin Lee

**Sent:** Monday, July 11, 2016 7:31 PM

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

**Subject:** Save Cook Street Village

Dear Mayor and Council:

Regarding the proposed Cook Street Village development, in the Fairfield neighbourhood near Cook and Oliphant, we reject the Cook and Oliphant plan and would ask that you say no to any potential development.

Kind regards,

Malcolm and Barbara Lee  
85 Howe Street  
250.383.4264

**Amanda Ferguson**

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**Subject:** FW: Oliphant redevelopment

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

From: rick olding  
Sent: Monday, July 11, 2016 9:19 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Cc: Steve Koerner  
Subject: Oliphant redevelopment

The proposed redevelopment for Oliphant Street should not be allowed to proceed. The proposal does not fit with current community plans, guidelines and zoning, and is totally out of character for the Cook Street Village neighbourhood. A large majority of neighbourhood residents have expressed their opposition to this project.

Members of the neighbourhood are currently working on a new Local Area Plan that will better reflect community aspirations and provide a roadmap for future sustainable growth. To allow this project to proceed before the Local Area Plan is completed would make a travesty of the community planning process.

Sincerely,

Rick Olding  
1025 Linden Avenue

**Amanda Ferguson**

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**Subject:** FW: 220 Cook Street.

**From:** Shad Roan  
**Sent:** Monday, July 11, 2016 8:21 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 220 Cook Street.

Hello,

I fully support the Comercial and Residential aspects of this project.

Regards

Shad Roan  
1123 Richardson St  
Victoria, B.C.  
V8V-3C7

**Amanda Ferguson**

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**Subject:** FW: Support solutions for rentals in Victoria / Cook and Oliphant development

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**From:** Tammy Schuster

**Sent:** Monday, July 11, 2016 8:58 PM

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

**Subject:** Support solutions for rentals in Victoria / Cook and Oliphant development

Attention Mayor and Council,

I write in support of the proposed residential and commercial building at Cook St and Oliphant Ave, as this will add to the badly needed rental inventory in the City of Victoria.

I recently moved back to Victoria and I rent a condo within the city. It took many months of searching — wherein crowds of people would show up to each rental viewing — before I found a unit both suitable and affordable for my standards.

More alternatives need to be available to renters in a growing city like Victoria and I applaud the developer for setting aside nine rental units (17% of the total) to replace the nine rental apartments presently on the site. I understand that these nine units will be designated as below-market rental units for 20 years.

This will substantially improve and elevate the quality of the rental housing in the Cook Street Village.

Thank you for your time.

Tammy Schuster

373 Tyee Rd  
Victoria, BC



**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

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**From:** Norris-Bacon Family  
**Sent:** Monday, July 11, 2016 9:03 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street Village

Dear Mayor and Council,

As a Fairfield resident for the last 15 years, I am concerned over the proposal to build a towering 5 story condominium building; I believe as others do that it is the wrong project in the wrong place.

I cannot see what Fairfield or even greater Victoria residents stand to gain from this development. Recent condo developments along Cook Street – the one over Natures Market for example – took years to sell. It seems there was no demand for these expensive new condos. Ditto for the condos built on Fairfield and Stannard road – similarly, they were on the market for years before selling. Why are we building more and more of this type of housing, jeopardizing the community's open skyline and village feel, so developers can put more money in their pockets? That is the only reason for allowing the kind of density that threatens what we love about our village – more profit for developers.

I understand my neighbours are now working on an alternate, smaller scale plan for the village, in line with previous community plans. I strongly urge you to delay this project until we, the residents, have spoken via the new plan. Don't ruin our village for the profit of people who don't even live here.

Thank you,

Wendy Norris

## Amanda Ferguson

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**Subject:** FW: I'm for the new development at Cook & Oliphant

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

From: Alex Fryer

Sent: Tuesday, July 12, 2016 2:29 PM

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

Subject: I'm for the new development at Cook & Oliphant

Dear Mayor and Council,

I received a letter in my mailbox from a group of people against the development at Cook St. and Oliphant. As you know they feel the proposed plan is too large and belongs downtown.

My wife and I are in our early thirties and are constantly worried about finding a place once we decide to start a family. Houses in this neighbourhood are out of our price range and we want to stay here as we have parents and grandparents in the village and also grew up here. A two bedroom condo in a development such as the one proposed is one of our best bets.

As you know, not only is the housing market getting tougher and tougher to enter, but the vacancy rate for rentals in Victoria is also scary. There's simply not enough places available to live in. We need larger projects like this to go through so there are enough units for everyone to have a place to live. It makes me sick that in this difficult housing market there are people against building extra places for us to live. It's not as if they are proposing a high rise either. There are four storey buildings all over cook St. village. Is an extra storey going to make a huge difference?

Please consider my generation's housing dilemma when deciding whether or not to approve this project.

Thanks,  
Alex

Sent from my iPhone

## **Amanda Ferguson**

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**Subject:** FW: Opposed to 5 storey condo Oliphant and Cook

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

From: Anne Goodman

Sent: Tuesday, July 12, 2016 8:58 AM

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

Subject: Opposed to 5 storey condo Oliphant and Cook

I am writing on behalf of myself and my Mother. We both live near Cook St Village, at separate addresses.

We are both strongly opposed to a 5 storey building at Cook and Okiphan.

We both support inner city density and a vibrant downtown and surrounding communities, but we think 5 storeys is too high and too dense for the neighbourhood.

We also prefer to see more affordable housing in the neighbourhood to continue the diverse nature of the community.

We also want maximized green space and trees.

We're ok with a different development in this place, more in keeping with existing community plans and goals.

Thank you

Anne Goodman, 1221 Rockland Ave

Rita Goodman, 1425 Richardson

Anne Goodman MNLP, CHP, EFT

Empowered Choices

## Amanda Ferguson

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**Subject:** FW: Cook and Oliphant development

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Tuesday, July 12, 2016 10:39 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Cook and Oliphant development

From: Arnold Porter  
Email :  
Reference :  
Daytime Phone :

Dear Mayor and Council, I am contacting you about the proposed 5 storey development at Cook and Oliphant. Five storeys is too high for our neighborhood. I just looked at the three storey development above the shopping area Cook and Sutej. It has a third floor setback that keeps it from looming over the street. It is attractive and fits in to the neighborhood esthetic. The logic that guided this development should also guide the approval/rejection/modification of the Oliphant development.

The Cook and Oliphant proposal is also demolishing three character homes. Will it set a precedent for tearing down character homes to build out of scale apartment buildings? I remember the carnage in James Bay when many of its heritage homes were bulldozed to make way for nondescript apartment buildings. I am hoping that the time of monster apartment buildings and rapacious developers is over.

This is not just NIMBY resistance to change:. I am not opposed to the proposed garden cottage at 155 Linden (across the street and down a few houses from me); Clover Point seems as though it could be a logical sight for a sewage treatment plant. The Cook/Oliphant proposal just seems too massive for the ambience we want to keep in our neighbourhood. At the very least it should be scaled down to three storeys.

Thank you, Arnold Porter  
Homeowner  
120 Linden Avenue

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IP Address: 24.108.168.167

## Amanda Ferguson

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**Subject:** FW: SAVE THE VILLAGE ACT NOW.

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**From:** Allan Stewart  
**Sent:** Tuesday, July 12, 2016 11:56 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** SAVE THE VILLAGE ACT NOW.

Dear Mayor and Councillors,

I am following up on the leaflet 'Is this the Cook Street Village of the future?

Given the uncertainty around the world, we can anticipate that not only will Victoria increasingly be seen as a 'Safe Haven' vacation destination but it will also attract a growing number of would-be foreign residents seeking to escape from the likes of Sao Paulo, Mexico City etc.

I suppose that most of us are familiar with the phrase 'dumbing down' but, to my mind, the proposed commercial block at Cook and Oliphant is, to the contrary, an example of 'dumbing up' – if there is such a term.

Sure, it's only four storeys high, after all, we can't count the service equipment on 'the roof' can we?

Many of us are accustomed to seeing low profile structures as we approach a seafront, in anticipation of a scenic wonderland, as typified by Dallas Road with its magnificent view of The Olympus Range in the background. The proposed development is 'the tip of the iceberg' - if you will forgive the phrase. Establish the precedent, and it's that much easier for the exploiters to move in – and harder for the defenders of the status quo to defend their ground.

Cook Street Village is an exception, especially given these turbulent times. During my seventeen years in Export Sales: Spain, Portugal, Latin America and the Caribbean I was taken to many nationally prized scenic treasures but only too often there was an unease en route about driving through overcrowded, built-up seaside 'developed' 'villages'. Is that what we want for Cook Street Village? Space reduces tension while overcrowded neighbourhoods do the opposite often putting children, in particular, at risk.

Turn Cook Street Village into its too frequent run-of-the-mill Latin American equivalent and we shall rue the day that we did not have the foresight to preserve the heritage that our forebears left to us.

We, Cook Street Village residents know that we are blessed to live in, our general view, the best place on the planet, please don't take it away.

With voting regards,

Yours very sincerely,

Allan Stewart.

## Amanda Ferguson

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**Subject:** FW: [Fwd: links for geology and liquefaction]

**Sent:** Tuesday, July 12, 2016 12:28 AM

**To:** Lisa Helps (Mayor) <mayor@victoria.ca>

**Subject:** [Fwd: links for geology and liquefaction]

Hi Honourable Mayor Lisa Helps,

Below are the links to the Geo Tech concerns regarding the Cook ad Oli project... I know this has been a horrible issue for all and some may say it has torn apart the FGCA along with the community. Many of us are beaten up and I cannot imagine what you have had to listen to for thousand of hours on every issue..you must be soup by now..

Sadly if this passed..... "All" our potential to come out our of the Local Area Plan's working group will be redundant ,,,, and the Cook Street Village Guidelines will also be rendered worthless.

The years and hours of engagement that have made the Village what it is today If this development passes... our local legal system regresses back in time, to a very dictatorial process prior to 1983... a bit thick but sadly the essence of this problem.,

"Prior to 1983, British Columbia which had a regional planning system that was hierarchical. With that system, a regional district prepared its plan and municipality complied. This approach to regional planning was problematic and subsequently, was abolished in 1983." This quote taken from BC'S Growth Strategies Act

The Growth Strategies Act, Regional Growth Strategies and Victoria's Official Community Plan are a series of initiatives designed to accommodate growth while maintaining the livability and natural environment of the province

"Everyone who has to live with the outcome should have a say in the development of plans." This quote taken from Victoria's OCP

All the Architectural designs under the LAP and the OCP can cut Cook Street Village into a brilliant diamond or an abandoned diamond... Please consider the dissension the Cole proposal is creating within this community.

I'm walking outside my comfort zone to even speak to this issue...neighbours scraped me from the bottom of the barrel to become involved.

Thank You for listening...  
Respectfully Kindest Regards,  
Barbara Ann

<http://www.empr.gov.bc.ca/Mining/Geoscience/PublicationsCatalogue/Maps/GeoscienceMaps/Documents/liquefaction.pdf>



[http://www.empr.gov.bc.ca/Mining/Geoscience/PublicationsCatalogue/Maps/GeoscienceMaps/Documents/GM2000-03b\\_amplification.pdf](http://www.empr.gov.bc.ca/Mining/Geoscience/PublicationsCatalogue/Maps/GeoscienceMaps/Documents/GM2000-03b_amplification.pdf)

[http://www.empr.gov.bc.ca/Mining/Geoscience/PublicationsCatalogue/Maps/GeoscienceMaps/Documents/composite\\_new.pdf](http://www.empr.gov.bc.ca/Mining/Geoscience/PublicationsCatalogue/Maps/GeoscienceMaps/Documents/composite_new.pdf)

## Amanda Ferguson

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**Subject:** FW: Support for Cook and Oliphant Development

**From:** Bill Quinsey

**Date:** July 12, 2016 at 5:28:05 PM PDT

**To:** <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** Support for Cook and Oliphant Development

Council Members,

I am in full support of the development of a proposed 5 storey residential/commercial building at Cook and Oliphant in the Cook Street Village. I was raised in the Fairfield area as a child and now reside in James Bay and utilize the village for shopping, going for coffee with friends and frequently dine at restaurants in the area. I was interviewed by Shaw Cable recently about Cook Street Village and I expressed how much that I have and do enjoy spending time in the village. The proposed development will enhance the village and keep it vibrant with a positive impact on the surrounding area. Thank you for taking the time to read this email supporting this proposal.

Regards,

Bill Quinsey

11-60 Dallas Road

Victoria BC

## Amanda Ferguson

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**Subject:** FW: Cook Street Village development proposal

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

From: David Lennam

Sent: Tuesday, July 12, 2016 3:17 PM

To: Lisa Helps (Mayor) <mayor@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Cook Street Village development proposal

Mayor and councillors

I am just adding my name to those opposed to the large condominium development planned for Cook and Oliphant.

I feel that council has probably been given the idea that locals like me are opposed to ANY development on that corner, but we're not.

Quite the opposite. We crave a vibrant, diverse, growing Village. We want density. We want a mix of condo and rental apartments (if some are below market, that's even better). Yes, we're probably in agreement that the lots where this condo is planned is ripe for some sort of high-density housing. Bring it on!

But do not bring this weak plan forward. You only have one chance to get it right and this one is dead wrong.

You know the reasons. Bad design. Ugly. No concern for green building practices. Poor planning for commercial vehicles necessary for the main floor commercial component. Bad landscaping. Too many units. Too darn massive for the site. And setting a bad precedent for the area. An expensive-to-live-in, full-of-longtime-taxpayers-who-voted-for-you neighbourhood.

Further, the developer has outright lied to residents, local planning officials and elected officials (about the size, the mass, the footprint, the number of rental units, and the price of units). The drawings and images used to promote the development are not to scale. Not even close, making it look much smaller than it will be.

At the CALUC held in Fairfield in December, the developer filled the room with his personal friends and people who actually work for them (none, if any, of whom actually live in Fairfield) and had them line up and try to tell the rest of us what a great project this was. Even councillor Chris Coleman, who was there, was aware this was going on. He even told me it was common practice. Really? And yet council were swayed by this? Unbelievable. Or not.

This developer is building this project not out of the goodness of his heart, nor for the community (he doesn't live here), nor for young couples to start their first homes (because the prices are as much as a house). He is building this to make as much money as he can. That's his job. Your job is to make sure that greed and deception are not the qualities you want Victoria to embrace — particularly one of the most beautiful and tranquil parts of the city.

I think, in talking to my neighbours, a better plan — a much better plan — is townhouses. Or a building that's at least a storey lower, or one that is gorgeous and set back from the sidewalk. We want something there, yes, but not this.

Please don't play us for suckers. We're not. We're engaged and willing to be inspired by great development. This one is so far from that it's an architectural embarrassment that this mayor and council will have to live with. Since none of you live in the area (nor does the developer), perhaps consider if this thing went up across the street from you.

Sincerely.  
David Lennam  
1148 Chapman Street

**Amanda Ferguson**

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**Subject:** FW: Letter in Support of Urban Core proposal / Committee of the Whole July 14, 2016

**From:**

**Date:** July 12, 2016 at 2:34:52 PM PDT

**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>

**Subject:** Letter in Support of Urban Core proposal / Committee of the Whole July 14, 2016

Attention: Mayor and Council

As noted on the posted Agenda for Committee of the Whole, you will be reviewing an update for the Cook/Oliphant mixed-use development being proposed.

I write as a resident of Victoria and a retired development professional with no connections of any kind to the proposed development.

I rarely speak up on development matters unless I feel strongly about the issues at hand; in this case I do. The proposal is one which, while modern and progressive, manages to maintain and contribute to the unique and livable characteristics of Cook Street Village - ones that we all cherish and that make Victoria a great place to live and operate a business. While my personal preferences lean towards more traditional forms of architecture, there is no question that the overall building massing and design are in keeping with residents vision for the area. That this mixed-use proposal has managed to achieve this while providing noteworthy, affordable rental accomodations and a welcome, pedestrian friendly frontage, tells me it is more than ready for your full consideration and support.

I am asking that you move this project to public hearing.

Regards,  
Darlene Tait  
Victoria, BC

## Amanda Ferguson

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**Subject:** FW: Support UrbanCore Ventures

**From:** Erin Glazier

**Date:** July 12, 2016 at 2:59:07 PM PDT

**To:** "[malto@victoria.ca](mailto:malto@victoria.ca)" <[malto@victoria.ca](mailto:malto@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "[bisitt@victoria.ca](mailto:bisitt@victoria.ca)" <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, "[jloveday@victoria.ca](mailto:jloveday@victoria.ca)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)" <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, "[gyoung@victoria.ca](mailto:gyoung@victoria.ca)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, "[mayer@victoria.ca](mailto:mayer@victoria.ca)" <[mayer@victoria.ca](mailto:mayer@victoria.ca)>, "[malto@victoria.ca](mailto:malto@victoria.ca)" <[malto@victoria.ca](mailto:malto@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "[bisitt@victoria.ca](mailto:bisitt@victoria.ca)" <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, "[jloveday@victoria.ca](mailto:jloveday@victoria.ca)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)" <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, "[gyoung@victoria.ca](mailto:gyoung@victoria.ca)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>

**Subject:** Support UrbanCore Ventures

To Whom It May Concern,

I am writing again in continued support of Leonard Coles proposed development at the corner of Cook St. and Oliphant. I understand they are on the July 14<sup>th</sup> Committee of the Whole agenda.

It is becoming increasingly apparent that several members of the Fairfield Neighbourhood Association are taking it upon themselves to carry out a negative and factually wrong campaign against this project. From mailing flyers to 1500 area homes, to door knocking imposing their view upon anyone who will listen, I find it disturbing that while the developer jumps through hoop after hoop, approval after approval, they are allowed to say and do whatever they want with no consequences.

It seems to me they won't rest until the building is three stories high, with no commercial space at street level, and they've chosen all the exterior colours and finishes themselves. Might I ask what the point of having an OCP is if these groups are allowed to hijack the development proposal process?

If done properly density is good, commercial space occupied by local companies enriches the neighbourhood, and providing small but affordable units for people to purchase (who otherwise could not afford to live in this neighbourhood) I feel exhibits excellent long term vision. These are the very things this association is against, and as someone who pays taxes and visits the neighbourhood frequently, the nimbyism I've witnessed is extremely frustrating.

When it takes a development an exorbitant amount of time to go through the planning and approval process, people give up! I hope this development doesn't take 9 years like Sutlej did, and that those people who continue to do



nothing but complain and make the most noise, are combatted by those who see this as a great addition to the community!

Thanks in advance for your consideration,

Erin Glazier  
402-517 Fisgard St.  
Victoria BC  
V8M 0C5

**Amanda Ferguson**

---

**Subject:** FW: Buiding at Oliphant and Cook

**From:**

**Date:** July 12, 2016 at 12:18:03 AM PDT

**To:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Buiding at Oliphant and Cook

---

Dear Council and Mayor Lisa Helps:

Cook Street Village Rezoning and Development Permit Application-Oliphant and Cook

I write in support and to clarify misinformation swirling in the neighbourhood surrounding the above mentioned project. The talk is of 6 storeys. The truth is a significant change has been made to the building. The enclosure for the access to the roof is now removed (this was the only element that was considered a 6th storey.)

The building now completely complies with the zoning bylaw as a 5 storey building.

Respectfully yours,

Edmond E. Price (216) and Laura Bevan (428)

964 Heywood Ave.

Victoria, BC

V8V 2Y5

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Tuesday, July 12, 2016 11:47 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: George and Jo-Ann Zador  
Email :  
Reference :  
Daytime Phone :  
To the Mayor and Council, City of Victoria,

As supporters of the proposed Cook St at Oliphant development from its onset, we are pleased to see that it has significantly evolved and is now about to face another review by the Advisory Design Panel. However, we note that mainly due to unreasonable pressure by a vocal minority spreading malicious misinformation, the revisions to plans are yet to satisfy the few who would turn the clock back on any development in the Cook Street Village.

The proposal is now downsized to 53 units from the original 76 (26% reduction), the rental unit numbers doubled, parking increased, building height reduced; we feel that the Developer had bent backwards to satisfy all reasonable objections.

It is also an issue of significance that this project may see completion in 3-4 years from the original date of application, all due to a variety of time consuming reviews and obfuscation by Fairfield naysayers.

Again, we question how this helps alleviating the housing shortage, when prices after such lengthy delay will unavoidably be higher as well.

We are hoping that expediency will be the byword from here on, to allow construction of this very desirable addition to the Cook Street Village.

Please do not hesitate to advance this project to Public Hearing.

Sincerely

George and Jo-Ann Zador  
Fairfield residents.

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IP Address: 24.108.161.97

**Amanda Ferguson**

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**Subject:** FW: Cook St & Oliphant Proposed Development

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**From:** Kerry Cooper  
**Sent:** Tuesday, July 12, 2016 10:49 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook St & Oliphant Proposed Development

Hello Mayor Helps & all members of Council,

I am a 20 year resident of Fairfield and love the human-scale feel of Cook Street Village. It is very disturbing that developers/builders design and build buildings but don't ever have to live with what they create. Developers only have one objective and that is to make as much money as possible.

Buildings effect how people live in a space, in an area and the charm-free monolithic building proposed at Cook and Oliphant **does not add anything** positive to the Village.

We the tax paying residents of Fairfield MUST be listened to....this is OUR village....this is where we LIVE.

Regards,  
Kerry Cooper  
44 Linden Ave

**Amanda Ferguson**

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**Subject:**

FW:

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**From:** Lise Chartrand

**Sent:** Tuesday, July 12, 2016 10:50 AM

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

**Subject:**

Madame Mayor and Council,

Please carefully rethink the Cook and Oliphant project, and plan something on a more human scale, in keeping with the natural evolution of the Cook Street Village.

Thank you for your understanding.

Lise Chartrand and Christopher Brown

**Amanda Ferguson**

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**Subject:** FW: Cook & Oliphant Development

**From:** Michael Hirsch  
**Sent:** Tuesday, July 12, 2016 8:37 AM  
**To:** Lisa Helps (Mayor) <mayor@victoria.ca>  
**Subject:** Cook & Oliphant Development

Hi Mayor Helps,

I live in Fairfield and am concerned about the five story development proposed for Cook and Oliphant.

At five stories, and with the proposed design of the building it will loom over the street and neighbours. I don't have a problem with some development but I think it should fit with the existing mix of 2-4 stories.

Fairfield is a great neighbourhood where families stay long term and kids grow up. I think the development is totally out of place and the precedent of five stories is a threat to the well established character.

There are some decent examples of new buildings in Village area - they are much lower than five stories, and higher floors tend to be set back so the buildings aren't overly imposing.

Thanks,

Michael



**Amanda Ferguson**

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**Subject:** FW: wrong project in the wrong place

**From:** Ruth Mossop  
**Sent:** Tuesday, July 12, 2016 11:07 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** wrong project in the wrong place

To the Mayor and Council of Victoria:

I have lived in wonderful Fairfield for 9 years. There are many reasons that I love this neighbourhood, but one of the most appealing is its village feeling on Cook Street. I feel sure that places with this ambience are becoming a rarity and that within the city of Victoria it attracts special interest and admiration from locals and visitors alike as it harkens back to an historically significant time.

What a shame it would be for you to approve the five-story development plan that is now being considered! I am strongly against this plan. I am grateful to my neighbours who are now working with the city on a new Local Area Plan to be finished next Spring. They are the voice of concerned citizen's like myself. Please show good faith and delay this project until residents have spoken via the new plan.

Thank you.

Ruth Mossop

owner, 1232 Oscar Street  
Victoria BC

**Amanda Ferguson**

---

**Subject:** FW: Proposed redevelopment, Oliphant St., Fairfield.

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**From:** Steve Koerner

**Sent:** Tuesday, July 12, 2016 12:44 PM

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

**Subject:** Proposed redevelopment, Oliphant St., Fairfield.

Dear Mayor Helps and Victoria City Counsellors,

I am writing to you to express my opposition to the proposed redevelopment for Oliphant St. in Fairfield. It should not be allowed to proceed because it is inconsistent with current community plans, guidelines and zoning, and is totally out of character for the Cook Street Village neighbourhood. A large majority of neighbourhood residents have already expressed their opposition to this project and I am joining them to call for the Victoria City Council to reject the Oliphant St. redevelopment plan.

Members of the neighbourhood are currently working on a new Local Area Plan that will better reflect community aspirations and provide a better vision for future sustainable growth. To allow this project to proceed before the Local Area Plan is completed would make a travesty of the community planning process.

Yours Sincerely,

Steve Koerner.  
62 Wellington Ave.  
Victoria, B.C.

**Amanda Ferguson**

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**Subject:** FW: Position on Cook and Oliphant proposal

**From:** "Robert R. Martin"

**Date:** July 13, 2016 at 7:48:07 AM PDT

**To:** <[Councillors@victoria.ca](mailto:Councillors@victoria.ca)>, self

**Subject:** Position on Cook and Oliphant proposal

Hello Victoria city Councillors.

I am writing to express my strong opposition to this proposal as it currently stands. If you allow the proposal to move forward to public hearing, you will be doing a major disservice to the Fairfield and Victoria communities. The proposed development is out of scope and character for the Cook Street village area, and will do long term irreparable harm if allowed to move forward.

I am neither anti-development nor opposed to sensible, neighborhood-appropriate buildings on this property. In this case however, I believe that the developer was incited by a questionable Large Urban Village concept in the greater Victoria strategic planning process, which is now outdated. I applaud your open willingness to invite and support development of a Fairfield/Gonzales neighborhood plan, which will allow for much more suitable planning processes and developments to take place. This process should be allowed to guide the development of commercial and mixed buildings in these communities.

Please do not move this proposal forward as it currently stands. While the developer and a number of his supporters, including some staff in your planning department, appear to believe his team has made significant revisions to the original documents which legitimize it, the original proposal was so out of scope and character for the Cook Street Village that it required far more significant alterations to make it acceptable to the community. Residents have not even been offered visually accurate drawings of the real height of the proposed building compared to adjacent structures, to adequately assess its impact on the overall space.

Thank you for your consideration.

--

Robert R. Martin, PhD

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]

Sent: Wednesday, July 13, 2016 8:15 AM

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

Subject: Mayor and Council email

From: Alex Burke

Email :

Reference :

Daytime Phone :

RE: Cook Street Village Development:

While I do not live in Cook street village, I am strongly opposed to the proposed development of a five story building. City council seems to be determined to turn Victoria into one more American city. While many of my neighbours seem to believe that the present council has been bought and paid for by the developers, I prefer the more charitable view that it is simply a matter of extremely bad judgment. I come to this conclusion reluctantly since I had great hopes for this council when it was elected.

I am not in the habit of writing letters to city council but I feel I have been left with no choice in the matter.

Respectfully,

Alexander Burke

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IP Address: 154.5.208.205

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village

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**From:** Alyson Culbert  
**Sent:** Tuesday, July 12, 2016 11:54 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street Village

Dear Mayor and Council,

There is a reason community plans, zoning and guidelines are put in place. They are there to keep the integrity of the community, the originality and aesthetics of the neighbourhood. Cook Street Village is especially known for it's quaint and unique character. It is a draw for many residents and visitors.

If we continue to pander to the financial interests of big developers in the pursuit of ever increasing profits, we will lose vibrant and distinct neighbourhoods such as Cook Street Village. We don't need slightly smaller replicas of downtown which is what will happen over time if this proposal is allowed to proceed.

I urge the mayor and council not to sell out as so many lesser cities have done with future regret but to support the values that most of you have professed to hold while on council.

I urge you to reject this short-sighted plan.

Alyson Culbert  
1450 Hamley Street  
(Area resident for a decade.)

## **Amanda Ferguson**

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**Subject:** FW: Support for Cook St project

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

From:

Sent: Tuesday, July 12, 2016 6:15 PM

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

Subject: Support for Cook St project

I want this project to move ahead. We desperately need more places to rent. The places that are affordable are old and dirty. The other rentals are far away then you would need a car. I want to rent somewhere where I can walk downtown to work. This project is in a good place. It's not that far from downtown.

Louise Fisher  
308 - 55 Bay St



## **Amanda Ferguson**

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**Subject:** FW: Cook & Oliphant Project

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

From:

Sent: Tuesday, July 12, 2016 6:22 PM

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

Subject: Cook & Oliphant Project

Hello

We need more apartments in our City. There is not enough places to rent that are affordable.  
I don't want to live in Langford. I want to stay close to downtown.

I need 3 roommates so I can pay rent and stay in Victoria. People who own don't know how hard it is for renters.

Please give us more rentals.

Susan Goulet  
308 55 Bay St

**Amanda Ferguson**

---

**Subject:** FW: Proposed Cook Street Redevelopment

**From:** D Ross

**Date:** July 13, 2016 at 8:32:05 AM PDT

**To:** "[mayor@victoria.ca](mailto:mayor@victoria.ca)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "[jloveday@victoria.ca](mailto:jloveday@victoria.ca)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)" <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, "[malto@victoria.ca](mailto:malto@victoria.ca)" <[malto@victoria.ca](mailto:malto@victoria.ca)>, "[bisitt@victoria.ca](mailto:bisitt@victoria.ca)" <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "[gyoung@victoria.ca](mailto:gyoung@victoria.ca)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>

**Subject:** Proposed Cook Street Redevelopment

Dear Mayor and Councillors,

We the undersigned local (Fairfield) residents wish to express that we are not opposed to redevelopment of the properties at Cook and Oliphant and encourage Council and Planning Department staff to use their best judgment in working with Urban Core Ventures to advance a reasonable proposal.

In our view five stories is not unreasonable for a new structure(s) in the subject area. We look forward to the addition of street level commercial and more residential units in Cook Street Village.

Please note that we have no connection in any way to the proponents.

Sincerely,

J Norie, D Thorpe, D Ross

**Amanda Ferguson**

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**Subject:** FW: Save Cook St. Village

**From:** Galen Bullard

**Date:** July 13, 2016 at 9:38:59 AM PDT

**To:** "[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Save Cook St. Village

Dear Councilor Madoff,

How can one tell whether the proposed condo development is out of character with Cook St. Village?

Just imagine replacing every building with one like this. That is what would eventually happen over the coming decades.

If you approve this monstrous building, you would set a precedent that would turn our beloved community into a concrete canyon.

That cute little phrase “urban village” is an oxymoron. A concrete canyon is not a village. If the people who love Cook St. Village wanted to live in a concrete canyon they would move downtown.

Victoria already has a downtown. We don’t need another one. What we need is to preserve the unique and beloved character of this neighbourhood.

I am not opposed to all development. I supported the recent development at Cook & Sutelj. But I, and almost all of my neighbours, are opposed to this out-of-character development. This site should be developed in a way that is in character.

Please imagine how you would feel if your neighbourhood was about to be put on a path toward “concrete canyon”.

Then vote to defend our community and reject this development.

sincerely,  
Galen Bullard,  
1012 Oliphant Ave.

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village Development (Cook & Oliphant Streets)

**From:** John Oldale

**Sent:** Wednesday, July 13, 2016 8:56 AM

**To:** Chris Coleman (Councillor) <ccoleman@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>

**Subject:** Cook Street Village Development (Cook & Oliphant Streets)

Dear Mayor and Council,

I have been resident of the Cook Street Village for 20 years. I own a 100-year-old house, typical of the type of supposed ambiance that the area is known and loved for, and which many people purport to want to protect by blocking any new development.

I have seen many changes with regard to residential and retail/commercial development in the neighborhood over the past 20+ years and I would consider all of them to be definite improvements. I do not feel that they threaten the special character of the Village. In fact, I think they enhance this area, which is already very varied. I recall the fuss that ensued over many years with regard to the Essencia Verde development (corner of Cook and Sutej Streets), with many people predicting the dire effects it would have on the Village. In hindsight, of course, it is clear that none of these dire predictions had merit. The Essencia Verde development blends in beautifully with the neighborhood and adds to its vibrancy and quality of life in only positive ways.

I see the Cook and Oliphant development doing the same thing for the Village I and predict that 10-15 years from now (if it is built), the nay-sayers will have slunk away, realizing that they had nothing to fear. For me, a bit more retail/commercial development in the Village, more density, the opportunity for more new and friendly neighbours to come to live in our community, are enhancements that will only add to pleasant and active nature of the neighbourhood.

I hope that Council will not bow to the nay-sayers.

--

John A. Oldale

## Amanda Ferguson

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**Subject:** FW: Cook and Oliphant Plant

**From:** James Tully

**Date:** July 13, 2016 at 8:45:20 AM PDT

**To:** "'[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)'" <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>

**Cc:** "'[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)'" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject:** Cook and Oliphant Plant

Dear Mayor and Council,

I would like to add my voice to those who are opposed to the Cook and Oliphant plan. I have lived in Fairfield for 20 years and this proposal violates the evolving living integrity of Cook Street Village. This can be seen by the fact that it is contrary to all existing community plans, guidelines and zoning that we have all worked so hard to develop in order to give some thoughtful direction to the continuing evolution of the village. This proposal, even in its current revised form, flies in the face of all the community-council-city planning consultation and reflection that has given growth good direction up to now. It is simply out of scale and incongruous with the rest of the village and it will completely disrupt its seamless continuity from Beacon Hill Park to Fairfield road. Just compare it with the development at the corner of Oak Bay Avenue and Foul Bay Road and you will see the threat it poses to the integrity of the village. We need improvement in this area of the village, but this is not improvement.

Yours sincerely

James Tully  
Windermere Place  
Fairfield

## Amanda Ferguson

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**Subject:** FW: Cook and Oliphant Plan  
**Attachments:** Cook and Oliphant 2016.docx

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**From:** Susanna R. Solecki  
**Sent:** Wednesday, July 13, 2016 9:56 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook and Oliphant Plan

July 12, 2016

To: Mayor and Council

City of Victoria

Dear Mayor and Council,

I am writing to you in regard to the proposed development for 1041 Oliphant. Development and density are a vital part of a city's growth and an important consideration in preventing urban sprawl. However, it is also extremely important to curate the livability of urban areas to protect and enhance where and how people live in our city.

It is my opinion that the proposed development for 1041 Oliphant is neither well thought out nor suitable for the urban village known as "the Cook St Village". Some of my concerns are outlined below

### Size and Design

- The proposed building is just too tall and too wide. It will dominate the village and overshadow every other building.
- The unbroken façade reaching to the outer limits of the lot present an unfriendly frontage.
- The sidewalks are too narrow around the building to allow for easy flow of pedestrian traffic. Cook Street Village sees a large number of scooters, strollers, families with small children on bicycles, elderly, dog walkers and people walking in groups as they visit from Dallas Road or Beacon Hill Park.
- There are too many units packed into the building. With only one elevator it will not be easy for (the up to 100 or more) people living in the 60 units to move easily within their building. Many of the units are very small, not the type of residence that encourages families or long term residents.
- The building lacks amenities for those living in it such as a garden, storage areas, communal gathering spaces, etc.



- The suites are too small to provide long term housing for families as they claim to. It would be far better to have fewer suites with more bedrooms in them which would allow for a real mixed use community and not a lot of singles in tiny micro-apartments.
- There is not enough rental stock provided for in the building. We desperately need that in Victoria.

### Traffic and Parking

- The proposed building does not have enough parking stalls to accommodate the number of units, let alone the number of people living in them, to be built.
- The developer has provided a number of bicycle parking units but no incentive for residents to use them rather than street parking if they do not have access to a parking stall.
- The entrance to what parking there is will be directly across from the entrance to the parking area for the shops around the pharmacy, etc. This will cause a real traffic problem as that street is already carrying too much traffic for its width and there are frequent encounters in which cars are backed up and waiting for space to drive down the road or to enter the parking lot.

### Green Building

- Proposed Considerations for a Development on the Site should include the most modern and environmental features possible.
- This proposal has few to none of these features across the board. If you allow this building, you are allowing the building styles of the previous century which should not be allowed. We are facing unprecedented environmental issues and must do our part to mitigate the damage we are doing.
- This building as proposed also fills the lot from side to side, allowing no space for gardens, green areas or other features to support quality of life for residents and for urban wildlife.
- It also necessitates the removal of the existing large trees on the boulevard.

This proposal is contrary to all existing community plans, guidelines and zoning and I urge you to reject this proposal as it stands. Please interpret the community plan for Cook Street Village as it was intended, not as it might be if we stretch it to its limits. This neighbourhood is not the same as the 'Humboldt Valley' or the Dockside Green areas. This is an established, older neighbourhood with a distinct character. It is already under increasing pressure as the population of Victoria grows and more and more people transit through, or stop and use, this area as they recreate along Dallas Road or in Beacon Hill Park.

Please help us to preserve our neighbourhood by allowing only developments that suit a quieter area and that meet the highest standards for liveability, safety, affordability and ecological sustainability.

Thank you,

Susanna Solecki

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

208-1035 Sutelej St  
Victoria BC  
V8V 2V9

**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

Laura Corfield

**Attention: Mayor Helps and Council,**

**I write in support of the proposed building of five storeys at Cook and Oliphant. There have been some significant and noticeable changes made to the recent plans in light of a vocal minority. The developer listened and reduced the total floor area of the building, the number of units to now 53 from 60 and improved the relationship of the building to the street and adjacent properties.**

**I do hope a small group of opinionated residents does not cause further delays.**

**Drew Copleston  
555 Academy Close  
Victoria BC**

**Att: Mayor and Council**

**I spoke in favour of the five storeys of commercial and residential at Cook and Oliphant at the December 7th 2015 CALUC meeting. I write to further endorse my support for Leonard Cole and his desire to deliver an exemplary product that is tasteful and sensitive to the character of the neighbourhood.**

**Leonard Cole operates under the conviction that we are all collaborators in the project that is raising the village. I know he has engaged extensively with community stakeholders, neighbours and curious newcomers who want to make Cook Street Village their home and or place of work. Further, he will continue to listen to constructive input and collaborate moving forward.**

**Sincerely yours,  
Anne Tanner**

1123 Richardson V8V 3C7

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

109-935 Johnson St  
Victoria BC V8V 3N5

**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

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

## **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. 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.

Shirley Cole  
407-1121 Fort Street Victoria BC V8V 3K9



Dear Mayor Helps and Members of Council,

I last wrote in January 2016 supporting the re-zoning application at Cook and Oliphant. I own a rental property on McClure off Cook Street and recently chose to build in the Cook Street neighbourhood because I believe in the value of the property in the area. I stated in my previous letter and steadfastly maintain my belief that the Cook Street Village is well suited to tasteful expansion with community growth as a strategy for sustainability. I strongly believe this project will help maintain property values in the area because new residents and retail space will contribute to the vibrancy of the Village that keeps the area so desirable.

I am confident this project 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.

Respectfully yours,

Mark Lawless

1189 Oxford St.

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

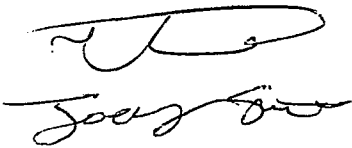
Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,



Brynne Burger  
341 COOK ST V8V 3X6

**Support Smart Development and Champion Five Storeys mixed  
use Commercial and Residential**

Attention Mayor and Council:

I last wrote in support of this project at the end of January 2016. I was excited to learn of this new project coming to my neighbourhood. As I previously wrote and still maintain, my husband John and I 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 urged support from the council and mayor for this re-zoning application and strongly maintain that position.

Thank you for your time.

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

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

**March 29 2018**

**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.**

**Terry Chivers  
#305-1080 Linden Ave  
Victoria BC  
V8V 4H2**

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

646 Niagara Street  
Victoria BC V8V 1J2

## **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,

Kate-Lynn Charette

**Attention Mayor and Council,**

**I last wrote in support of the proposed four stories of residential above ground level commercial at Cook Street and Oliphant Avenue last April. My golden retriever, Sunny is now an active 12 years young. As I wrote and still maintain, 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.**

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

**Cheers**

**Jamie Grimes**

**608-827 Fairfield Rd**

**V8V 5B2**

Dear Mayor and Council,

It is my pleasure to email you in support of a rezoning proposal for a 5-storey development in Cook Street Village by Leonard Cole of Urban Core Ventures.

This commercial-residential project will significantly enhance the Village's unique sense of character and provide new opportunities for living, of all ages. The current buildings are old and reviving them would improve and revitalize the neighbourhood. The addition of 5 new retail businesses would also give more variety to residents, as well as create new employment, which would have a very positive impact in the community.

In conclusion, I fully support the proposal submitted by Leonard Cole of this unique opportunity to bring greater vibrancy, economic viability, and sustainability to the Village for years to come.

Sincerely,

Gloria Tsoi  
2120 Quadra Street  
Victoria, BC  
V8T 4C5



Thriving Communities: Planning the places we need!

(Support for 212-220 Cook St and 1041 Oliphant St Rezoning)

I am pleased to write in support of a new five storey building that will be an integral part of the Cook Street Village offering new living and business opportunities. I am delighted to learn there is an appetite for planning for the future, guiding and absorbing welcomed new growth. By navigating and determining where these pockets of growth will best be enhanced is to ensure the most robust outcome.

Cook Street Village is a prosperous neighbourhood. To maintain and enrich this vitality we need to plan to renew.

This project is a step in the continuum of renewal. I do hope Mayor Helps and Victoria Councillors believe in the importance of renewal as much as I do.

Kindly,

Lisa Pysmenny

302-566 Simcoe Street, Victoria BC

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

203-1040 Rockland Ave  
Victoria BC V8V 3H5

## **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.

Tom Brown

Attention Mayor and Council,

I'm writing today as a resident of the Cook Street Village area who supports the proposed 5 story development at corner of Cook and Oliphant. I believe this development will be good for the area, providing new services to residents, and increased opportunities for people who want to live in this beautiful part of the city.

Regards,

Quinn Daly  
302 - 945 McClure Street  
[REDACTED]

**Attention Mayor and Members of Council:**

**Support rezoning at Cook and Oliphant: Vote for 5 new storeys of commercial and residential!**

**I avidly support this project because I am excited for new residents and additional businesses that contribute to the hive of activity that draws me to the Cook Street Village neighbourhood. I have lived at my present address of #303-1022 Pandora Ave. for the past three years and the Cook Street Village is an integral part of my daily life. I socialize, shop and walk through the Village and enjoy the hub of activity. It is a wonderful community full of vibrancy with a mix of all age groups. I think this new project would appeal to young adult buyers looking to move into the neighbourhood with an affordable option. I value how much the Cook Street Village can hospitably supply me with my social and living needs. We need more of these areas to live, work and amuse all within.**

**Kindly,**

**Elizabeth Weir**

**#303-1022 Pandora Ave  
V8V 3P5**

Dear Mayor Helps and Members of Council:

I live or work at (insert whichever is a Victoria-proper address.) I write in support of the rezoning application to allow for five stories mixed use building at Cook St and Oliphant Ave.

This Cook Street project is how we should grow. In a regional context, we must grow up, not out. We should densify village centres so more new Victorians can live closer to where they work and play!

Regards,

Pilar Solares

A solid black rectangular box used to redact the signature of Pilar Solares.

## Support for UrbanCore Ventures at Oliphant and Cook

Mayor & Council,

This Project by Urban Core Ventures is exactly what the Cook Street Village Neighbourhood needs and lacks. I have been following it for over a year now and believe the latest scaled down proposal of 53 Residential Units and 4 Commercial Strata Lots over 5 Storeys is both appropriate for the Neighbourhood and appears to meet the criteria of the City's OCP for the area.

The fact is the City is growing and this is positive, we are in desperate need of New Housing Stock.

Jason Leslie

**To:** Victoria Mayor and Council

**Subject:** Support five storeys at Cook and Oliphant

I Have lived in this beautiful city for 40 years and have seen the city go through endless changes, some good some bad . This is an amazing city and has so much potential to be more than what it currently is or has been. Change does not come easy to some people , which is unfortunately taken by some as a bad thing. The New overtakes the Old .

My Family and Myself has had businesses downtown and property for 30 years and have dealt with the city on numerous occasions in Regards to development I can understand UrbanCores position. They're development in cook street village and I believe is one that is good for the city and the community.

I currently live downtown while my house is being built a short walk away and love cook street village especially in the summer. I remember when there was a grocery store and a Mac's convenient store, Now look at it. Urbancore developments is going with the current economic wave of progress.

I am in full support of UrbanCores development and hope the city will help bring the change needed to evolve the city to a current world economic state.

Warm Regards,

Gautam Arora

CEO Madison Ave Holding Head Office 914 Gordon Street  
V8W1Z8

Home Address 513-100 Saghaile Road  
V9A1A0



Dear Mayor Helps and Council:

As a resident of Victoria, and a professional within Victoria's real estate community, I am writing to show my full support for the proposed development at Cook & Oliphant for two reasons. First, if permitted uses, densities, and heights are to be specified in the 2012 Official Community Plan then neighboring owners, developers, area businesses, lending institutions and other professionals need to know that these specifications will be upheld when putting forward a carefully thought out and community enhancing project that respects the character of that community. And second, because the developer putting forward the proposed project has a proven track record, and is proposing a sensitive and respectful project that will enhance Cook Street Village, all Victorians can have a heightened level of confidence in an end-product that will see one of Victoria's premier neighborhood villages grow tastefully and within the intentions of land use policies.

Tim Sommer

#3,416 Dallas Road



Support Vibrancy in the Cook St Village!

Hello Mayor Helps and Council,

I would like to voice my support for the proposed five-storey residential and commercial building at Cook and Oliphant.

I have lived in the downtown and Fairfield area of Victoria for most of my life. As a kid I was a regular at Pic-a-Flic video and Mac's Milk. I've witnessed the Cook Street Village area grow into a vibrant community hub.

I currently live at 1235 Johnson Street. I often walk to Cook Street Village to buy fresh produce or meet friends for coffee. I work at the Royal Scot Hotel and frequently recommend to our guests that they try Bubby's Kitchen or Prima Strada on their way to Beacon Hill Park. It's important to me that our local neighbourhoods continue to thrive while maintaining their unique character.

I believe the proposed development would provide a larger customer base for businesses in the area. I live in a five-storey building myself, and I have never found its size to be a detriment to a feeling of community. I think the new building would add to the spirit of Cook Street Village, not detract from it.

I thank you for your consideration in this matter.

Sincerely,

Dave Jorgensen

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,

Mr. Thomas W. McLaughlin

Tom McLaughlin

324 cookst Vic BC.

To whom it may concern:

My name is Connor Braid, a commercial appraiser with DR Coell and Associates here in Victoria. Leonard Cole is a client of ours here at DR Coell and I have recently done the appraisal of the proposed 212-220 Cook and 1041 Oliphant mixed use development.

I wish to put forward my opinion of the proposed development and voice my support for it. Leonard Cole has a reputation of high quality projects and this project will be no different. I truly believe he has put forward a proposal for an amazing mixed use building which will add to the allure of the Cook Street Village, without deterring from the character and charm of the surrounding land uses.

Cook Street Village would be improved by Leonard's development by adding another commercial component to the vibrant core as well as a multifamily component to support it. I personally am a huge fan of the live/work spaces within the proposed development, giving small business owners the opportunity to grow within their own community; bringing a personal touch back to small business in the area.

I have already voiced to Leonard that I want the opportunity to purchase during pre-sales, should the development go forward. I currently live in Fernwood, but have always wanted to own in Fairfield and the Village.

Thank you for your time!

Best Regards,

**Connor Braid, B.Comm**

Associate Appraiser

**D.R. Coell & Associates Inc. Real Estate Appraisers & Consultants (250) 388-6242 office Ext 203**



**[www.drcoell.com](http://www.drcoell.com)**

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

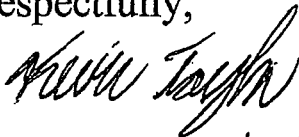
Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,



Kevin Taylor

575 Vancouver Street

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

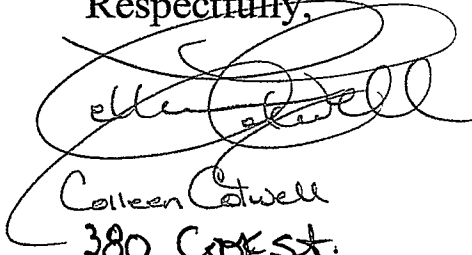
Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,



Colleen Cotwell  
380 Cook St.

May 18, 20016

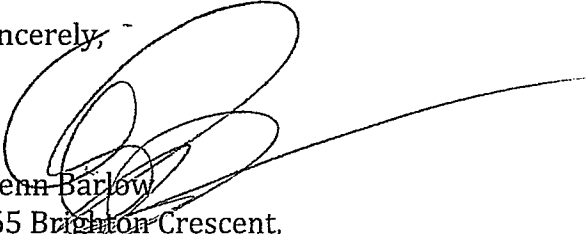
To the Mayor and Victoria City Council:

I am writing this letter to add my voice in support of the proposed building on the corner of Cook St. and Oliphant Ave. in the Cook St. Village. I have followed the progress of this project since it was first brought to my attention and I continue to be impressed with the way the developers have been cooperative in listening to and working with both Fairfield residents and businesses in the Village.

I see this development, with its mix of residential, live-work and commercial spaces as being a positive step forward for this vibrant neighbourhood. It will not only attract more residents and businesses, but more visitors. And since the revised design now complies with zoning bylaws regarding the number of storeys, it will fit in nicely with the other nearby developments that continue to transform Cook St. Village.

Though there are voices in the Fairfield neighbourhood that will always resist any change, Victoria is a progressive city that can surely see the value in promoting responsible growth and creating new jobs and housing its residents.

Sincerely, ~



Glenn Barlow  
965 Brighton Crescent,  
Victoria, BC V8S 2G4



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

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

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

608-827Fairfield Rd  
Victoria BC  
V8V 5B2

**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

205-710 Vancouver St  
Victoria BC  
V8V 4P9

**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.

Bob Briggs

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

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

24-616 Battery St  
Victoria BC  
V8V 1E5

March 2 2015

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

Dear Mayor and Members of Council,

I am delighted to learn of a new development coming to Cook Street Village. Early signs of renewal acknowledge a herald in hope for longevity. Replacement of old, non-heritage buildings will not only aesthetically enhance but soundly accelerate the value of the Village as a whole.

I support 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,

Cindy Heal

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.

Suggestions to insert:

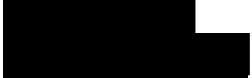
- What you like about the Village
- Why the area is so desirable and carries good value

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

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



Urban Core Ventures  
Victoria, BC

Dear Mr. Leonard Cole,

I am forwarding my resume for your consideration regarding the position of Administrative Assistant.

Experience in my positions and work environments has polished my customer service skills and provided me opportunities to become an efficient team player.

My computer experience includes TIMS, SmartSeries, MS Word, Excel and the Internet on IBM/PC systems, and I am always willing and eager to learn new programs.

I have strong interpersonal and communication skills, both verbal and written. I am a well-organized, task-oriented individual who pays strong attention to detail in setting priorities and meeting deadlines. My experience allows me to exercise judgment, tact and discretion.

My recent position was as a part time receptionist for almost a year. My responsibilities included: a professional telephone manner, demonstrated interpersonal skills with regards to booking appointments and communicating with clients, invoicing and accepting payments. Other duties included ordering and receiving stock, faxing, copying and filing, cleaning equipment, and courier deliveries. I completed on a daily basis the computerized billing through TIMS, consulted with EHB companies, Doctor's & specialists on current files, balanced financial intake as well as upholding the Privacy Legislation Act in regards to our patients and their charts.

I look forward to the opportunity to discuss what I can offer in the position of Administrative Assistant and can be reached at the number or by e-mail listed above at your convenience.

Yours truly,

Rhonda Eastick  
ATT.



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

**1171 A May Street  
Victoria BC  
V8V 2S7**

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 storey 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.



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

502-732 Broughton St  
Victoria BC  
V8W 1E1

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

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

Sincerely

Edmond and Norman Louie  
Oxford Foods  
271 Oxford St  
Victoria BC  
V8V 3X4

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

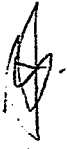
Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,

  
Meli.  
324 Cook St

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

**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,

Shachi Kurl

**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

1128 Leonard St  
Victoria BC  
V8V 2S4

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

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,



Jessica Maclean  
#8 - 1302 Gladstone Ave  
Victoria, B.C.

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,

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

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

**Re: Champion Development by Leonard Cole**

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1-1040 North Park St  
Victoria BC  
V8T 1C6

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

428-964 Heywood Ave  
Victoria BC  
V8V 2Y5

Re: Letter of Support of re-zoning for positive change at  
Cook St and Oliphant Ave!

To Mayor and Victoria Councillors:

I have thoroughly enjoyed living at 964 Heywood Avenue for the last twelve years and plan to stay. I live just across the street from the spectacular Beacon Hill Park and feel a part of my close-knit community within my building.

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,

Laura Bevan

Attention Mayor and Council,

I write in support of five storey mixed use building proposed for Cook and Oliphant.

I feel very strongly about parking.

It's my opinion that all parking in the Village should be free. If people stopped the pay parking and stopped towing, there would an over-abundance of parking. When people come to the Village, they aren't coming to go to the bank and leave, or get groceries and leave. They are coming to do both, then have a coffee, grab a meal and then their prescription. Which means that parking in any parking lot is parking for the every business. Pay parking and towing are training customers to come in and quickly leave. This is terrible for business and defeats the purpose of the Village. Take a look at the Oak Bay Village if you want to see how NOT to do it (I also have plenty of experience in that village).

The only two parking lots in the Village that don't tow and are not pay-parking are mine. And in over 13 years, we have only towed 3 times and each of those occasions have very specific stories to them. So abusers are a non-issue. Pay parking and towing are a way of saying "get out of here, we don't want you." We should be welcoming to everyone.

Please welcome projects like this that draw people to the Village to stay and enjoy our wonderful amenities.

Thank you for your time.

Bart Reed  
301 Cook St V8V 3X5



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

Mayor and Members of Council:

*I am writing to show my continued unwavering support for the proposed project at Cook and Oliphant.*

Recent changes to the project have been the result of thorough and comprehensive community engagement. Three examples of community input that has taken the shape of change. Community stakeholders and neighbours alike have asked for a "smaller" building (the total floor area of the building has been reduced by more than 6000 sq ft,) greater mix of unit types (now 20 smaller one bedroom units) and the number of stories (the enclosure for the access to the roof is now removed as this was the only element that was considered a 6th storey.) The building now completely complies with the zoning bylaw as a 5 storey building.

This project promotes the City's objectives and will provide new opportunities for residents and visitors to our neighbourhood we so proudly call the Cook Street Village.

*Janice Hovet*  
*Minister*  
*Centre for Improved Living*  
*Cook St Activity Centre*  
#1- 300 Cook St V8V 3X7

Mayor and Victoria Council  
City of Victoria  
Victoria BC  
V8W 1P6

2-123 Cambridge St  
Victoria BC  
V8V 4B1

**LETTER OF SUPPORT FOR FIVE STOREYS**  
**AT COOK AND OLIPHANT**

Att: Mayor and Members of the City Council

I write in support of the proposed five storeys because this project and projects like this one promote the objectives of the City's Official Community Plan (OCP). This is the city's clear response to extensive community input, in particular to how communities want to take in and groom their growth.

Cook Street Village, designated as a "*Large Urban Village*" is poised to welcome this project as the community as a whole chose village growth to grow up and not out.

Warm regards

John Baxter

Council Members,

I am in full support of the development of a proposed 5 storey residential/commercial building at Cook and Oliphant in the Cook Street Village. I was raised in the Fairfield area as a child and now reside in James Bay and utilize the village for shopping, going for coffee with friends and frequently dine at restaurants in the area. I was interviewed by Shaw Cable recently about Cook Street Village and I expressed how much that I have and do enjoy spending time in the village. The proposed development will enhance the village and keep it vibrant with a positive impact on the surrounding area. Thank you for taking the time to read this email supporting this proposal.

Regards,  
Bill Quinsey  
11-60 Dallas Road  
Victoria BC

Attention Mayor and Council,

I write in support of the proposed 5 storey building at Cook and Oliphant.

I want this project to move ahead. We desperately need more places to rent. The places that are affordable are old and dirty. The other rentals are far away then you would need a car.

I want to rent somewhere where I can walk downtown to work.

This project is in a good place. It's not that far from downtown.

Louise Fisher  
308 - 55 Bay St

Hello Mayor Helps and Victoria Councillors:

We need more apartments in our City. There is not enough places to rent that are affordable.

I don't want to live in Langford. I want to stay close to downtown. And for this reason, I support and encourage you to do the same the proposed development at Cook and Oliphant, with five storeys of new homes and commercial space. I especially like the 18 rentals that are being made available.

I need 3 roommates so I can pay rent and stay in Victoria. People who own don't know how hard it is for renters.

Please give us more rentals.

Susan Goulet  
308 55 Bay St

Mayor and 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 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,**

**Daniel Pagan  
528 Pandora Avenue  
Victoria BC  
V8W 0C6**



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

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

**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 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), 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.**

**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. I especially appreciate the proximity to the park, just across the street from me, as I enjoy playing tennis at the courts there. My neighbourhood is friendly and welcoming.**

**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."**

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

Dear Mayor and Members of 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!

Sincerely,

Nicole Pelan

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!**

**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 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,

Ahmed Kabesh  
1568 Montgomery Ave  
Victoria BC V8S 1T4

## Regarding Support 5 storeys

Attention: City of Victoria Council and Mayor,

I stand behind this project proposed at Cook and Oliphnat.

The proposed building meets with the City's official plan.

The developer has fully complied with the community to ensure that this building meets with their demands. The developer has reworked the plans to reflect these changes.

This project will improve the overall vibrancy in the Cook Street Village.

Colleen Colwell

210 - 109 Wilson St

YES TO COOK ST DEVELOPMENT!!!!

Attention Mayor Helps and City of Victoria Councillors,

I am writing in support of the proposed 5 storey building at Cook and Oliphant. Significant changes have been made and I feel the developer has listened to the community. Those changes reflect those interactions. The developer has also listened to the opposition and has fully complied with all the requests to make sure that this building fits the requirement.

I believe that moving forward with this development will only enhance the vibrancy of Cook Street Village.

YES TO COOK ST DEVELOPMENT!!!!

Daylin Reynolds  
302-405 Catherine Street



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

## **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

DANE JORGENSEN

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

13-855 Vancouver St  
Victoria BC V8V 3V5

**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

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

**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  
806 Dereen Place Victoria BC V8S 3V4

**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

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,

Darren Smith

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,

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:

I have enjoyed living on 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 environmentally conscious, locally focused and trendy businesses: Mother Nature's Market (organic), Big Wheel (local beef and everything they supply, including wrappers and containers can be composted), Bubby's Kitchen (trendy). 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: a pleasantly quiet enclave 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.

Warm regards,

Derrold Norgaard

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

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 STOREYS 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  
202-335 ST JAMES STREET  
VICTORIA BC V8V 4S8



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

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

305-1655 Begbie  
Victoria BC  
V8R 1L4

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

**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**

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.

Respectfully,

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

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**

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

To mayor and council,

I am a resident at 1439 Richardson St. My past home was at 1165 Richardson and precious to that 50 Dallas Rd. Needless to say I enjoy living in the City of Victoria and would certainly love to see anything built that helps the City become a better place.

As a resident I use the amenities available to me and my family. We shop at Thrifty foods, we buy footwear from 2:18 Run and use the BC liquor store in Fairfield plaza.

Cook st village is a delightful place to walk with my kids and get a snack or breakfast and use the park.

What we are definitely missing is a lively commercial space that has a top tier night restaurant or cocktail lounge. If we don't want to go to the beagle pub or for pizza there are no options left.

Cook st village is the heart of our community. I owned a building at 730 Vancouver St which we received the highest rents per door in the city. People want to be here. They want to spend the premium to be in the area and enjoy it.

I think it is the cities responsibility to identify cook st as the heart which is vibrant and encourage density and amenities. I would love nothing more than to increase the foot traffic to support the business' in the area and make Cook St as amazing as some of the areas we all know and love in cities like Montreal and Vancouver.

Density creates opportunities for business owners. Business owners create amenities for residents and residents pay the tax base. We pay for it and we deserve it. This is the heart of the downtown residential area, make it vibrant.

Owner:  
1439 Richardson St  
1024 Fort St  
1026 Fort St


1035 Fort St  
565 David St.  
722 Johnson St  
1418 Lang St.  
710 Redbrick Lane  
2828 Rockbay Ave

As you can see, I have a vested Interest in the sustainability of our city. I trust that we can all make the right decision to be a world class city. Change is necessary to get there though. Adopting new ideas is the first change.

Kind regards

---

Tim Quocksister

A large black rectangular redaction box covering the signature and any handwritten notes.

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully, *Laura Bevan*

*Laura Bevan*

*428-964 Heywood Ave.  
Victoria, B.C. V8V 2Y5*





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.

Rev Annie Lavack  
CENTRE FOR INSPIRED LIVING

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

Mayor and Members of Council:

*I am writing to show my continued unwavering support for the proposed project at Cook and Oliphant.*

Recent changes to the project have been the result of thorough and comprehensive community engagement. Three examples of community input that has taken the shape of change. Community stakeholders and neighbours alike have asked for a "smaller" building (the total floor area of the building has been reduced by more than 6000 sq ft,) greater mix of unit types (now 20 smaller one bedroom units) and the number of stories (the enclosure for the access to the roof is now removed as this was the only element that was considered a 6th storey.) The building now completely complies with the zoning bylaw as a 5 storey building.

This project promotes the City's objectives and will provide new opportunities for residents and visitors to our neighbourhood we so proudly call the Cook Street Village.

*Vanessa Peters*  
*#205-420 Linden St*  
*Vanessa Peters*

## S.A.F.E. endorses proposed 5 storeys mixed use at Cook and Oliphant

Dear Mayor Helps and Victoria City Councillors,

July 10 2016

On behalf of the SAFE Design Council, a federal non-profit organization focused on crime reduction through design, I write in full support of the Urban Core Ventures Project in the Cook Street Village. I have conducted a comprehensive review of this proposed development and conducted a full locational and site-type risk assessment of the surrounding neighbourhood. In all regards, I find this project to fully represent the core tenets of crime reduction through design, and believe it would successfully be awarded SAFE Design Standard® certification.

For your information, I am the President of the SAFE Design Council, a tenured Associate Professor in the Department of Economics, Justice, and Policy Studies at Mount Royal University, have served two terms as the alternate NGO representative to the United Nations for the Academy of Criminal Justice Science, and also served fourteen years in federal law enforcement. Likewise, I am one of the co-developers of the SAFE Design Standard®, have several publications addressing innovations in crime reduction through design, and have been an invited speaker to a number of American Institute of Architects (AIA) state and national meetings, during which I have presented best practices in crime reduction through design approaches.

Considering the need for more mixed use property development in Victoria, as well as other Canadian cities, and reflecting on research that support mix-use property development as an important aspect in reducing both the risk and fear of crime, I view this proposed development as being a true benefit to the Cook Street Village and Victoria in general.

Kindest regards

Dr. Kelly Sundberg

**Dr. Kelly W. Sundberg** President

**E** [ksundberg@safedesigncouncil.org](mailto:ksundberg@safedesigncouncil.org)

**T** +1.587.707.7571W

[www.safedesigncouncil.org](http://www.safedesigncouncil.org)

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

*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  
502-1235 Johnson Street Victoria BC V8V 3N9

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,

*Dr. René Weir*

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

3-230 Ontario St  
Victoria BC  
V8V 1N2

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

Mayor and Members of Council:

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

---

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

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

Attention Mayor Helps and City of Victoria Council

Re: Support Cook and Oliphant Development

I am a current tenant at **220 Cook Street** that is one of the parcels of land I am writing in support to re-develop into a five storey new residential and commercial building.

The owner has been exceedingly generous to all of us tenants as to the plan moving forward and extending an offer I am most excited to take advantage of-1<sup>st</sup> right of refusal at 10 % below market or 5% below market purchase.

Please support more opportunities for those to live both as renters and buyers in this wonderful neighbourhood I so proudly already call home.

Warm regards,

Tina Letourneau 3-220 Cook St Victoria BC V8V 3X1



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

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 build 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

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

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

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

1035 Oliphant Ave  
Victoria BC  
V8V 2T9

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

Dear Mayor and Members of Council:

I know the site well as I have been an owner since 1993 at 1035 Oliphant Avenue where I recently converted my home into four strata units. I wish to offer my support for the proposed development.

I have met the developer a handful of times and feel this project will enhance the character of the Cook Street Village. This proposal also includes consideration to widen a rear lane that will nicely open up access for our neighbours.

Sincerely

Theresa Norton

Mayor and Council      608-845 Cook Street  
City of Victoria      Victoria BC  
#1 Centennial Square      V8V 3Z1  
Victoria BC  
V8W 1P6

**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.

Cheers

Mr. Schreiber

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

304 Cook Street  
Victoria BC  
V8V 3X6

**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,

Neal Bhagwanani  
Branch Manager

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,

Ricky Blair

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

27 Moss Street  
Victoria BC  
V8V 4L9

**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



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

The Beagle Pub  
301 Cook St  
Victoria BC  
V8V 3X3

Re: Letter of Support to re-zone for positive change at Cook  
St and Oliphant Ave!

To Mayor and Victoria Councillors:

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 and explore our warm and inviting neighbourhood.

Respectfully,

Bart Reed

Ernie Ogilvie  
910 McClure Street  
Victoria, BC V8V 3E7

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

*Show Support for Development at Cook and Oliphant!*

Good afternoon Mayor and Council,

I am **the immediate** neighbour to the proposed site of the 5 storey building at Cook and Oliphant. I am most disappointed reading literature about "the neighbours" as if being painted by the naysayers as one of them. Not all neighbours are in opposition. Like myself, I see the value of not just adding but welcoming new faces to come live, work and play in my home neighbourhood of Cook Street Village.

Those in opposition to change are spreading untruths and motivated by malice. Certainly not very neighbourly with their uncooperative spirit.

Thank you for your time.

Brian Woodward  
#2-1035 Oliphant Ave  
Victoria BC

Attention Mayor Helps and Victoria City Councillors:

We recently purchased #4-1035 Oliphant Street.

As an immediate neighbor to the proposed 5 storey mixed use building, we write in support of this project at the corner of Cook St and Oliphant St.

We are encouraged to see projects like this in the vibrant Cook Street Village setting. What most impressed us about this particular neighbourhood is that most amenities one needs for day to day living are within walking distance. There is Beacon Hill Park, grocery stores, retail stores, restaurants, all within a short stroll away and the area has a true neighbourhood feel.

The proposed development provides for more amenities to residents already living in the area and it provides for more apartment/condo residences which are needed. The development faces Cook Street and as such does not disturb the more quiet residential streets of the area.

We believe that the additional retail and residential space this project provides for will contribute positively to the Cook Street Village area. We are definitely in support of this development proposal and hope that council will support the application for re-zoning.

Gordon & Anita Telford

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

Terry Globman

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

206-240 Cook St  
Victoria BC  
V8V 3X3

**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 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 live in the building next door at 1050 Park Boulevard and 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.

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.

Sincerely

Andrew Reeve  
1050 Park Boulevard  
Victoria BC  
V8V 2T4

*Show Support for Development at Cook and Oliphant!*

My name is Mira Lawrence and last spoke in support of this redevelopment Dec 7<sup>th</sup> at the CLUC meeting. I live at 240 Cook St. I wanted to live in Cook St Village when looking to buy a condo and wanted underground parking and in-suite laundry. This project has these features, enhances the community and affordable-welcome development. People/friends want to be in the Cook Street Village.



I live at **325 Cook Street**, across from the proposed 5 storeys at Cook and Oliphant. I am a supporter and fan of the five storey building; both residential and commercial blended. I am writing to ask Mayor and Council to support this project that is replacing old, neglected rentals with enriched new product. I look forward to watching my neighbourhood welcome new residents and businesses, friends and visitors.

Warm regards,

Sara Cantin

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

209 Cook St  
Victoria BC  
V8V 3X2

*Re: LETTER OF SUPPORT FOR PROPOSED FIVE  
STOREY BUILDING IN COOK STREET VILLAGE*

Att: Mayor and Members of the City Council

I support the proposed development project at Oliphant and Cook St.  
The design is tasteful and within keeping of the Cook Street Village  
character and highlights the beautiful west-coast culture we are part  
of here in Victoria.

Warmly yours,

Jeanette Ast

Dear Mayor and Council

July 10 2016

Wishing you a good day. This is a letter to show my support for the Cook Street Project.

We should welcome this project with open arms. It will revive the Village.

We need more apartments in this area that allow young families to have a clean and safe place to live. The decrepit buildings that now stand at this site need to be bulldozed down. They are eyesores.

Allow the developer to break ground on this project.

Stan Mawby  
380 Cook Street

Mayor and City Council

#1 Centennial Square

Victoria BC V8W 1P6

To: Mayor Helps and Victoria City Councillors

Re: Support of Re-development in the Cook Street Village - at Cook and  
Oliphant

I am currently a tenant at **#4-1041 Oliphant Street**. I am writing to advocate for the re-development of this land into a five storey residential and commercial building.

This owner has been a responsive and responsible landlord. He has also been exceedingly generous to all tenants. He has extended an offer which I am pleased to be able to take advantage of (1<sup>st</sup> right of refusal at 10 % below market or 5% below market purchase). I have been most impressed with his handling of the situation.

Please support and encourage this project and others like it that will allow people like myself to stay in their neighbourhood.

Sincerely,

Betty A. Mantach

**Stop the Bullying!!**

**Hello Mayor and Council**

**July 10 2016**

**I have been following this project for about a year now. It really surprises me that the city has not move ahead with this.**

**I cannot believe that the City is being bullied into not supporting this project. With the amount of outcry one would think that a 50 story high rise was being built.**

**This project meets the City's regulations. It's time to move forward.**

**Karen Mawby  
380 Cook Street**

Attention Mayor Helps and Council:

July 5 2016

**I am a current tenant at 220 Cook St** and the owner is proposing to build a five story building on this site. I support the owner in developing the land. He has generously offered 1st right of refusal at 10% below market. I am most looking forward to this opportunity as this will allow me to be a purchaser. Furthermore, as a resident of Cook St village I believe this development would bring value to the neighborhood and opportunity for new local business.

Thank you for your time and consideration.

Kurtis Newman  
Electrical EIT



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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

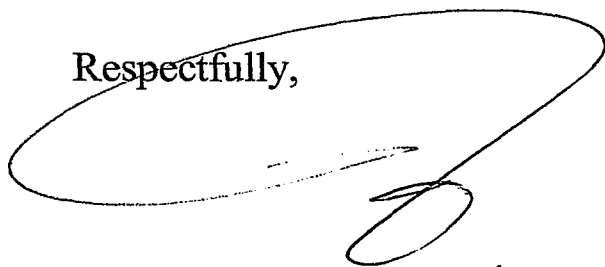
Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,



Takashi Hirakawa  
The next Japanese cuisine  
240 Cook St. Victoria BC V8V 3X3

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

403-1022 Pendergast St  
Victoria BC  
V8V 2X1

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 horizontal line drawn underneath it.

Nick Lee



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

Joanne Rogers  
205 – 450 Dallas Road  
Victoria, B.C. V8V 1B1

July 6, 2016

To: Victoria City Council,

To whom it may concern;

**Re: 212 – 220 Cook Street (Cook Street Village)**

I am writing in support of this commercial and residential rental project.

My husband and I had been home owners for 60 years recently sold and are currently renting.

The shock and stress of finding a rental in Victoria was unexpected (our last rental in 1963 was a basement suite on Cook Street for \$45.00 per month). In talking with my new neighbors most of us have the same complaints:

- Very high rent (caused by lack of inventory)
- Old buildings (some are being updated, for the most part they are not)
- Landlords are not concerned with the state of the buildings (most are out of town or out of country) (Do as little as possible)
- Suites are in residential homes that are not equipped to house tenants.
- Parking is always a concern, but 1 car per family is not a hardship. Bicycles and walking are good, buses are convenient; scooters are great, MODO is a nice option (the people are coming anyway even if it is a basement suite and parking on the street).

The above are just some concerns.

Our support goes to this project and to this local developer because it will add to the rental inventory. The developer is local and has a history of quality building in the City and a plan to be a part of the Victoria community. The location on Cook Street is wonderful and so convenient.

Many of the old buildings are reaching their expiry date, especially the ones that have not been maintained. The city has to prepare for first time occupants and for the occupants returning to the rental market.

Thank you for registering our support for this Cook Street Project.

Jim and Joanne Rogers

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

1107 Oscar Street  
Victoria BC  
V8V 2X3

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

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

Attention Mayor Helps and City of Victoria Council

Re: Support Cook and Oliphant Development

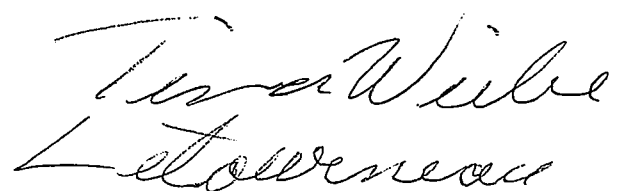
I am a current tenant at **220 Cook Street** that is one of the parcels of land I am writing in support to re-develop into a five storey new residential and commercial building.

The owner has been exceedingly generous to all of us tenants as to the plan moving forward and extending an offer I am most excited to take advantage of-1<sup>st</sup> right of refusal at 10 % below market or 5% below market purchase.

Please support more opportunities for those to live both as renters and buyers in this wonderful neighbourhood I so proudly already call home.

Warm regards,

Tina Letourneau 3-220 Cook St Victoria BC V8V 3X1

A handwritten signature in cursive script that reads "Tina Letourneau". The signature is written in dark ink and is positioned at the bottom right of the page, below the typed name.

Good morning Mayor and Councillors

July 10 2016

I urge you to move forward with this project. I spend a lot of time in the Village and I have noticed that there are not enough local people to support the businesses in that area. Example the bank closing because there is not enough customers.

This project will create a new place for people to live. This would be welcomed because most of the apartments in that area are really old.

I am sure people would rather have a nice new place and not something run down to live in.

Would you rather live in the current buildings or live in the new project?

Support this project!!

Pearl Lynn

380 Cook Street

July 7/2016

Hi, I'm writing to express my support for the new proposed development by Urban Core Ventures in Cook Street Village. It's positive to see the new life a 5 story residential and commercial development can bring.

My wife and I own two residential Apartment buildings in the Immediate area. One is right around the corner at 1020 Park Boulevard and another at 1122 Mckenzie Ave. So we know the area. Both buildings operate at or near 0% vacancy as the demand exceeds supply.

The proposed development by Urban Core will fit right in and provide needed additional housing and retail to the immediate area. Urban Core has a great reputation and experience to do the job. I recommend approving this project.

Regards  
Stephen Clark  
President  
Borderline Investments Inc.  
301 1640 Oak Bay Avenue  
Victoria BC. V8R 1B2  
250 595 2346 ext 222  
[steve@companycapital.ca](mailto:steve@companycapital.ca)

## Support 5 storeys at Cook and Oliphant!

ATT: Mayor and Council,

July 10 2016

I arrived home a few days ago at 538 Harbinger Ave to find a leaflet in my mailbox. This anonymously authored piece was created to promote opposition to a new proposal for the corner of Cook St & Oliphant St.

Upon reviewing it, I was appalled at the lengths to which some people will go, in their campaign of deception & disinformation. The leaflet warns of the "threat" of a "high density wall of development", and goes as far as to provide an illustration of a 6 storey project, that has nothing to do with the proposal. The author, goes on to call the proposal outsized, when, in fact, the Official Community Plan for the Village allows for 6 stories ( the proposal is for 5).

As always, there is a rallying cry about the removal of "affordable housing". Consider that the Developer will be allocating a significant number of units as rental, at below market rates. Also, the leaflet labels the project as "environmentally unsound", citing the removal of boulevard trees and green space. The boulevard trees to be removed, are being done so by the City, at their request, as they are unsound, and need to be replaced.

Lastly, what does the author know of a "lack of sustainable building practices? How does he/she assume to know how this will be built?

It is easy to see how the "nearly 1000 people" can be brought onside, against the proposal, when there is someone out there fear-mongering, using untruths as their fuel. Kind of sounds like the campaign practices of a certain republican presidential runner, much in the news. Hiding behind the veil of anonymity, is typical of people who "don't want to be confused by the facts".

My wife and I have been living in Fairfield, for close to 30 years. The time is not far off, when we will be dealing with the prospect of down-sizing, and will be grateful for projects like this that will allow us to continue to reside in our community.

I would also like to comment on a process that allows ignorant individuals to distribute pamphlets and canvas support, on issues like this, based upon unvalidated opinion, not fact. There must be a way to control this, make it a bylaw enforceable offence, perhaps. In the case of the project under consideration, considerable negative opinion has been generated and damage done. In a clever (and cowardly) way, as mentioned, the author of this offending pamphlet, has remained anonymous.

Brian Kendrick

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

403-1022 Pendergast St  
Victoria BC  
V8V 2X1

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.

Nick Lee



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

**212-220 Cook St and 1041 Oliphant Ave-Support Cook St  
Village Rezoning and Development Permit Application**

Attention: Mayor Helps and Members of Council

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.

As an owner of a 31 unit building close to the proposed site off Hilda, I strongly believe in the value of property in the area. Its proximity to Beacon Hill Park and the majestic views off Dallas Road, the downtown core and the many amenities will help the Cook Street Village area keep its value.

I believe the proposed project will help maintain property values in the area because the new residents, businesses and visitors 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 Katz

## **Development Done Right**

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

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,



PAMELA FOSTER  
1122 MCKENZIE ST  
V8V 2W2

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

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

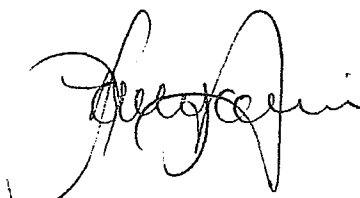
Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,



Janey Davis  
404 Cook St  
RBC

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

**Embrace renewal and support Urban Core**  
**Ventures bold building!**

Dear Mayor and Members of Council:

I am the owner of the building at 1020 Park Boulevard. People live in my building for its proximity to Beacon Hill Park, as well as services and entertainment provided from the Cook Street Village.

The infrastructure that comprises Cook Street Village is starting to show its age and I doubt whether many of the buildings are built to current seismic standard. The proposed project will meet the most current building code and would be a step toward the eventual replacement of buildings in the Cook Street area.

For this reason, I strongly support this proposed new residential and commercial building as a hallmark of renewal.

Respectfully,

Steve Clark  
1020 Park Boulevard  
Victoria BC  
V8V 2T4

Dear Mayor and Members of Council:

I live very close to the proposed development at Cook and Oliphant. My address is **1-456 Chester Ave.** I work nearby and embrace the opportunity to live so close to my work. When I first came to the Village I would have enjoyed choice in my residential decision. The creation of new homes will afford this opportunity to the new residents of the Cook Street Village that we should all warmly welcome.

This project is a tasteful example of density done right. I look forward to this project becoming a Cook Street Village institution and therefore offer my support for this re-zoning application.

Thank you for your time.

Ginette Gauthier

Good Morning,

I am writing in support of the proposed project at Cook and Oliphant Street in the Cook Street Village. I am a resident of James Bay and spend a substantial amount of time in the Cook Street Village area on the weekends. I feel that sensible development in this area benefits the Village as a whole. The proposed project is a good example of what I would consider sensible development.

As our population continues to grow and Victoria continues to be a desirable place to live, the need for new housing continues to grow as well. This project is removing older less efficient housing and replacing it with modern housing that takes advantage of the current zoning regulations on its density. This project will add new business and residents to an already vibrant area while not changing the overall character of the Village its self.

If we do not start to develop sensible density in the surrounding areas of the downtown core, we will find ourselves in a situation of having no housing stock in the coming years. This has already happened in the rental market as Victoria now has an overall vacancy rate of 0.6%. This fact is partially caused by the lack of development in the rental market in the 80's, 90's and 00's. It would be foolish to make this same mistake again.

In closing I feel the proposed project would add to the character of Cook Street Village and is necessary for the continued growth of Greater Victoria.

Patrick Wood

139 Clarence St  
Victoria BC

V8V 2J1



Dear Victoria Mayor and City Councillors

**212-220 Cook Street and 1041 Oliphant St**

I write in support of the above mentioned project as it will bring vitality to the Cook Street Village. When you increase the concentration of people, new businesses come and old ones are able to exist.

This project fully complies with the City of Victoria's OCP and will provide exciting new opportunities for residents and visitors.

I proudly support this vision

Tyler Orn

July 4 2016

#1-380 COOK ST  
VICTORIA BC V8V 3X7

Dear Victoria Mayor and City Councillors

212-220 Cook Street and 1041 Oliphant St

I write in support of the above mentioned project as it is important to realize the strategic opportunity this building will bring to strengthen the Cook Street Village. When you increase the concentration of people, new businesses come and old ones are able to exist as well there is a great benefit to the environment with less pressure on infrastructure. For instance, car traffic and parking.

This project fully complies with the City of Victoria's OCP and will provide exciting new opportunities for residents and visitors.

Nancy Pepper

207-647 Michigan St

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

103-1157 Fairfield Rd  
Victoria BC  
V8V 3A9

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

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

608-647 Michigan St  
Victoria BC  
V8V 3J7

**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

**To Mayor and Council,**

**The majority of the Directors of The Cook Street Village Business Association (CSVBA) express our support for the proposed development on Cook and Oliphant by Urban Core Developments. We ask that the Committee of the Whole look favorably on this development.**

**Density in urban commercial cores, is sound urban planning, increase in the housing stock is desperately needed in the city. The extension of commercial core is drastically needed to ensure the growth and vibrancy in Cook Street Village.**

**Thank you for looking favorably on this development in our Village.**

**Garry Preston**

**Chairman and on behalf of CSVBA Directors.**



**Proud member of  
CSVBA**

Victoria City Committee of the Whole

RE: Development Cook St. And Oliphant

I am in full support of a development of this nature in this part of the Cook Street Village. More families bring new life to any community. It helps the merchants with more customers.

Adding more commercial space bring more services for the citizens in the area, meaning less car travel to other centers.

Proper and thoughtful development of higher density projects will help answer many of the demands we now have in housing, in Victoria.

Thank you for your time.

John Monkhouse

2715 Forbes Street

Victoria

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. Cook Street, particularly with the addition of sixty-one residential units would provide a large enough number of pedestrians and drive-by traffic to support this location. 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

Lillian Tse  
Business Development Manager  
Subway Devco Limited Partnership

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

202-335 St James St  
Victoria BC  
V8V 4S8

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

Dear Mayor and Members of Victoria Council:

I am writing to endorse the proposed five storeys to be built at Cook and Oliphant. I offer my unwavering support for what will be a welcomed addition to my neighbourhood. I live and proudly work in the area.

The developer has listened to the neighbours, community at large and City staff and this is reflected in the newest current plans. I know he first proposed a full 6 storey building and since that time the project has significantly evolved. For instance, the building's massing and form have been designed to reduce impact on adjacent properties. The design has evolved; the developer has listened.

I also applaud the developer's commitment to the protection of the large Chestnut trees on the Cook Street frontage.

Sincerely yours,

Louisa Feary



**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 Oiiphant 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,**

**Dan Miller**

Mayor and Victoria Council  
City of Victoria  
Victoria BC  
V8W 1P6

2-123 Cambridge St  
Victoria BC  
V8V 4B1

**LETTER OF SUPPORT FOR FIVE STOREYS**  
**AT COOK AND OLIPHANT**

Att: Mayor and Members of the City Council

I write in support of the proposed five storeys because this project and projects like this one promote the objectives of the City's Official Community Plan (OCP). This is the city's clear response to extensive community input, in particular to how communities want to take in and groom their growth.

Cook Street Village, designated as a "*Large Urban Village*" is poised to welcome this project as the community as a whole chose village growth to grow up and not out.

Warm regards

John Baxter

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

608-845 Yates Street  
Victoria, BC  
V8W 1M1

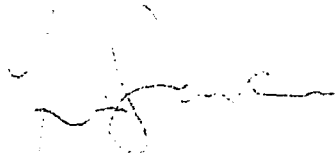
**Support Five Storeys at Cook Street and Oliphant  
Ave as a Continuum to Refresh and Rejuvenate:**

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,

A handwritten signature in dark ink, appearing to read 'Yoni Schreiber', with a stylized, flowing script.

Yoni Schreiber

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

306-967 Collinson Street  
Victoria BC  
V8V 3B7

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

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

Mayor and Council  
City of Victoria  
#1 Centennial Square

159 Bushby St  
Victoria BC  
V8S 1B5

## **Planning for Village Renewal-Support Density at Cook and Oliphant**

Dear Mayor and Members of Council:

I believe densification of the Cook Street Village improves the culture and feel of the nearby neighbourhoods and community as a whole.

This proposed project is part of the planning and suitable design of the Cook Street Village's growth and long-term viability. Both residents and businesses are needed; 53 residential units and commercial space that has the benefit of flexibility with **Live Work** designation.

This project is a tasteful example of density done right and for this I offer my support for this re-zoning application.

Respectfully,

Matthew Jardine

## Advocate for well needed housing and support Cook and Oliphant development!

July 8 2016

This is my letter of support for this project. This new development will be a welcomed addition to the Cook Street Village. We need to embrace the future and move forward.

It's time to for a change in this aged area.

Tammy Harrison  
2317 Avebury Ave  
Victoria bc

Dear Elected Representatives

July 6 2016

I am expressing my support for the condo and commercial block development at Cook and Oliphant. Your approval of this development will mean that the area becomes more attractive, more liveable, and more modern. Our city needs to progress with the times and grow, not react out of fear of change as the Save the Village —- Act Now group is doing. Travel to other cities and it quickly becomes apparent that Victorians are overly averse to change.

I urge you to approve this development and set a precedent for taking the village to new heights, literally and figuratively.

Lisa Arora  
Olive Street



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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

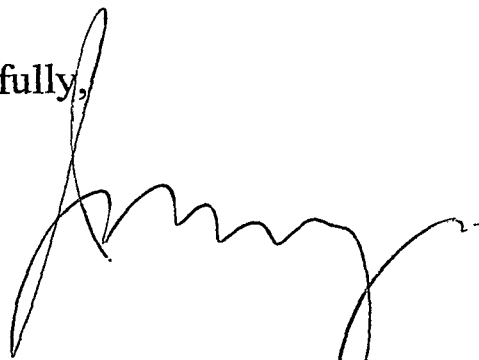
Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,

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

David Alvarez.  
BC Liquor Guys  
230 COOK ST

July 8, 2016

Mayor & Council,

This Project by Urban Core Ventures is exactly what the Cook Street Village Neighbourhood needs and lacks. I have been following it for over a year now and believe the latest scaled down proposal of 53 Residential Units and 4 Commercial Strata Lots over 5 Storeys is both appropriate for the Neighbourhood and appears to meet the criteria of the City's OCP for the area.

The fact is the City is growing and this is positive, we are in desperate need of New Housing Stock and the Design / Density of this Project is really appealing. Having smaller spaces starting @ 430 square feet that will offer more affordable housing options for the Young and Old, it's wonderful and will allow some buyers to enter a community that they would not typically be able to afford. Take into the consideration the New Provincial Property Transfer Tax Exemption for End User Buyers Valid on (only New Construction) up to \$750,000 CND, there is no doubt that this is going to be well received by a wide range of demographics.

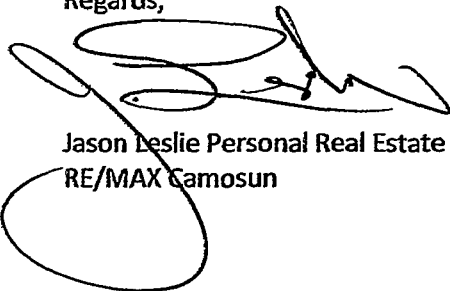
People in general prefer the Better Efficiency of New Construction and the Cook Street Village really lacks this and needs to appropriately grow to accommodate what the masses want. I attended the December 7<sup>th</sup> Fairfield / Gonzales Community Association Meeting and carefully listened to both advocates and some opposition, it was clear that there are some residents that are totally against change / growth of the community but in general most speakers were in favor of this project. I don't envy the onerous process this Passionate Developer has to go through.

Recently I Marketed a Small Development of 2 New Homes in South Oak Bay for Len Cole / Urban Core Ventures and can Honestly say First Hand that he is a Builder who Sincerely takes Pride in what he does and goes the Extra Mile to Deliver a Quality Product that all can be proud of.

We all want a Vibrant Cook Street Village and Must recognize that the Magic Ingredient to achieve this is People, Plain & Simple.

Lets all hope that this Development comes to fruition in near future.

Regards,



Jason Leslie Personal Real Estate Corporation  
RE/MAX Camosun

Dear Mayor Helps and City Council Members,

I'm writing to you regarding the development proposal put forth by Leonard Cole for the lots on the corner of Oilphant and Cook St. Although I preferred the initial proposal put forth by the developer I agree with and 100% support the revised proposal.

I have lived in the Cook St. Village area for the past 12 years and have begun raising my family in the neighborhood, I now have two daughters 8 and 10. We consider walking to the village as a family activity and something we think fondly of. We often go for pizza and/or treats on the way to the Cook St. park, we enjoy walking through the village and are looking forward to it becoming more significant.

Since the last major development within the village I have seen a dramatic improvement in the culture and feel of the village, I believe this is primarily due to the densification of the neighborhood including the addition of added retail space. For my family it is clear that the more people that live close by the safer and more vibrant the village feels. On behalf of my family we think that additional housing and more retail space in the neighbourhood especially at Oilaphant and Cook will continue to improve the village culture, vibrancy and more importantly safety.

I urge yourself and the city council to approve this development as currently proposed... .. Please do not let a vocal minority side-track the official community plan again!

If you have any questions please feel free to contact me at your convenience.

Sincerely,

Michael Martin

449 Moss St., Victoria BC

V8V-4N5

I want to express my strong support for this project. I have lived in Victoria all my life and it is about time that we modernize the Cook St. Village.

The old and ugly buildings need to be replaced with a new fresh vision.

I know that this development will only bring new life to an area that needs a boost of life. Also, we need to open the area to development. I am surprised at the strong hold that the opposition have. I work in construction and I have never seen such resistance. We need to stand up and go forward with this project.

Open the doors and welcome the change.

Sam Harrison  
2317 Avebury Ave  
Victoria BC

To the Mayor and Victoria City Council:

I am writing this letter to add my voice in support of the proposed building on the corner of Cook St. and Oliphant Ave. in the Cook St. Village. I have followed the progress of this project since it was first brought to my attention and I continue to be impressed with the way the developers have been cooperative in listening to and working with both Fairfield residents and businesses in the Village.

I see this development, with its mix of residential, live-work and commercial spaces as being a positive step forward for this vibrant neighbourhood. It will not only attract more residents and businesses, but more visitors. And since the revised design now complies with zoning bylaws regarding the number of storeys, it will fit in nicely with the other nearby developments that continue to transform Cook St. Village.

Though there are voices in the Fairfield neighbourhood that will always resist any change, Victoria is a progressive city that can surely see the value in promoting responsible growth and creating new jobs and housing its residents.

Sincerely,

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

MONICA FRIESEN

230 Cook St

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,



Susan Kingswell  
Beagle Pub  
301 COOK STREET  
V8V 3X3

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

101-932 Johnson Street  
Victoria BC  
V8V 4L9

## 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,

Brett Rumley

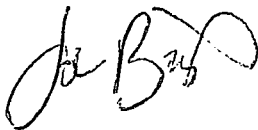
**MAYOR AND VICTORIA COUNCIL  
CITY OF VICTORIA  
#1 CENTENNIAL SQUARE  
VICTORIA BC**

**RE: LETTER OF SUPPORT FOR PROPOSED  
FIVE STOREY BUILDING IN COOK STREET  
VILLAGE**

**ATT: MAYOR AND MEMBERS OF THE CITY COUNCIL**

**I SUPPORT THE PROPOSED DEVELOPMENT PROJECT  
AT OLIPHANT AND COOK ST. THE DESIGN IS  
TASTEFUL AND WITHIN KEEPING OF THE COOK  
STREET VILLAGE CHARACTER. I AM TIRED OF  
HEARING THE BITTER RANCOR THAT THE BUILDING  
WILL CREATE A "CANYON EFFECT" ON COOK STREET. THIS  
IS DISINGENUOUS AND A PERSON'S VISUAL  
PERCEPTION OF A BUILDING IS TYPICALLY AT  
STREET LEVEL AND THE FIRST 3 STOREYS.**

**RESPECTFULLY,**



John Bishop  
109-932 Johnson St.





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

**Breathe New Life and Support Five Storeys  
High!**

Dear Mayor and Members of Council:

Support the proposed five-storey mixed-use building that is cheerfully in taste with the neighbourhood with detail to design and function that have evolved from the original proposal.

Originally submitted in the fall of 2014, the building was a full 6 storey building falling within the OCP Guidelines. Now at a height of five storeys, this building will not be as imposing as sculpting has also reduced its mass and strength.

This building will breathe new life into the Cook Street Village.

Wishing for your stamp of approval.

*Paula Brazina*  
PAULA BRAZINA  
cave-um Humboldt

726 FORT ST.  
VICTORIA, BC  
V8W 1H2  
2625 TURNER ST.

*Julie Phillion*  
714 Fort St.  
V8W 1H2.  
Julie Phillion  
/A

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

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

**909 Pendergast St  
Victoria BC  
V8V 2W7**

**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 bathrooms, 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.**

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

305-1180 Fort St  
Victoria BC  
V8V 3K8

*Support for Leonard Cole's new Cook Street building*

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

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

**1020 Richardson St  
Victoria BC  
V8v 3C5**

*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,**

**Paula Samra**

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

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

**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-storey 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,**

**Paul Macara**

Greetings,

July 4 2016

I am writing to you today to register my support of the proposed 5 storey building at Cook and Oliphant for renewal. Although I live in Vic West I quite often find myself in Cook Street Village and I think this development would be a big plus. I can't stand this attitude of keeping everything the same in the Cook street Village area. C'mon people, Let's plan for the future not stay mired in the past. We still be living in caves if folks with that mindset had their way.

The area lacks new housing .Believe me I know because I've been looking for a while. This project shows that at least someone has the right idea about creating new housing which is both clearly lacking in CSV and long overdue.

Let logic Rule. Let the village grow and prosper.

Sincerely,

David Bannan

#521 707 Esquimalt Rd.

Victoria , BC

V9A-3L7

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

SUPPORT FIVE STOREYS of TASTEFULLY  
DESIGNED BUILDING IN COOK STREET  
VILLAGE!


To: Mayor and Members of the City  
Council

I support the proposed five storeys  
development project at Oliphant and  
Cook St. The design is sensitive to the  
neighbourhood and within Keeping of the  
Village "feel."

There has been some unnecessary and  
non-poetic language surrounding the  
design of the building and I believe  
this to be untrue. Over the evolution  
of the design, the proposed building's  
façades and street frontages are not  
uniform and the face of the building  
actually steps back.

Warm regards,

Michael Tension

318 - 21 ERIE STREET V8Y 3N4  
NBS Pelcher (PBS Electrical)  
#106-2626 Budge street V8T 4S9  




## Support Cook and Oliphant Development!

July 10 2016

Attention Mayor Helps and City of Victoria Councillors:

As a resident of Cook Street Village I am writing in support of the proposed 5 storey building at Cook and Oliphant. Significant changes have been made since the original drawing and I feel the developer has listened to the community and these changes reflect those interactions. For instance, the total floor area of the building has been reduced by more than 6000 sq ft (especially on the upper floor), the total number of residential units reduced from 60 to 53 and the mix of units has been changed to now provide 20 smaller one bedroom units (9 of which are to be designated as below market rental units.) Lets move forward with this proposal in the spirit of cooperation and welcome density done right.

Thank you for your consideration.

N.Bains

325 Cook Street

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

Dear Mayor and Council

Re: Support Cook and Oliphant Development

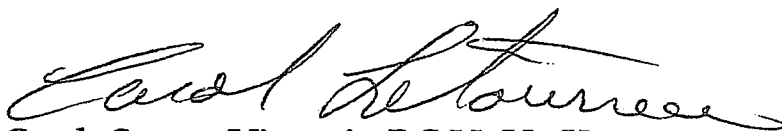
I am a dog owner and lover happily living at **220 Cook Street**. I appreciate not only the Cook St Village's location-a five minute walk from Beacon Hill park-but also its dog-friendliness. Every walk through the village and the park is physically rewarding and the businesses are very welcoming of pets.

I look forward to continuing to live in such a canine friendly part of Victoria.

Please support more opportunities for those to live and work in the Cook Street Village.

Cheerfully,

Tina Letourneau



3-220 Cook Street Victoria BC V8V 3X1

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

Attention Mayor Helps and City of Victoria Council

Re: Support Cook and Oliphant Development

I am a current tenant at **220 Cook Street** that is one of the parcels of land I am writing in support to re-develop into a five storey new residential and commercial building.

The owner has been exceedingly generous to all of us tenants as to the plan moving forward and extending an offer I am most excited to take advantage of-1<sup>st</sup> right of refusal at 10 % below market or 5% below market purchase.

Please support more opportunities for those to live both as renters and buyers in this wonderful neighbourhood I so proudly already call home.

Warm regards,

Tina Letourneau 3-220 Cook St Victoria BC V8V 3X1

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

July 5<sup>th</sup> 2016

To Whom It May Concern,

As I mentioned previously, I have lived in this beautiful city for over 40 years. Being the son of an immigrant, I have faced many challenges and have had to learn to adapt very quickly to my ever-changing surroundings. I have seen this city both prosper and struggle on the shoulders of council decisions. I have lived through many mayors and council members. Some, who have been soldiers for progress and positive change and others, who have left this city both economically and socially bereft. Gone are the days of Mayor Cross, who ran a butcher shop on Douglas St and fought for the betterment of Victoria and Victorians alike.

With respect to the timeless and the cherished, progress still must move forward. As with all things the new overtakes the outdated. We need change in this city, something that has been lacking as of late. A perfect example of positive change is Langford Mayor, Stu Young. He has done in 10 years what would take Victoria 30 years to accomplish. We are supposed to be setting an example for our suburban neighbours, not the opposite. We need developers like UrbanCore, with their vision and drive to take this city into the future.

I am writing a second letter to ensure that both the Mayor and City Council understand what a mistake it would be to not allow UrbanCores's Cook Street development to proceed.

Warm Regards,



Gautam Arora  
Vice President & COO  
Old Morris Tobacconist

**Attention: Mayor Helps and Council,**

**I write in support of the proposed building of five storeys at Cook and Oliphant. There have been some significant and noticeable changes made to the recent plans in light of a vocal minority. The developer listened and reduced the total floor area of the building, the number of units to now 53 from 60 and improved the relationship of the building to the street and adjacent properties.**

**I do hope a small group of opinionated residents does not cause further delays.**

*Drew Copleston 05/20/16*

**Drew Copleston  
555 Academy Close  
Victoria BC**

Hello Victoria Mayor and City Councillors, July 4 2016

I am a resident of Victoria and wanted to write you to fully support the 212-220 Cook street and 1041 Oliphant St 5 storey building and what it will positively bring to our city. The growth of new residents will help businesses both new and old with a increase of customer base. Also the many jobs it will create during its time frame is a big boost to our local economy, not only in creating many new jobs but also those many employee's become customers locally during that time. I am excited about the environmental benefits also, as it will help with local vehicle traffic and parking. I really hope to see this project go ahead as it fully complies with the city of Victoria's OCP and believe the many short and long term benefits are to much to miss out on.

Respectfully,  
Mike Barrie 157 Gorge Rd

May 18, 20016

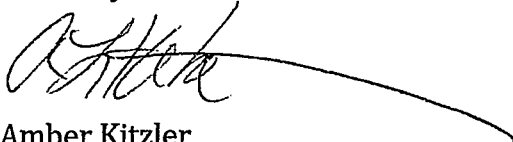
To the Mayor and Victoria City Council:

I am writing this letter to add my voice in support of the proposed building on the corner of Cook St. and Oliphant Ave. in the Cook St. Village. I have followed the progress of this project since it was first brought to my attention and I continue to be impressed with the way the developers have been cooperative in listening to and working with both Fairfield residents and businesses in the Village.

I see this development, with its mix of residential, live-work and commercial spaces as being a positive step forward for this vibrant neighbourhood. It will not only attract more residents and businesses, but more visitors. And since the revised design now complies with zoning bylaws regarding the number of storeys, it will fit in nicely with the other nearby developments that continue to transform Cook St. Village.

Though there are voices in the Fairfield neighbourhood that will always resist any change, Victoria is a progressive city that can surely see the value in promoting responsible growth and creating new jobs and housing its residents.

Sincerely,

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

Amber Kitzler  
1051 Collinson St.  
Victoria, BC V8V 3B9

Dear Victoria Mayor and City Councillors:

212-220 Cook Street and 1041 Oliphant St 5 storey building to be welcomed!

I am a resident of Victoria and write in support of the above mentioned project as it is important to realize the strategic opportunity this building will bring to strengthen the Cook Street Village. When you increase the concentration of people, new businesses come and old ones are able to exist as well there is a great benefit to the environment with less pressure on infrastructure. For instance, car traffic and parking.

This project fully complies with the City of Victoria's OCP and will provide exciting new opportunities for residents and visitors.

Thank you for your consideration,  
Stephanie Maclean 157 Gorge Rd



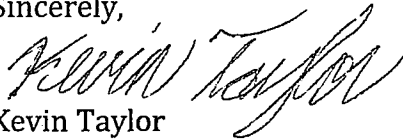
To the Mayor and Victoria City Council:

I am writing this letter to add my voice in support of the proposed building on the corner of Cook St. and Oliphant Ave. in the Cook St. Village. I have followed the progress of this project since it was first brought to my attention and I continue to be impressed with the way the developers have been cooperative in listening to and working with both Fairfield residents and businesses in the Village.

I see this development, with its mix of residential, live-work and commercial spaces as being a positive step forward for this vibrant neighbourhood. It will not only attract more residents and businesses, but more visitors. And since the revised design now complies with zoning bylaws regarding the number of storeys, it will fit in nicely with the other nearby developments that continue to transform Cook St. Village.

Though there are voices in the Fairfield neighbourhood that will always resist any change, Victoria is a progressive city that can surely see the value in promoting responsible growth and creating new jobs and housing its residents.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Taylor". The signature is written in dark ink and is positioned above the printed name and address.

Kevin Taylor  
203-575 Vancouver St.  
Victoria, BC  
V8V 3T8

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

Mayor Helps and Members of the City Council:

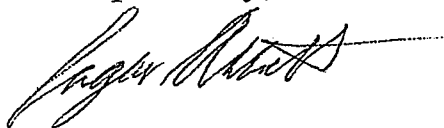
I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

1124 Grant St.

Respectfully,

A handwritten signature in black ink, appearing to read "Roger Abbott", with a long horizontal flourish extending to the right.

*Support Cook and Oliphant  
development to keep the Village  
thriving!*

JULY 4 2016

I am excited about the development that is transpiring at Oliphant & Cook. This new complex would allow young families like mine to live in this neighbourhood. This would allow us the chance to enjoy the convenience of the local merchants and walk to Beacon Hill Park.

Please move forward with this project and expand this area.

Tamara Mitchell-Smythe  
302-405 Catherine St

Attention Mayor and Council:

Support Solutions for Rentals in the City of Victoria!

I write in support of the proposed residential and commercial building at Cook and Oliphant as this will add to the badly needed rental inventory in the City of Victoria. I have just moved back to Victoria and rent in the municipality. I would like to see more choices available to renters and applaud the developer for setting aside 9 rental units (17% of the total) as designated below market rental units for 20 years. This is to replace the 9 rental apartments which are presently on the site. Moreover, this will substantially improve and elevate the quality of the rental housing stock in the Cook Street Village.

Thank you for your time.

Tammy

353 Tyee Rd  
VICTORIA BC V9A 0B5

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

Mayor and Members of Council:

*I am writing to show my continued unwavering support for the proposed project at Cook and Oliphant.*

Recent changes to the project have been the result of thorough and comprehensive community engagement. Three examples of community input that has taken the shape of change. Community stakeholders and neighbours alike have asked for a "smaller" building (the total floor area of the building has been reduced by more than 6000 sq ft,) greater mix of unit types (now 20 smaller one bedroom units) and the number of stories (the enclosure for the access to the roof is now removed as this was the only element that was considered a 6th storey.) The building now completely complies with the zoning bylaw as a 5 storey building.

This project promotes the City's objectives and will provide new opportunities for residents and visitors to our neighbourhood we so proudly call the Cook Street Village.

*Richard Montague*  
*\$101-420 kinder*

A large, stylized handwritten signature in black ink, appearing to be 'Richard Montague', written over the printed name and the handwritten note.

Attention Mayor Helps and City of Victoria Councillors,

I am writing in support of the proposed 5 storey building at Cook and Oliphant. The developer has made significant changes since the original drawing. I feel the developer has listened to the community and these changes reflect these interactions. For instance, the total floor area of the building has been reduced by more than 6000 sq ft (especially on the upper floor), the total number of residential units reduced from 60 to 53 and the mix of units has been changed to now provide 20 smaller one bedroom units (9 of which are to be designated as below market rental units.)

Lets move forward with in the spirit of cooperation and welcome density done right.

I fully back this project as it will only enhance Cook Street Village.

William Mitchell  
202-405 Catherine St

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

240 COOK ST  
VICTORIA BC  
V8V 3X3

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

Mayor Helps and Members of the City Council:

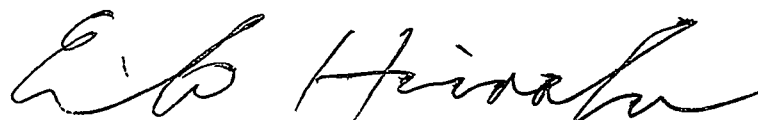
I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,

The Next Japanese Cuisine  
Eiko Hiraoka



Attention Mayor Helps and City of Victoria Councillors,

## SUPPORT COOK AND OLIPHANT PROPOSAL

I am writing in support of the proposed 5 storey building at Cook and Oliphant. Significant changes have been made since the original drawing and I feel the developer has listened to the community and these changes reflect those interactions. For instance, the total floor area of the building has been reduced by more than 6000 sq ft, the total number of residential units reduced from 60 to 53 and the mix of units has been changed to now provide smaller one bedroom units.

Lets move forward with in the spirit of cooperation and welcome density done right.

Michelle Mitchell

July 4 2016

202-405 Catherine St.  
VICTORIA BC



Dear Victoria Mayor and City Councillors:

July 3 2016

212-220 Cook Street and 1041 Oliphant St 5 storey building

I write in support of the above mentioned project as it is important to realize the strategic opportunity this building will bring to strengthen the Cook Street Village. When you increase the concentration of people, new businesses come and old ones are able to exist as well there is a great benefit to the environment with less pressure on infrastructure. For instance, car traffic and parking.

This project fully complies with the City of Victoria's OCP and will provide exciting new opportunities for residents and visitors.

--

Best regards,

Dré Lavack

#1 -380 Cook St.  
V8V 3X7

May 18, 20016

To the Mayor and Victoria City Council:

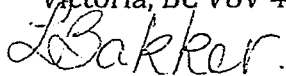
I am writing this letter to add my voice in support of the proposed building on the corner of Cook St. and Oliphant Ave. in the Cook St. Village. I have followed the progress of this project since it was first brought to my attention and I continue to be impressed with the way the developers have been cooperative in listening to and working with both Fairfield residents and businesses in the Village.

I see this development, with its mix of residential, live-work and commercial spaces as being a positive step forward for this vibrant neighbourhood. It will not only attract more residents and businesses, but more visitors. And since the revised design now complies with zoning bylaws regarding the number of storeys, it will fit in nicely with the other nearby developments that continue to transform Cook St. Village.

Though there are voices in the Fairfield neighbourhood that will always resist any change, Victoria is a progressive city that can surely see the value in promoting responsible growth and creating new jobs and housing its residents.

Sincerely,

Leanna Bakker  
8 - 51 Marlborough St.  
Victoria, BC V8V 4A6

A handwritten signature in cursive script that reads "L. Bakker".

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

Mayor and Members of Council:

I write in support of the proposed mixed-use building at Cook Street and Oliphant Avenue. I have followed the progress of this project and I continue to be impressed with the way the developer, Len Cole has been engaging with the neighbours and community as a whole.

I see this development, with its mix of residential, live-work and commercial spaces as being a positive step forward for this vibrant neighbourhood. It will attract more residents, businesses as well as visitors. And since the revised design now complies with zoning bylaws regarding the number of storeys, it will fit nicely with the other nearby developments that continue to transform Cook St Village.

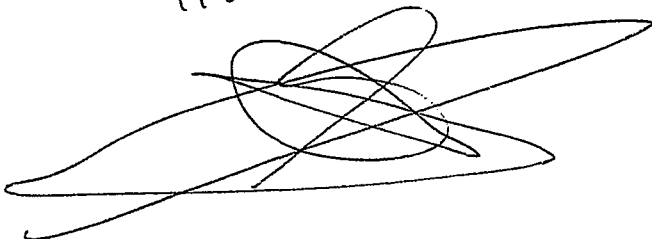
Though there are voices in the Fairfield neighbourhood vehemently opposed to any change, Victoria as a city is progressive and surely will see the value of this project.

For this, I encourage you to support this project.

Stephen Parker

[REDACTED]

1138 View Street

A large, stylized handwritten signature, likely of Stephen Parker, consisting of several overlapping loops and a long horizontal stroke at the bottom.

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 Councillors:

I live at 21 Dallas Road and chose to buy 123 Cook Street with plans to develop the latter. I chose to build in the Cook Street neighbourhood because I believe in the value of property in the area.

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 a rare motley crew of friendly and humble, ultra-hip and 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 because when new faces flood new spaces, the desirability to live, learn and work here will only increase.

This building will become part of a sequence of renewal that will help the Cook Street village area keep its value.

Regards

Mark Gittens  
1017-21 Dallas Road  
Victoria BC  
V8V 4Z9

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

Mayor and Members of Council:

*I am writing to show my continued unwavering support for the proposed project at Cook and Oliphant.*

Recent changes to the project have been the result of thorough and comprehensive community engagement. Three examples of community input that has taken the shape of change. Community stakeholders and neighbours alike have asked for a "smaller" building (the total floor area of the building has been reduced by more than 6000 sq ft,) greater mix of unit types (now 20 smaller one bedroom units) and the number of stories (the enclosure for the access to the roof is now removed as this was the only element that was considered a 6th storey.) The building now completely complies with the zoning bylaw as a 5 storey building.

This project promotes the City's objectives and will provide new opportunities for residents and visitors to our neighbourhood we so proudly call the Cook Street Village.

Randy Keller  
Randy Keller  
214 Cook St

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

#1-403 Dallas Rd  
V8V 1P9

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

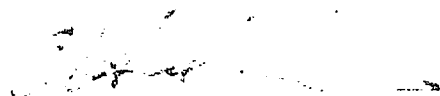
Dear Mayor Helps and Members of Council:

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

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

**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

207-1121 Fort St Victoria British Columbia V8V 3K9

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

**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



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 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 and Oliphant, injecting a well-needed blend 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.

Dave Craig

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

1160 Oxford Street  
Victoria BC  
V8V 2V4

**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**

**Jack de Macedo**

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,

A handwritten signature in black ink, appearing to read 'Derrold Norgaard', with a long, sweeping horizontal line extending from the end of the signature.

Derrold Norgaard, CPA FCA



Att: Mayor Helps and Council:

**Support Rezoning for five storeys at Cook and Oliphant!**

**DEAR MAYOR HELPS AND MEMBERS OF COUNCIL:**

I WRITE IN SUPPORT OF FOUR STOREYS RESIDENTIAL ABOVE GROUND LEVEL COMMERCIAL IN THE COOK STREET VILLAGE BECAUSE I BELIEVE IN THE VALUE OF MY NEIGHBOURHOOD. ITS NATURAL BEAUTY WITH BEACON HILL PARK AND DALLAS ROAD SO CLOSE TO DOWNTOWN AND THE MANY AMENITIES WILL HELP THE COOK STREET VILLAGE AREA AND ADJACENT NEIGHBOURHOODS KEEP ITS VALUE.

I HAVE LIVED NEARBY FOR OVER THIRTY YEARS AND MAY WANT TO DOWNSIZE WHILE STAYING IN MY COMMUNITY. THIS PROJECT IS AN IDEAL EXAMPLE OF AGING IN PLACE.

KINDLY,

ALLISON WEIR  
806 DEREEN PL  
VICTORIA BC V8S 3V4

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

1160 Oxford Street  
Victoria BC  
V8V 2V4

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

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

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

Support Cook and Oliphant development!!

My name is Lisa Dalziel and I am a supporter. I live at **1161 McClure**, lived there 30 years, HSBC bank manager and this price point is reasonable. I see people/young families taking out mortgages for this exact price point. Economic side very positive-this project will make it a vibrant village.



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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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

Mayor Helps and Members of the City Council:


I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,

Mikaela Bertucci



Secretary of the City

**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,**

**Dan Miller**

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**

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

Mayor and Members of Council:

I am writing to show my continued unwavering support for the proposed project at Cook and Oliphant.

Recent changes to the project have been the result of thorough and comprehensive community engagement. Three examples of community input that has taken the shape of change. Community stakeholders and neighbours alike have asked for a "smaller" building (the total floor area of the building has been reduced by more than 6000 sq ft,) greater mix of unit types (now 20 smaller one bedroom units) and the number of stories (the enclosure for the access to the roof is now removed as this was the only element that was considered a 6th storey.) The building now completely complies with the zoning bylaw as a 5 storey building.

This project promotes the City's objectives and will provide new opportunities for residents and visitors to our neighbourhood we so proudly call the Cook Street Village.

CARIS HAIG  
  
1818 BELMONT, VICTORIA, B.C.

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

Thriving Communities: Say 'Yes' to Development Done Right at  
Cook and Oliphant!

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


Mayor Helps and Members of the City Council:

I write in support of a new five storey mixed use building that will be an integral part of the Cook Street Village as a way to attract residents, business and visitors.

The new proposal completely complies with the Zoning Bylaw as a 5 storey building. This change will nicely suit and tastefully enrich our vibrant and prosperous neighbourhood.

We need to plan to renew to keep our neighbourhood thriving. This project is a step in the continuum of renewal.

Respectfully,

  
Angel Trinidad  
.324 Cook St

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

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

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

112 Montreal St  
Victoria BC  
V8V 1Y7

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

Attention Mayor and Members of Council:

I live at 112 Montreal St and know the area well. 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

Myles Cranmer

To Whom It May Concern,

I am writing in support of Leonard Coles proposed development at the corner of Cook St. and Oliphant. I understand they are on the July 14 2016 Committee of the Whole agenda.

As a single person in their 30's I found it extremely difficult to buy in this ever rising market, and I'm impressed with the developers thought and commitment to space sharing design as a mortgage helper. If you figure most people who are opposed to this development are those who bought their houses in Cook street years ago for the same price our generation are now looking at for less than 600 sq ft. we need more of these measures available. Additionally, permitting density that will allow people to purchase at a lower price point in such a desirable neighbourhood.

Change serves everyone if done properly and this village could use more options for first time buyers, as well as those looking to downsize and retire.

Thanks in advance for your consideration,

Erin Glazier  
402-517 Fisgard St.  
Victoria BC  
V8M 0C5



Attention: Mayor Helps and Victoria Councillors,

I write in support of the proposed mixed residential and commercial development at Cook and Oliphant. Such a project fits in with the Official Community Plan and will provide housing opportunities in the area that will benefit many. These people will get to enjoy the greatness of the Village. In addition, the business space will lead to job opportunities and be an otherwise positive economic impact on the area.

In addition, increased density should be a priority for all municipalities. Especially when that density is close to the downtown core. This means that many will be closer to their work locations, thus reducing the need for driving. In this sense it will be a positive environmental impact overall.

I would also note that the housing on these properties will need to be replaced at some point in the near future. Development will occur on these lands, and I would submit that this type of development is best for this space.

I live downtown at 732 Broughton and feel that this sensible development in my adjacent neighbourhood benefits Victoria overall. I believe it will clearly benefit Cook St. Village.

For this, I ask Mayor Helps and Victoria Councillors to support the re-zoning application for Cook and Oliphant.

Respectfully  
Mark G. Norton, Esq.

## Amanda Ferguson

---

**Subject:** FW: Support for Cook and Oliphant Development

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**From:** Bill Quinsey

**Sent:** Tuesday, July 12, 2016 5:28 PM

**To:** Marianne Alto (Councillor) <MAlto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>

**Subject:** Support for Cook and Oliphant Development

Council Members,

I am in full support of the development of a proposed 5 storey residential/commercial building at Cook and Oliphant in the Cook Street Village. I was raised in the Fairfield area as a child and now reside in James Bay and utilize the village for shopping, going for coffee with friends and frequently dine at restaurants in the area. I was interviewed by Shaw Cable recently about Cook Street Village and I expressed how much that I have and do enjoy spending time in the village. The proposed development will enhance the village and keep it vibrant with a positive impact on the surrounding area.

Thank you for taking the time to read this email supporting this proposal.

Regards,

Bill Quinsey

11-60 Dallas Road

Victoria BC

## **Amanda Ferguson**

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**Subject:** FW: Response to latest information on Cook/Oliphant proposal  
**Attachments:** 12 July update to M&C v2.docx

**From:** John Tylee  
**Sent:** Wednesday, July 13, 2016 11:40 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Response to latest information on Cook/Oliphant proposal

Attached is a response to the latest material from the developer.

On behalf of the signatories, thank you for your consideration

--  
[John Tylee](#)

12 July 2016

To: Mayor and Council  
City of Victoria

## **Neighbourhood Response to the latest communications regarding the proposed Cook & Oliphant Development**

As promised in our note of July 4, we are responding to the latest material from Urban Core Ventures, in particular:

- Despite repeated community objections to the height proposed, the latest filing with the City INCREASES the proposed building height from 17.4M to 18.0M
- A developer's media release that massively exaggerates the degree to which the project has been downsized, as shown in the appendix. We are concerned that these exaggerations unfairly influence public opinion against further downsizing of the development
- The media release also outlines an increase in rental units, but with no guarantee they will be affordable, nor that they are for residents, as opposed to Air BnB visitors. The increase is not mentioned in either the Development Tracker or director Tinney's report to Council

The developer previously submitted renderings with an erroneous perspective that minimized the impact of the development at street level; he was asked by director Tinney to consider submitting more accurate renderings but has chosen not to. The one perspective he offers in his June 24 letter to Council (page 3) is truncated so the top of the building cannot be seen and focuses on the Oliphant side of the building, rather than the more oppressive Cook Street perspective. Mr. Cole has also denied requests from the community to meet to discuss concerns.

We are a neighbourhood that welcomes good development and significant increases in residential density to achieve City housing targets. Instead we face:

- an insistence on commercial development in an area that community plans have consistently, for decades, zoned residential
- a design that mimics downtown, rather than blending with its surroundings and emphasizing the difference between a village and downtown
- a massing and height far greater than surrounding buildings, justified by erroneous or unsubstantiated statements that the site is "isolated"; that Oliphant Avenue is "in transition" (despite the 1000 block being one of the few blocks in the neighbourhood that has kept its traditional look throughout, and where 8 of 11 houses are owner-occupied); and that the site is somehow "strategic."
- A host of other challenges previously documented, notably inadequate setbacks and parking, and traffic concerns

This community has consistently rejected buildings higher than four storeys. The residential density contemplated in this proposal could be achieved within four storeys by replacing the retail units with live-work units. Existing merchants, as well as residents, strongly oppose the project. We are confident that once the currently-underway local area planning process is complete, a development of this scale would not fit within the parameters of the new plan.

***We therefore respectfully ask that Council reject this rezoning application.***

Barbara Bowman	234 Moss Street
Pat Preston	1014 Park Boulevard
Crin Roth	1018 Oliphant Ave
Anne Russo	1017 Oliphant Ave
Julio Russo	1017 Oliphant Ave
Sid Tafler	121 Howe Street
John Tylee	1014 Park Boulevard

#### **APPENDIX: Urban Core Ventures July 8 media statement**

The calculations below are based on a comparison of the plan submitted to the City on January 22, 2015 (“Original”) and that of May 20 2016 (Latest”). The December 2015 CALUC report on the original proposal noted “everything is being taken to the maximum in height and density.”

<u>Building size</u>	Media Statement: Reduced 26% Original: 54200 sf Latest: 47479 sf <b>Actual Reduction: 12%</b>
<u>Residential units</u>	Media Statement: Reduced from 76 to 53 (30%) <b>Actual Reduction: 61 to 53 (13%)</b>
<u>Height</u>	Media Statement: Reduced 24% Original: 20.3M Latest: 18.0M <b>Actual Reduction: 11%</b>
<u>Retail space</u>	Media Statement: Reduced 42% Original: 9420 sf Latest: 7664 sf <b>Actual reduction 19%</b>

## Amanda Ferguson

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**Subject:** FW: Cook and Oliphant "large rectangle into round hole"  
**Attachments:** IMG\_4231.jpg

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**From:** Wayne Hollohan

**Sent:** Tuesday, July 12, 2016 2:37 PM

**To:** Ben Isitt (Councillor) <BIsitt@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorton-joe@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Councillors <Councillors@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>

**Subject:** Cook and Oliphant "large rectangle into round hole"

You can do the upmost attention to detail in rounding one of the corners, but does that truly resolve the original impracticality of trying to fit a large rectangle into a round hole.

When this proposal first went to COTW, five of you spoke out loudly of the importance's of the OCP. None of the recent changes have addressed any of the concerns, where this project does not conform to the OCP. Especially around words that are found in the OCP and the Cook Street Village Guidelines such as

- FORM, FIT and CHARACTER.

Other items to consider

- 3 METERS SETBACK, INSTEAD OF THE .5 BEING OFFERED ON COOK and the 5 the current zone request
- LEEDS and other ENVIRONMENTAL STEWARDSHIP and ATTRIBUTES
- TRANSITION
- TERRACING BACK AFTER THE SECOND FLOOR as was required for 220 Cook Street (Mother Natures)  
Even at ADP this project was referred to as a Cruise Ship

Thank you for your consideration

WayneH

PS: Sidewalk are an important public right-of-way, both physically and socially

PPS: The rate of loss and importance of family housing, not more opportunities for ABB





5 feet

5 feet

The physical barrier provides a safe respect for public space

EXIT



**Amanda Ferguson**

---

**Subject:** FW: Urban Core Ventures' Cook Street proposal

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Wednesday, July 13, 2016 10:50 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Urban Core Ventures' Cook Street proposal

From: Irena Kozakowska  
Email :  
Reference :  
Daytime Phone : Not provided  
Hello,

I am writing to support of sending the Cook Street Village proposal to a public hearing.

I am a City of Victoria resident and a frequent user of Cook Street Village's retail services, and feel the area will benefit from this development.

Quite frankly I am disheartened that a group of people have knowingly misconstrued information about this project and have spread this information throughout the community. It is bewildering to me that we even allow such practices without any recourse and I hope council can enact some measure to keep this from happening again.

I look forward to seeing this building in the Village.

Yours,

Irena

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 209.52.88.104

**Amanda Ferguson**

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**Subject:** FW: Cook and Oliphant

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**From:** ian macmillan  
**Sent:** Wednesday, July 13, 2016 12:19 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook and Oliphant

If the fifth storey is for equipment , I have read this in the press, why not have the equipment in a sub-basement and leave the height at 4 stories ? Everybody seems to be able to live with 4 stories sort of inevitable unfortunately.

Ian MacMillan  
Victoria B.C.

## Amanda Ferguson

---

**Subject:** FW: Proposed Project Cook and Oliphant

**From:** Jen Beattie

**Sent:** Wednesday, July 13, 2016 10:49 AM

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

**Subject:** Proposed Project Cook and Oliphant

Hello,

My name is Jennifer Beattie and I live at 647 Michigan street.

I am writing in support of Leonard Cole's proposed 5 story project on Cook and Oliphant. I am familiar with Leonard's past projects and appreciate his dedication to the synchronicity between nature and architecture.

I have seen the plans for the development on cook and oliphant and believe it will fit in well as a new addition to the community, particularly with regards to the rentals half of which are 10% below market value.

Sincerely,

Jennifer Beattie

## Amanda Ferguson

---

**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Wednesday, July 13, 2016 12:36 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Ross Taylor  
Email :  
Reference :  
Daytime Phone :

In regards to the Rezoning Application No. 00472 and Development Permit Application No.000402 for 1041 Oliphant and 212-220 Cook Street you are going to be discussing at tomorrow's Committee of the Whole I hope I am contacting you in time to consider the following requests.

First I assume based on the Bosa development on Pandora that this application will be approved to proceed to a Public Hearing as recommended by City Planning. In contrast with that development proposal at least in this case the developer made changes to the original proposal in an effort to make the scale of this one more appropriate for the neighborhood. The retail aspect of this proposal is also more suited to the neighborhood than was Bosa's for North Park. My first request is related to the retail portion. I believe it is currently planned for commercial truck loading to be at the rear of the planned development. As these are often large trucks with noisy diesel engines, honking airbrakes, reverse warning beepers and sometimes very noisy refrigeration units I request the loading zone be moved onto Oliphant in front of what is now 1041 Oliphant. There is a precedent for this with the commercial truck loading zone in front of The Next restaurant on Sutej Street.

My second request is related to parking. The parking study for this project was done in December 2015 and January 2016. It should have been done in July and August to get an idea of peak parking demand. I therefore ask that Council consider incentives or some other means to have a property owner put in a multilevel parking facility to be managed the same as current City parking lots with the first hour being free. Let's not fool ourselves with the "Village" designation. Villages don't need multilevel parking facilities but after this development goes ahead this urban zone will.

My last request is related to traffic. Oliphant is a very narrow street with parking on both sides. Based on the number of vehicles parked there I would not recommend changing it to parking on one side but with the increased traffic this development will bring to this street I ask that you consider making it one way going west.

Ross Taylor  
#101 – 1050 Park Blvd

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 184.66.245.51

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Wednesday, July 13, 2016 11:39 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Steven Hurst  
Email :  
Reference :  
Daytime Phone :

I am writing to express my strong support for the proposed development at Cook St and Oliphant St. in Cook Street Village. I have lived in the neighbourhood for 12 years now (Leonard/Cambridge) and routinely walk to the village to use the shops and restaurants. There is a real need and a real benefit to allowing more housing in the village and in all city neighbourhoods along main street corridors.

More housing in the city neighbourhoods will allow more people to live closer to workplaces and other amenities and allow for more walking and biking thus reducing traffic.

More housing in the city neighbourhoods will also allow empty nesters (with empty unused bedrooms) to downsize and remain in the neighbourhood freeing up their family home for use by another family. This will keep city neighbourhoods and schools and sports programs filled with kids. Downsizing will not happen as frequently if one is forced to leave their neighbourhood.

The housing market in the city needs a wide variety of housing options for it to work efficiently and provide opportunity for many. We don't have to look far to see the problems and expense of inefficient housing markets - Vancouver school closures, expensive highway interchange here to get people from home to workplace. The city needs to do its part in providing more housing in the city - and not just downtown.

Thanks.

Steven Hurst

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 184.66.240.55

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Wednesday, July 13, 2016 1:11 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Thomas Guerrero  
Email :  
Reference :  
Daytime Phone :  
Dear Mayor and Council,

RE: 212 - 220 Cook Street

I am writing today to endorse this project. I am very concerned about how the opposition to this project is going to impact the rest of the City.

This project, which will enhance and energise Cook Street Village, is exactly the kind of project that was envisioned for urban villages. Turning down this moderate and well designed project puts us back a decade in planning and throws the opinion of those that participated in the OCP, such as myself, out to windows along with all the tax dollars spent on the planning process. It is unfortunate that a few people that do not like a very moderate proposal could potentially have this much impact.

I would ask council to look back at the last major project in Cook Street Village, the Castana, while not as nice a project as the one proposed here, after years of fighting over the project it got built and it improved Cook Street Village. This project will bring new residents to the Village and give new and improved retail space to an area that greatly needs it.

I urge you to consider all of these things and allow this important project to move forward.

Sincerely,

Thomas Guerrero

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IP Address: 207.6.122.233

**Amanda Ferguson**

---

**Subject:** FW: Thoughts on Cook & Oliphant redevelopment proposal

**From:** Lorne Daniel

**Date:** July 13, 2016 at 1:11:53 PM PDT

**To:** Councillors <[councillors@victoria.ca](mailto:councillors@victoria.ca)>, "Lisa Helps (Mayor)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

**Subject:** Thoughts on Cook & Oliphant redevelopment proposal

reason



## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]

Sent: Wednesday, July 13, 2016 3:40 PM

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

Subject: Mayor and Council email

From: Andrew Nicholls

Email :

Reference :

Daytime Phone :

Hi Mayor and Council,

I'd like to state my support for the new development proposal for 212-220 Cook St in the Village. This is well within the OCP limitations for the area and I think the new renderings show a design that is sensitive to the space. Increased density in the neighbourhood is a very good thing. I lived in CSV until late 2015 and am very fond of the neighbourhood. I do not believe that increased density and retail is a negative. This will be a nice facelift for the ageing building stock along the main strip and will nearly connect Beacon Hill Park to the village. Very positive development. Thank you very much for listening.

Andrew Nicholls

2660 Mount Stephen Ave

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IP Address: 142.36.219.53

## Amanda Ferguson

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**Subject:** FW: PLEASE "REJECT": Cook and Oliphant 5-storey proposal

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

From: B. Campbell

Sent: Wednesday, July 13, 2016 4:40 PM

To: Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>

Subject: PLEASE "REJECT": Cook and Oliphant 5-storey proposal

Your Worship and Council,

Please reject the Cook and Oliphant 5-storey proposal on the following basis:

- 1) It will permanently set a precedent for the future development of Cook street village and surrounding neighbourhoods.
- 2) It will increase density and traffic congestion.
- 3) It will remove heritage boulevard trees and green-space.
- 4) I will likely displace existing affordable housing.
- 4) It will forever result in a corridor of high density buildings instead of a quaint neighbourly village.

Regards,

Bonnie E. Campbell and R. Gregory Bonnell

**Amanda Ferguson**

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**Subject:** FW: Oliphant Development in Cook Street Village

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**From:** Cindy Swoveland  
**Sent:** Wednesday, July 13, 2016 1:59 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Cc:**  
**Subject:** Oliphant Development in Cook Street Village

I am writing once again to express my continued opposition to the proposed development at Cook and Oliphant.

While many changes have been made to make the proposed building a bit less massive, it would still be the tallest building in the immediate area. It is this height that I object to. All of the apartments in the Cook Street Village neighbourhood are no more than 4 stories. Allowing one taller one will set a precedent and soon we will be seeing existing small apartments and homes torn down to make way for 6 story buildings. There are still a great many single family homes in this neighbourhood which would be negatively impacted by having more massive, taller buildings surrounding them.

Some might say that the soon to be built Black and White building at Fort and Cook is 6 stories so how can we object to one in the lower Cook St Village. I feel that Fort Street is really a part of downtown and already has taller buildings. Cook Street Village is a unique and lovely area which could be developed like Oak Bay Avenue without tall buildings.

Taller buildings are NOT necessary for greater density. Our neighbourhood could allow laneway houses, duplexes or triplexes, row houses and small apartment buildings and create what Brent Toderian calls gentle density.

For an analysis of this development by a person with a background in urban design, please see:  
<http://www.fairfieldneighbours.org/#!/Comments-concerning-Development-Proposal-for-1041-Oliphant-212220-Cook-Street/j7ms8/5646553c0cf2e1ca2797715c>

You, as a City Council, have the power to enhance an already charming community or to destroy it. Please do not give your approval to this development.

Cynthia Swoveland  
2-1033 Pakington St  
Victoria V8V 3A2

Cindy Swoveland  
Victoria BC  
Sent from my iPad

## **Amanda Ferguson**

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**Subject:** FW: Re Cook Street Village

**From:** Cyndra Townley  
**Sent:** Wednesday, July 13, 2016 2:45 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Re Cook Street Village

Hello,

This email serves to voice my concern over the recent changes slated for Cook Street Village. I am not adverse to all, but it would seem that there is a disproportionate amount of change driven by our elected officials.

I would like to say, that as a long time lover and resident of the village, I would be very saddened to see Cook Street take on the characteristics of so many other neighbourhoods, all in the name of progress.

I chose Cook Street purposefully, as I felt that it reflects ALL lifestyles, and that to me is rich. I call it the "Everyman" village and fear the changes (bike lanes, fences separating dogs from people (?), large developments) would only serve to bring an atmosphere of a "cookie cutter neighbourhood" to our treasured "home". It has and continues to be a thriving, successful, appreciated community for those who have made it that way in the first place.

Many thanks for taking the time to listen as our elected officials.

C. Townley

## **Amanda Ferguson**

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**Subject:** FW: Five story development in Cook St. Village

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

From: derek russell

Sent: Wednesday, July 13, 2016 2:29 PM

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

Subject: Five story development in Cook St. Village

As a long time resident of Fairfield and co-owner of a property on Wellington Avenue I wish to state my opposition to the five-story development proposed for Cook St. Village. This is not a development project. This is opening the door to increasing the density and irrevocably changing the character and charm of this community.

Please ask the developer to reduce this project to four floors. If you are receiving responses indicating three-to-one against this project I would hope that you are listening.

Thank you

Derek Russell

## Amanda Ferguson

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**Subject:** FW: Cook/Oliphant development

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

From:

Sent: Wednesday, July 13, 2016 7:38 PM

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

Subject: Cook/Oliphant development

Just want to weigh in with my strong dislike of the proposed 5 storey development for the Cook/Oliphant site. The previous 3 storey limit is much more appropriate to this quiet neighbourhood. Parking issues are already a concern and will become more so with the addition of bike lanes. 5 storeys is just too much.

And while we're building new or renovating, how about requiring developers to always include a small percentage of subsidized rentals? I worked for many years providing support to residents of Evergreen Terrace and lament the construction of low income ghettos. If we always had 5 percent of new housing to this end, we would be creating healthier communities.

Thank you,

Gillian Bryan

1139 Leonard Streer

Sent from my iPad

## Amanda Ferguson

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**Subject:** FW: Cook Street Village Development Issue

**Importance:** High

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**From:**

**Sent:** Wednesday, July 13, 2016 6:53 PM

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

**Subject:** Re: Cook Street Village Development Issue

**Importance:** High

To The Mayor and City Council,

It has been brought to my attention that a developer intends to build a five storey modern complex in the Cook Street Village.

I am opposed to such a development as it does not fit into the charm of this unique village within a city, it is more appropriate to the downtown area.

If this project goes ahead the village will be finished.

I am in favour of development, but development with taste that fits in with the charm of the surrounding area.

There are too many modern boxes being built in Victoria, if council permits these buildings to be built, Victoria will lose its charm.

Architects can design beautiful buildings that blend into the Victorian and Arts & Craft buildings that the city of Victoria is known for. So why does the city council permit these modern boxes to be built?

I live in a beautiful Arts & Craft home very close to Cook Street Village, and I do not want to see this type of modern development take place in this area.

Sincerely,

Ian Bidgood

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Wednesday, July 13, 2016 6:31 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Jenn Grover

Email :

Reference :

Daytime Phone :

The new Cook St design looks great! 5

stories is not too high. Gives people a choice of style they would like and enjoy the rest of the village.

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IP Address: 162.156.85.80



## Amanda Ferguson

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**Subject:** FW: Proposal for Cook Street Village

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**From:** judith morris  
**Sent:** Wednesday, July 13, 2016 3:25 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Proposal for Cook Street Village

Dear Mayor and Council,

I am writing to express my opposition to the current proposal for a commercial and residential building at the corner of Cook St. and Oliphant. I want to say first-off that I am not opposed to development in Cook St. Village since the area clearly needs improvements. I am not against the idea of increasing density as long as it directly results in better affordability. However, I have some deep concerns regarding this proposal.

First, the design of the building neither reflects nor enhances the character or unique features of the Village and surrounding area. I am not an architect or planner, but anyone can see and sense how different this building in style or design or look compared to anything else in the general neighbourhood -- new or old, updated or worn-down. When all is said and done, the visual presence of this building in the village and neighbourhood will determine people's opinions of whether this was a good or bad idea, regardless of parking or density bonus.

Second, and related to the design, there is absolutely no visual transition from a beautiful green walkway near the water, playground and Park to a village. Nor is there one heading south and downwards on Cook St. where the canopy of chestnut trees is the unique feature of the village. There is no need for an 'anchor' in the village. If this building gets built, and other developers try to copy its style or idea for the rest of the village, I don't doubt people will only continue to protest and maybe even more strongly as it would slowly erode what makes Cook St. Village what it is and people would want to protect it more. These trees are priceless to a great many of us.

I am not sure that the village needs more commercial spaces at the moment either. I have lived here for 10 years and there are several empty commercial spaces that have not ever been rented or leased. With the prices of homes going up in the area, I also don't see how this could be affordable to anyone — it is not meant to be owned by families or people in the middle household income bracket. At best, it would be rented out to individuals or couples, but who are the landlords? I know there is a consortium of people who buy up these properties just to be rented, but driving rental prices up.

Lastly, the parking and traffic is a big issue. I understand that the proposal is short at least 20 parking stalls that are required. As it is, parking in the village is limited, more traffic has seen more careless (fast) drivers which affects safety, and the number of existing commercial trucks has been very disruptive to nearby neighbours. Until the issue of impact of traffic and parking can be properly projected and researched and an adequate mitigation plan is agreed to, this proposal should not be considered any further.

Sincerely,

Judith Morris

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Wednesday, July 13, 2016 4:41 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Kyler Nurmsoo  
Email :  
Reference :  
Daytime Phone : Not provided  
Mayor and Council,

I would like to extend my full support for the Cook @ Oliphant development in the Cook Street Village. I hope that you will all support it as well.

This projects has been marred by delays largely driven by the motives of one or two vocal critics. Folks like Mr. Sid Tafler seem to think they are speaking for the community as a whole when they are in fact not. This project passes what is outlined in the OCP and would be a great benefit to Cook Street Village and the City of Victoria as a whole.

It has been disappointing to see Mr. Tafler and his gang of NIMBYs using misleading and sometimes flat out incorrect facts as a way to scare residents into opposing this and other developments. How one person can have such an impact on development in one area is pretty shameful.

I hope you will all support this excellent development that will only bring more people, business, and vibrancy to the Cook Street Village.

Regards,  
Kyler Nurmsoo

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IP Address: 206.108.16.200

## Amanda Ferguson

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**Subject:** FW: Cook Street Development

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**From:** Lottie Ericson  
**Sent:** Wednesday, July 13, 2016 4:44 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook Street Development

Please reconsider the proposed Cook Street/Oliphant building. The character of a small village is what draws people to the area. What is going to be special about it if it is going to be full of high boxlike buildings. The 230 Cook Street building is intrusive enough!!!

Oak Bay is a much bigger village than Cook Street and no tall buildings seem to pop up on their main strip. No developers interested or have they just been wise enough to make some very suitable rules???

Please council members, don't ruin what we all appreciate!!!

Regards,

Lottie Ericson

## Amanda Ferguson

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**Subject:** FW: Cook St development/Oliphant

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

From: Michael Richardson

Sent: Wednesday, July 13, 2016 5:05 PM

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

Subject: Cook St development/Oliphant

The above mentioned development is ill-considered at best and should be delayed until it can become a more coherent part of the, as yet, unfinished Community Plan.

Redevelopment is certainly not something to be denied. In this case, the buildings it proposes to replace are probably 'past their time'.

The Cook Street Village, as part of the City's efforts to create and enhance village neighbourhoods, could become a more vital and attractive venue and series of residences for Victorians. To achieve this goal, strategies must be put in place that make sense in order that the goal/vision be achieved. This is so often not the case in Victoria, where too much ad hoc planning and mediocre building takes place.

Aspects of the proposed design are not in scale with the presentation of the streetscape; five stories? --- too much. The quality of the design and visual presentation of the building is stretching toward mediocre; Victoria has suffered too much from the "thirty-a-door" profit motive in redevelopment (Shoal Point, much of the green-roofed Songhees, etc.) that drives design, and has ignored, or not pushed for, more visually adventurous architecture (re-use of the Mosaic, the new Janion complex, etc.). Aim for excellence should be the watchword.

This is not the time to allow this project to move forward, until it fits within the completed Community Plan and as such as been redesigned.

Michael Richardson

150 Wellington Avenue.

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village Development Proposal

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

From: Sheilagh

Sent: Wednesday, July 13, 2016 4:45 PM

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

Subject: Cook Street Village Development Proposal

Dear Mayor and Council,

I am a long time resident of Fairfield and appreciate the privilege of living in this beautiful area of the City.

Change is inevitable and growth is healthy. But not at the expense of the character of a community.

I understand that a new Local Area Plan is currently being developed and I urge you, at the very least, to delay this project until it may be discussed in the context of the new plan.

Thank you very much,

Sheilagh McIvor

107 Wellington Avenue

**Amanda Ferguson**

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**Subject:** FW: Cook Street Village Condo Plan

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**From:** Mike Siska

**Sent:** Wednesday, July 13, 2016 2:25 PM

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

**Subject:** Re: Cook Street Village Condo Plan

Mayor and Council,

I have reviewed the proposed development plans for Cook Street Village by Urban Core Ventures and find the design and proposal would enhance the Cook Street Village core and to be a net benefit to the Village – my wife and I often participate in the activities offered in the village. I would request Council send this proposal to a Public Meeting .

Yours Truly,

Mike Siska

1076 Davie St.,

**Amanda Ferguson**

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**Subject:** FW: cookstreet village proposed development

**From:** Mike Wiggins

**Sent:** Wednesday, July 13, 2016 5:35 PM

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

**Subject:** cookstreet village proposed development

My wife and I are deeply concerned about the plans to further intensify the commercial and residential development in Cook Street Village.

The village is a delightful, socially vibrant hub of the neighborhood. The commercial activities and residential development are low key and in tune with the ambiance of the Village.

I would urge you to carefully consider the impact of any large, out of scale development on this special corner of our lovely city.

Michael and Betty Wiggins

1264 McKenzie Street V8V 2W5

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Wednesday, July 13, 2016 3:15 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Pamela Evans

Email :

Reference :

Daytime Phone : Not provided

I support the new apartment building in the Cook Street Village that is up for permission. We need some new housing option not just all the old apartments or expensive condos down there. When I was looking for a new place all the buildings down there were older with no dishwashers and laundry and that kind of thing.

New is not always bad and new would be good for the Village.

Pam Evans

1235 Johnson Street

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IP Address: 24.108.191.25



## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Wednesday, July 13, 2016 2:16 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Paul Seal

Email :

Reference :

Daytime Phone :

This letter is in SUPPORT of the developer's proposal for Oliphant/Cook St.

The project fits the new OCP's vision for a large neighbourhood centre.

And the developer has offered affordable housing options.

The recent announcement that the Royal Bank is closing in the village tells me that there is a need for some newer commercial space. And I note that many existing CSV business owners support the new project.

Please put this project forward for a public hearing.

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IP Address: 24.68.143.44

## Amanda Ferguson

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**Subject:** FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Wednesday, July 13, 2016 4:40 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Mayor and Council email

From: Sebastian Berry

Email :

Reference :

Daytime Phone : Not provided

Just a quick note to say that I support the mixed use development proposed for Cook and Oliphant streets. I am quite concerned that the information provided to the 1,000 community members who have voice opposition to this project is intentionally inaccurate and designed to instill fear in the minds of the community.

We're nearing a crisis point in the availability of housing in the hearts of our local neighbourhoods, so much so that Victoria is joining Vancouver in asking for the ability to apply a vacant home tax on the owners of Victoria houses.

Taxation should be the absolute last option available to deal with the housing crisis. Let's please get on with cutting red tape and incentivizing developers to build up our communities. I'm growing exceptionally frustrated with groups who claim to have the best interest of communities in mind setting up roadblocks to frustrate the very development the community so desperately needs. "We don't oppose development, but..." is all too common of a theme lately.

Please approve this development as proposed.

Thank you

Sebastian Berry

Pandora Ave

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IP Address: 104.142.123.162

## Amanda Ferguson

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**Subject:**

FW: Cook st

**From:** Val Stanley-Jones

**Date:** July 14, 2016 at 12:53:20 AM PDT

**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

New thoughts re Cook Street development

To the City Counselors and Planners,

#1 It is not the city's job, mandate or responsibility to make sure a land purchaser makes money.

#2 'The City' (Counselors and Planners) can require that development in certain areas be of a particular feel or character –not just mimicking the lowest architectural standard, e.g. Oxford Foods 60's box, just because there already is one in that area. An excellent successful example of requiring a particular feel/character is Unionville just north of Toronto. They required that all the buildings have a Tudor style if they wanted to build in that area, and even McDonalds gave in and built an outlet with a Tudor style. The end result was an attractive quaint new town, that is highly sought after and creates very good property tax revenue, because people love the ambience.

#3 Cook Street Village has an ambience and as a result is the meeting place for people, even the Mayor of Oak Bay. Please be leaders and take the lead from Unionville and create more (not less) ambience in Cook Street Village and hence more money in the city coffers in the long run.

#4 Re the parking, –we are losing parkades to development and gaining condos. The idea that seniors don't drive or that families only have one vehicle is more than obsolete. Rather than fewer underground parking spaces, there should be more than the number of units. Twice as many or more (oh shock) is more realistic to cover the need plus visitors. How? Dig deeper. 2 and 3 level underground parking areas would accomplish this –plus provide for a second benefit. (See #5) Parking will also become an scarce commodity and an income source later, so planning for it now while they are excavating makes total sense.

#5 Encourage, push, play hardball for the use of geothermal heating. While they are excavating for the underground levels of parking they can put in the infrastructure for the geothermal heating, horizontally rather than having to go down deeper. You as City Leaders, would be setting a good example. It will pay for itself and encourage more of the same. West Hills did geothermal. The Corner Stone Café in Fernwood went geothermal. It is good long-term thinking and if developers want to develop, then they can do this. Please remember, you are not in a begging position, you're in the driver's seat.

#6 Our old (relatively) growth trees along the city streets are what 1) visually give our city character 2) provide oxygen for our ever-increasing population 3) are scientifically proven to cause dramatic, positive, physiological and emotional changes in people. Please don't be like Easter Island (or Mexico City) e.g. it's only three trees. Whether it's 1, 2 or 3 trees it certainly adds up over the years and our normalized standards become lower and lower. The development on Elford had big mature trees. Had is the operative word. Yes there are trees in the lot behind it, but in a few years time, when someone wants to develop that area the easy way, they'll just say they have to remove the trees or it can't be done. That's not necessarily true. Easier, but not true.

#7 If you're going to require the Developer to plant 2 trees for everyone trees he/she cuts down, it does next to no good if 1) they are a small tree variety or 2) if they just die after a few years.

We all need to recognize that it is unfortunately relatively common for a company to go 'out of business' and then start up as a new company without their previous liabilities.

Being too uncomfortable to talk about this, or taking verbal reassurance from a developer that this won't happen, is not responsible enough leadership. A Developer can be required, as part of the agreement, to post a bond to ensure healthy trees growing for a long time [e.g.at](#) least 15 years.

Please, have this city Council be remembered for being tough, fair, long term thinkers in regards to Victoria's environment and growth.

We keep making more babies but we can't make more land.

We/you don't need to beg for growth/developers. Victoria with its great climate and location is a desirable place. Let's have tough love and make developers keep it that way.

#8 **IF** you are ever stuck for a solution to an issue, please consider running a \$5000 prize competition. You don't have time to look at all the submissions, so for each relatively small area/community have a number of three person community committees set up. Have contestants email their submissions (so there is a record of time and delivery) to the committees. You and your Planners get to go over the top five ideas from each mini committee. It is amazing the ingenious solutions you can get from people who are motivated to find a solution rather than just complain..

Sincerely

Valerie Stanley Jones

(PS Different suggestion: **IF** you end up deciding to put the sewage plant at Clover point, someone suggested burying the whole facility and making the Clover Point higher and possibly longer and then having this new area be created as a real multiuse fancy focal point –more than it is now. Yes I live in the area. Whatever you do, you can't keep everybody happy, so please be leaders and pick whatever site will do the job the best, work for the longest time, and hence be the best use of the money spent)

Dear Honorable Lisa Helps,

Regarding Cook and Oliphant

From the Merchants concerns:

- of 1.) Please consider addressing the NUMBER ONE complaint for everyone in Victoria. Cook Street Village has limited or no parking for the merchants and their clients...and is more often than not the reason visitors and locals have shared with me as to why they avoid supporting the Merchants within this area.

From the residents concerns regarding the City Planners' decision (not the resident's decision) to switch Mr. Cole's original Brick Veneer Gregorian Development to the Cruise Ship Development, which is using thinner materials, which typically fail quickly in the sea breezes, in this area ?

1.) Please consider the tremendous push back that has surround this issue.

2.) Please consider the Bulkiness of the Cruise Ship Design, which is EXECPTIONLY different from the Recent Developments in Cook Street Village within the last 5 years.

3.) Please ask the City Planners to EMBRACE Cook Street Village's Recent Developments, as the DEFINING ELEMENTS the community has established for their Local Area Plan currently in process.

4.) Please follow guidelines that clearly outline the RISK FACTORS upon Soil Type and Seismic Location. The Soil conditions must first be considered before planning or designing any development or Local Area Plan because this defines the weight and height requirements for the safety of the occupants.

5.) Please consider increasing all Rental-able Housing Stock for FAMILIES who need THREE bedrooms units to be able to afford living within the Fairfield Gonzales area.

6.) Please consider keeping the Affordable Living Rentals, AFFORDABLE by limiting the higher utility fees from the required pumping of water from under this development. (This is a requirement for all builds in this location.)

7.) Please consider a SOLAR or Side Helix WIND Turbines requirement for generating Common Area Hydro for all Developments greater than 20 units within Fairfield Gonzales area.

8.) Please consider set backs deep enough to permit Kiosks... Kiosks generate perpetual income to the city through licensing and/or rentals. This also adds ambiance to the area and will increases visitor interest and revenue





All-Day Breakfast - Lunch - Dinner

# Rosie's Diner

Ping & Scott

253 Cook Street Victoria BC 384-6090

City of Victoria

Council

July, 2016

## A Cook Street Village Merchant response to the proposed development at Oliphant and Cook Street

On behalf of ROSIE'S DINER, a retailer located at 253 Cook Street, I want to express my opposition to the development currently proposed for the southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but the current proposal is too big and not in keeping with the rest of the Village. As such, it will detract from the ambience of the Village and could ultimately drive business away to more attractive locations.

- \* My strongest concern is that the development does not provide enough parking to accommodate the extra level of activity it will bring, and will thereby damage the retail environment throughout the Village. Lack of parking is already a major concern for Village businesses, particularly in summer, and this development will only make a poor situation worse.

I respectfully suggest the proposed development be downsized to something more in keeping with the amount of parking it is providing

SIGNED

[Signature]

DATE:

July 7, 2016

TELEPHONE:

250-384-6090

July, 2016

Fairfield  
Book Shop

City Helps and City Council  
Victoria

Village Merchant response to the proposed development  
on Cook Street

Li Tong, a retailer located at 247 Cook Street,  
in my opposition to the development currently proposed for the  
of the Cook St./Oliphant Street intersection.

development at this location, and the additional business it may bring, but  
the scale is too big and not in keeping with the rest of the Village. As such,  
it is out of the ambience of the Village and could ultimately drive business  
from other active locations.

A major concern is that the development does not provide enough parking to  
accommodate the extra level of activity it will bring, and will thereby damage the retail  
environment throughout the Village. Lack of parking is already a major concern for  
the Village, particularly in summer, and this development will only make a poor

\* I respectfully suggest the proposed development be downsized to something more in  
keeping with the amount of parking it is providing

SIGNED

[Signature]

DATE:

July 7/16

TELEPHONE:

250-884-0811



Lucas Thornton  
General Manager

Serious Coffee Cook  
107-230 Cook St. Victoria, BC V8V 3X3

P: 250.590.8010  
C: 250.216.6436  
E: 06cookstreet@seriouscoffee.com  
W: seriouscoffee.com

Locally Owned  
& Operated

@Serious\_Coffee  
GetSeriousCoffee

ouncil

July, 2016

## A Cook Street Village Merchant response to the proposed development at Oliphant and Cook Street

On behalf of Serious Coffee, a retailer located at 230 Cook Street, I want to express my request to change the development currently proposed for the southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but the current proposal is too solid of a mass and not in keeping with the rest of the Village. As such, it will detract from the ambience of the Village and could ultimately drive business away to more attractive locations.

My strongest concern is that the development does not provide enough parking to accommodate the extra level of activity it will bring, and will thereby damage the retail environment throughout the Village. Lack of parking is already a major concern for Village businesses, particularly in summer, and this development will only make a poor situation worse.

I respectfully suggest the proposed development be safely upon this site to something more in keeping with the amount of parking it is providing.

SIGNED Lucas Thornton DATE: July 08, 2016

TELEPHONE: 250 - 216 - 6436

10 - 15 Suggested # of Commercial Parking spaces per Unit

1.5 Suggested # of Residential Parking spaces per Unit

Public Transit needs to be improved if parking is going to be reduced.



— Kim Webb .



101A-230  
Cook Street  
Victoria, BC V8V 3X3

250-220-9999  
www.khatsclinic.ca

July, 2016

Council

## A Cook Street Village Merchant response to the proposed development at Oliphant and Cook Street

On behalf of Cook St. Village Med., a retailer located at 101-A-230 Cook Street, I want to express my request to change the development currently proposed for the southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but the current proposal is too solid of a mass and not in keeping with the rest of the Village. As such, it will detract from the ambience of the Village and could ultimately drive business away to more attractive locations.

My strongest concern is that the development does not provide enough parking to accommodate the extra level of activity it will bring, and will thereby damage the retail environment throughout the Village. Lack of parking is already a major concern for Village businesses, particularly in summer, and this development will only make a poor situation worse.

I respectfully suggest the proposed development be safely upon this site to something more in keeping with the amount of parking it is providing.

SIGNED

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

DATE:

8 Jul 16

TELEPHONE:

250 220-9999 ext 0.

60. Suggested # of Commercial Parking spaces per Unit

? Suggested # of Residential Parking spaces per Unit

July, 2016

1015 Fort St.  
Victoria, BC V8V 3K5  
778-432-0786

masalabites@yahoo.ca

www.masalabites.ca

Council

## A Cook Street Village Merchant response to the proposed development at Oliphant and Cook Street

On behalf of MESSOB ETHIOPIAN, a retailer located at 1109 mekinze Cook Street, I want to express my request to change the development currently proposed for the southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but the current proposal is too solid of a mass and not in keeping with the rest of the Village. As such, it will detract from the ambience of the Village and could ultimately drive business away to more attractive locations.

✗ My strongest concern is that the development does not provide enough parking to accommodate the extra level of activity it will bring, and will thereby damage the retail environment throughout the Village. Lack of parking is already a major concern for Village businesses, particularly in summer, and this development will only make a poor situation worse.

✗ I respectfully suggest the proposed development be safely upon this site to something more in keeping with the amount of parking it is providing.

SIGNED Yenenesh Teklewold DATE: 7-7-16

TELEPHONE: 250 382 1501

10 # of suggested commercial per unit  
2 # of suggested residential per unit



July, 2016

343 Cook St., Victoria, BC V8V 3X8 Ph: 250.381.5450 Fax: 250.381.5459  
www.lifestylemarkets.com Email: cookstreet@lifestylemarkets.com

Council

City of Victoria

## A Cook Street Village Merchant response to the proposed development at Oliphant and Cook Street

On behalf of Lifestyle Markets, a retailer located at 343 Cook Street, I want to express my request to change the development currently proposed for the southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but the current proposal is too solid of a mass and not in keeping with the rest of the Village. As such, it will detract from the ambience of the Village and could ultimately drive business away to more attractive locations.

My strongest concern is that the development does not provide enough parking to accommodate the extra level of activity it will bring, and will thereby damage the retail environment throughout the Village. Lack of parking is already a major concern for Village businesses, particularly in summer, and this development will only make a poor situation worse.

I respectfully suggest the proposed development be safely upon this site to something more in keeping with the amount of parking it is providing.

SIGNED

DATE:

July 7 2016

TELEPHONE:

W: 250 381-5450  
C: 778 929-4666



July, 2016

To: Mayor Lisa Helps and City Council  
City of Victoria

A Cook Street Village Merchant response to the proposed development  
at Oliphant and Cook Street

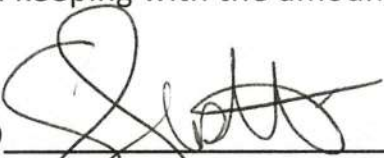
On behalf of Sa employee of Rexall, a retailer located at 230 Cook Street,  
I want to express my request to change the development currently proposed for the  
southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but  
the current proposal is too solid of a mass and not in keeping with the rest of the  
Village. As such, it will detract from the ambience of the Village and could ultimately  
drive business away to more attractive locations.

★ My strongest concern is that the development does not provide enough parking to  
accommodate the extra level of activity it will bring, and will thereby damage the retail  
environment throughout the Village. Lack of parking is already a major concern for  
Village businesses, particularly in summer, and this development will only make a poor  
situation worse.

★ I respectfully suggest the proposed development be safely upon this site to something  
more in keeping with the amount of parking it is providing.

SIGNED



DATE:

July 8/16

TELEPHONE:

386-6171

Sandi Justice (Manager)



**THE NEXT**  
MODERN JAPANESE CUISINE

July, 2016

Helps and City Council  
Victoria

**MODERN  
JAPANESE  
CUISINE**

#104-240 Cook St.  
Victoria, BC, V8V 3X3  
(Entrance on Suttlej Street)  
778.433.4490

Village Merchant response to the proposed development  
Cook Street

On behalf of Takashi Hiraoaka, a retailer located at 240 Cook Street, I want to express my request to change the development currently proposed for the southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but the current proposal is too solid of a mass and not in keeping with the rest of the Village. As such, it will detract from the ambience of the Village and could ultimately drive business away to more attractive locations.

My strongest concern is that the development does not provide enough parking to accommodate the extra level of activity it will bring, and will thereby damage the retail environment throughout the Village. Lack of parking is already a major concern for Village businesses, particularly in summer, and this development will only make a poor situation worse.

I respectfully suggest the proposed development be safely upon this site to something more in keeping with the amount of parking it is providing.

SIGNED

DATE:

July 19th / 2016

TELEPHONE:

778-433-4490

(8)  
# 2 per Commercial  
# 1 per resident

July, 2016

To: Mayor Lisa Helps and City Council  
City of Victoria

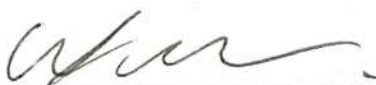
A Cook Street Village Merchant response to the proposed development  
at Oliphant and Cook Street

On behalf of Pic-A-Fric VIDEO, a retailer located at 328 Cook Street,  
I want to express my request to change the development currently proposed for the  
southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but  
the current proposal is too solid of a mass and not in keeping with the rest of the  
Village. As such, it will detract from the ambience of the Village and could ultimately  
drive business away to more attractive locations.

★ My strongest concern is that the development does not provide enough parking to  
accommodate the extra level of activity it will bring, and will thereby damage the retail  
environment throughout the Village. Lack of parking is already a major concern for  
Village businesses, particularly in summer, and this development will only make a poor  
situation worse.

★ I respectfully suggest the proposed development be safely upon this site to something  
more in keeping with the amount of parking it is providing.

SIGNED  DATE: 24 7/2016  
TELEPHONE: 250-382-3338

10 # of suggested commercial per unit  
6 # of suggested resident per unit





July, 2016

Council

## A Cook Street Village Merchant response to the proposed development at Oliphant and Cook Street

On behalf of scizzorhandz Salon, a retailer located at 314b Cook Street, I want to express my request to change the development currently proposed for the southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but the current proposal is too solid of a mass and not in keeping with the rest of the Village. As such, it will detract from the ambience of the Village and could ultimately drive business away to more attractive locations.

- ★ My strongest concern is that the development does not provide enough parking to accommodate the extra level of activity it will bring, and will thereby damage the retail environment throughout the Village. Lack of parking is already a major concern for Village businesses, particularly in summer, and this development will only make a poor situation worse.
- ★ I respectfully suggest the proposed development be safely upon this site to something more in keeping with the amount of parking it is providing.

SIGNED

DATE:

July 7, 2007

TELEPHONE:

250-385-2711

4 # of Commercial per unit  
1 1/2 # of Residential per person

July, 2016

To: Mayor Lisa Helps and City Council  
City of Victoria

A Cook Street Village Merchant response to the proposed development  
at Oliphant and Cook Street

On behalf of COOK ST MARKET, a retailer located at 333 Cook Street,  
I want to express my request to change the development currently proposed for the  
southwest corner of the Cook St./Oliphant Street intersection.

I support development at this location, and the additional business it may bring, but  
the current proposal is too solid of a mass and not in keeping with the rest of the  
Village. As such, it will detract from the ambience of the Village and could ultimately  
drive business away to more attractive locations.

✱ My strongest concern is that the development does not provide enough parking to  
accommodate the extra level of activity it will bring, and will thereby damage the retail  
environment throughout the Village. Lack of parking is already a major concern for  
Village businesses, particularly in summer, and this development will only make a poor  
situation worse.

✱ I respectfully suggest the proposed development be safely upon this site to something  
more in keeping with the amount of parking it is providing.

SIGNED John De Jong DATE: July 8th 2016  
TELEPHONE: 3811302

5 Suggested # of Commercial Parking spaces per Unit

1 Suggested # of Residential Parking spaces per Unit



## Comments to Mayor Helps July 8, 2016

### GETTING TO YES ON THE COOK-OLIPHANT DEVELOPMENT

- I'm new to the City and bought a condo in Cook Street Village because I wanted to live in an urban village.
- Like many of my neighbours I am appalled at the prospect of an oversized building that mimics downtown being thrust into the village. Its style and size would disrupt Cook Street's "village-ness" and create a precedent for similar developments that would turn an extraordinary village into a mundane adjunct to downtown.
- Like my neighbours, I welcome redevelopment of this site and a significant increase in density there. I also respect the City's desire to accommodate more residences in urban villages.
- I also note that:
  - the developer proposes retail on the ground floor, with two live-work spaces
  - the community plan for this property prohibits retail (to protect the ambience around Beacon Hill park, and to direct commercial development north toward Fairfield Road)
- So here is a suggestion: **remove the fifth floor of the development, but replace the residential units there by converting all the ground floor to live-work spaces.**
- This would:
  - Alleviate community concerns about height
  - Provide a more village-friendly design
  - Allow roughly the same number of residential units as currently proposed
  - Reduce concerns about lack of parking
  - Respect the community's local planning process