

## Pamela Martin

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**From:** webforms@victoria.ca  
**Sent:** Monday, November 28, 2016 1:38 PM  
**To:** Victoria Mayor and Council  
**Subject:** proposed building at cook and elephant

From: ada kudra

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

The proposed building at the corner of Cook St. and Oliphant should not be approved unless it is only four stories high. Anything higher than four stories would ruin the ambiance of the village and set a precedent for like development in the future.

I have lived near Cook St. Village for forty-one years.

Thank-you for considering my opinion.

Ada Kudra

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## Pamela Martin

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**From:** Caroline Fuzi [REDACTED]  
**Sent:** Saturday, November 26, 2016 11:18 AM  
**To:** Victoria Mayor and Council  
**Subject:** Re Building Proposed At Cook & Oliphant

My name is Caroline Fuzi and I own our home at 1144 Chapman St. I am opposed to size, scale and design of the proposed project at Cook & Oliphant. it will completely dominate the village and doesn't fit in. I completely don't understand why we don't have a design that fits in with the heritage of Fairfield. If you look at the homes in the area there is a heritage look to the majority and if the city doesn't step in as in other areas that they haven't we will lose what makes Victoria charming and our history. development is wonderful but it needs to be thoughtful and in keeping with the individual neighborhoods. I am strongly opposed to the size, scale and design of this proposed building. I know the majority of our neighborhood are in agreement with me and as mayor & council you need to listen and respect our wishes. Thank-you

Sent from my Samsung Galaxy smartphone.

## Pamela Martin

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**From:** Caroline Houston [REDACTED]  
**Sent:** Monday, November 28, 2016 10:43 PM  
**To:** Victoria Mayor and Council  
**Subject:** Development at Cook and Oliphant Streets

Dear Mayor and Council:

Regularly I visit Cook Street Village, and enjoy it as a safe and pleasant experience.

Of course there has to be certain things improved over time.

However, to allow 5 storeys at this location, would change the village scape, as over time, those 5 storeys would be continued throughout the village.

I like the mature trees, low buildings, irregular setbacks, and slow pace of the area. Sunshine, easy walking, small businesses, access to the beach and park, are great assets.

I do like the changes made to downtown Victoria, bringing it up to a modern style, with heritage buildings scatter amongst it. With more people living there.

The atmosphere in Cook Street Village is different. Let it keep its organic unplanned scattered growth, that makes a change to other planned areas. Let rentals, homes and condos spread over other streets that branch off of Cook Street, and still have more people living and using Cook Street for their enjoyment.

Be sure to keep the landscape open and only 4 stories though.

I hope you can see the vision we would very much like to enjoy in the future and help to make it a successful area.

I do support the redevelopment of this location, but keep it at four stories and in future, give a setback to other four story buildings, after two stories. Encouraging stores to have accommodations over them. That would keep the open air feeling that the village now has.

Sincerely,  
Caroline Houston

Sent from my iPad

**Pamela Martin**

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**From:** Catherine O'Neill [REDACTED]  
**Sent:** Tuesday, November 29, 2016 12:21 PM  
**To:** Victoria Mayor and Council  
**Subject:** Save Cook Street Village

Good Day,

This letter is to express my opposition to the proposed behemoth development at Cook and Oliphant streets.

The lopsided size of this development dwarfs other commercial and residential buildings in the neighbourhood and negatively impacts the existing charm and character of Cook Street Village.

I feel it is imperative to maintain our treasured small "villages" within Victoria, all of which make up the singular friendly, congenial nature of our city. Locals who live in these neighbourhoods choose Victoria for it's approachable, un-intimidating ambiance. Tourists visiting our city by horse-drawn carriage are not endeared to the harsh angles of a gargantuan steel and glass building such as this which dwarfs all others in it's vicinity. The very reason people might be convinced to move into our neighbourhood will be lost by the existence of this bloated structure.

Please reject the design and scale of this proposed development, and ask the designers to consider the attributes of our present village. Prudent planning now will save Victoria from becoming a souless city like so many others.

Catherine O'Neill  
Linden Ave.

## Pamela Martin

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**From:** Cindy Swoveland [REDACTED]  
**Sent:** Monday, November 28, 2016 5:18 PM  
**To:** Victoria Mayor and Council  
**Subject:** Oliphant and Cook Development

I am writing again to voice my continued opposition to the revised Cook and Oliphant development. While there have been changes, these do not address the main objection of Cook St Village residents about the height.

At present, apartments and condominiums in Cook Street Village are no taller than 4 stories. We see no reason to increase that to 5. From the plans available on the City of Victoria website, it is very clear that the proposed building will have a negative impact on the three nearest homes on the south side of Oliphant St. The shadow maps show that they will lose some or all morning sun, which will have a negative impact on their gardens and also their enjoyment of their homes. Cook Street itself will be in shadows in the afternoon. If this development is allowed to proceed according to the current plans, it is very clear that this would become the new standard height of multi-unit dwellings which would negatively impact existing homes and smaller apartments throughout the Cook Street Village area.

The facade of the revised building is an improvement as it is not so boxy.

The rental units proposed for this building would be welcome in a city that has such a low vacancy rate. However this is not a reason to approve a building that exceeds the present 4 story height in the Cook Street Village. More, and more affordable, rental units could be created by approving secondary suites in the neighbourhood and by allowing laneway or garden homes. These low rise buildings would not loom over their neighbours ruining existing gardens by blocking the sun and creating dark canyons on our streets.

Thank you for your attention.

Cindy Swoveland  
Pakington St  
Victoria BC

Cindy Swoveland  
Victoria BC  
Sent from my iPad

## Pamela Martin

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**From:** Colleen Smith [REDACTED]  
**Sent:** Tuesday, November 29, 2016 12:32 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fairfield: proposed commercial/residential building at Cook and Oliphant

I will not be able to attend the meeting on December 8th regarding this proposed development.

We own a house in Fairfield and have lived in the neighbourhood for over 15 years.

I am pleased with the height and size of the most recent developments, but have serious concerns about the height and size of the above-noted proposed development. It is too high and imposing.

I understand the City is encouraging density, but there really must be a balance. The village is just that, a "village", and the height, size and shape ought to conform to nature of the surrounding neighbourhood.

The City should be careful not to allow another eyesore like the one on Fairfield at Arnold, beside the Ross Bay Villa heritage house! Not the City's finest moment.

Yours truly,

Colleen Smith  
330 Masters Road

## Pamela Martin

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**From:** Ian Ferguson [REDACTED]  
**Sent:** Monday, November 28, 2016 12:45 PM  
**To:** Victoria Mayor and Council  
**Subject:** I support the Cook and Oliphant proposal

I live near Cook Street and utilize the Cook Street Village area on a daily basis. I'm completely in support of the new development, not only will it add much-needed residential units, but it will be an improvement aesthetically over the buildings it will replace. I believe it will add substantially to the quality of life of my neighborhood.

Sincerely, Ian Ferguson  
525 Quadra Street  
[REDACTED]

## Pamela Martin

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**From:** webforms@victoria.ca  
**Sent:** Friday, November 11, 2016 4:11 PM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Eric Meek

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Good afternoon Mayor Helps and Council,

Regarding the Cook and Oliphant project :

I have lived in the immediate neighbourhood for over 40 years; owning and living on Oliphant, Vancouver, Heywood and Sutej streets.

I am writing in support of the proposed 5 storey mixed use new construction at Cook and Oliphant. I feel that the developer has listened to and engaged with the community. He has answered all my questions and shown extensive community outreach.

The old postwar apartments are looking tired and obsolete. It's time to help the Cook Street Village. The inclusive, functional architecture is in keeping with a community in growth.

I welcome the current proposal and I ask for your continued support in this important matter.

Respectfully,  
Eric Meek

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[REDACTED]



## Pamela Martin

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**From:** Esther [REDACTED]  
**Sent:** Monday, November 28, 2016 1:44 PM  
**To:** Victoria Mayor and Council  
**Cc:** [REDACTED]  
**Subject:** Reject Cook and Oliphant proposal

Dear Mayor and Council,

As homeowners in the Cook St. Village area, it has come to our attention that there is a proposal to build a large 'urban village' at Cook and Oliphant. While we believe in development, we oppose the specific size and structure of the proposed building (i.e., 54 feet high and five storeys). The proposed structure would make it 19 feet higher than the Hydro poles on the boulevard and it is our opinion that a development of this size, scale and design does not enhance the Cook St. Village, nor does it fit in with the surrounding neighbourhood. Instead, we are asking for a lower-density status for any proposed structure like this, so that it would fit in with the existing structures and overall feel of the neighbourhood. We ask that you take our (the people of Fairfield) concerns into serious consideration before granting permission for this new structure.

Sincerely,

Esther Kane and Nathaniel Richman  
124 Moss St.  
Victoria, BC V8V 4M3  
[REDACTED]

## Pamela Martin

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**From:** George Churcher [REDACTED]  
**Sent:** Monday, November 28, 2016 7:09 PM  
**To:** Victoria Mayor and Council  
**Subject:** Urban Core Ventures proposal - 1041 Oliphant et al. - 220 Cook Street Mixed Use

As a longstanding resident and property owner in the Fairfield Community I am strongly opposed to the most current revision of the above proposal for the reasons outlined below.

I request that Mayor and Council wholly reject this project proposal.

*1. This proposal is significantly too large for the site.*

*There has been strong and continued opposition by Fairfield Gonzales residents who perceive the project to exemplify in the extreme financial greed by a development proponent during an interval where Official Community Plans have been formulated but not adjusted to reflect neighbourhood concerns arising from not yet prepared updated neighbourhood and precinct plans.*

*2. The proposed building setback from the back of widened sidewalks should be 8 to 10. metres on Oliphant street, and 8 to 10 meters on Cook Street.*

*This move will place the down ramp for underground parking to under the south westernmost ground floor suite.*

*3. The overall building height should be reduced to four floors plus elevator penthouse.*

*4. The third and fourth floors should be terraced back from both Oliphant and Cook Streets.*

*Steps 2, 3, and 4 will address community concerns regarding shading of Cook and Oliphant Streets, and openness of Cook Street streetscape,*

*5. The project should provide 1.3 parking stalls on site per residential unit including the work/live units.*

*6. The project should provide 5 visitor and service vehicle parking stalls on site*

*7. The project should provide one on site truck loading space suitable for commercial delivery/moving vans near service doors for residential component elevator and the commercial component retail goods delivery.*

*There should be no requirement at any time for on street positioning of delivery vans for movement of goods to the commercial component or moving vans to the residential component.*

*8. Internal garbage/recycle bin storage rooms for both the commercial component and the residential component should be provided at a location accessible to garbage and recycle vehicles from the rear laneway.*

*There should be no requirement at any time for garbage/recycle bins to be parked on city streets or sidewalks either waiting emptying or waiting return to garbage/recycle storage rooms.*

The development proponent for 220 Cook Street has repeatedly listened to concerns of the Fairfield community in multiple consultative sessions and public meetings yet has failed to address the areas of most significant community concerns.

The Mayor and Council of the Municipality of Oak Bay during the spring of 2012 had the fortitude to reject an oversized proposal by VIHA and Baptist Housing Authority for a 320 bed \$ 80 M. seniors facility which like the above proposal was simply too big and not appropriate for the proposed site.

Mayor and Council of City of Victoria should show the same political courage as our smaller adjoining municipality.

George Churcher  
999 Burdett Ave, Victoria



## Pamela Martin

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**From:** Gillian Ley [REDACTED]  
**Sent:** Monday, November 28, 2016 8:46 PM  
**To:** Lisa Helps (Mayor)  
**Cc:** Ben Isitt (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Geoff Young (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Jeremy Loveday (Councillor)  
**Subject:** Re: Cook/Oliphant St. Proposed Development

Hello Lisa -

I have recently written to you and Council regarding my concerns about the Cook and Oliphant Development being proposed. Cook St. Village should be deemed a Small Urban Village on the OCP with a maximum of four stories so that future projects meld with existing architecture and atmosphere. To add to my letter and after listening to and reviewing the July 14<sup>th</sup> City of Victoria meeting podcast, as neighbours we noted the following:

The motion on July 14<sup>th</sup> 2016: 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.

To highlight points made by yourself and Councillors please see the following:

### **Ben Isitt**

3:54 Address concerns about “height” and “integration” of the building into the “specific character” of the village

### **Mayor Lisa Helps**

3:55 But be speaking as to how the development would “enhance” the village.

3:56 I don’t know if it is a four story.

3:57 I would vote in favour of this going forward. If this fails the developer to go back to the drawing board and have a conversation with the neighbours about how this can “enhance” the neighbourhood.

### **Geoff Young**

4:07.55 I would have to see a greater degree of concurrence by the neighbourhood before I would support it going forward.

### **Jeremy Loveday**

4:12.12 I don’t want to send it back just to get a little bit better and have it squeak through.

4:13.00 The concerns have been very clearly articulated. Work with staff & the neighbourhood so we don’t just get the same thing with just a little bit more shavings taken off.

### **Pamela Madoff**

4:13.50 Work with the applicant to address concerns expressed by the neighbourhood.

### **Chris Coleman**

4:14.45 Some people said 3 stories is enough some harken back to the old days of two to three stories

4:14.52 We’ve chosen four at this point

### **Jeremy Loveday**

4:09.45 Referring it back to staff would not put us in a challenging position. We wouldn’t be going counter to the OCP. What we heard from the public would be something less than what the OCP allows.

### **Jeremy Loveday**

4:11.45 I support a motion for it to go back to staff as long as it just doesn’t prolong the process and come back very similar and then we are just in the same place.

### **Mayor Lisa Helps**

4:15.24 Referring it back to staff to work with the applicant to address the concerns of the neighbourhood, that's the direction. Between staff, the applicant and the neighbourhood, hopefully the proposal can come to something that everyone will be able to support. That is what we are aiming for.

### **Chris Coleman**

4:16.40 It may come back with very few changes, but I think the applicant has heard very strongly that council is conflicted.


**Ben Isitt**

4:20.50 I would like to move an amendment to the amendment adding the following words after neighbourhood, including “height” and “integration” of the building into the village.

It is clear that the issues concerning our neighbourhood, yourself and Council have not been ignored by the developer who has made a minute adjustments to try and “squeak through”.

I respectfully request that very serious consideration be given to neighbourhood and your own and Coucillors concerns by the developer. It appears the developer is taking advantage of the timing with designation of our Cook St. Village. As a nearby resident/owner and daily patron of the village I trust you will hear not only my concerns but the many others voiced.

Thank you for your consideration.

Best Regards,  
Gillian  
Gillian Ley  
305-999 Burdett Avenue  
Victoria, BC V8V 3G7  


## Pamela Martin

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**From:** Gillian Ley [REDACTED]  
**Sent:** Monday, November 14, 2016 11:56 AM  
**To:** Lisa Helps (Mayor); Pam Madoff (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor)  
**Subject:** Cook St Village

Hello Lisa and Council,

As a long time owner and resident in Fairfield I rely on the Cook St. Village for my daily activities and live within ten walking minutes of it.

I ask that Cook and Oliphant's development and the balance of further developments be at no more than four stories high with three meter setbacks and terracing back after the second story. It is vital to the atmosphere and well being of the core of this village. I support village growth but sensitively created in proportion and integration with its surroundings!

I note that the developer has allowed for nine 430SF long term rental units. This does not seriously address the massive need for affordable rentals AND negates the twelve affordable 830SF units we will lose because of this development. Future developments in the village need to be treated in the same manner.

Thank you for considering my comments!

Best Regards,  
Gillian  
Gillian Ley  
Interior Designer/Artist  
[REDACTED]

Sent from my iPhone

## Pamela Martin

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**From:** Hanaa Saeed Sheikh [REDACTED]  
**Sent:** Sunday, November 27, 2016 7:58 PM  
**To:** Victoria Mayor and Council  
**Subject:** SUPPORT for Cook street village development

Dear Mayor and Council,

I would like to write my SUPPORT for the commercial/residential building at Cook and Oliphant. I think making Cook Street Village a large Urban Village is a **wonderful** plan for the future of Fairfield.

I live on Linden, on the block north of Fairfield Road, and so am relatively close to the village (within a 10min walk). My husband and I bought our home last year, and have decided Fairfield is where we want to raise our growing family. Speaking with friends in our demographic, this development is what we would like to see for Fairfield's future. Additionally, I would like to add that I was disappointed to hear that the commercial space on the ground floor was reduced, while my family and I were away on vacation, and missed the council meeting. I hope that the development is not impeded any further! I look forward to seeing you in December 8th.

Thank you and good luck!  
Hanaa and Osmaan Sheikh

## Pamela Martin

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**From:** webforms@victoria.ca  
**Sent:** Tuesday, November 22, 2016 4:21 PM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Henry Kamphof  
Email : [REDACTED]  
Reference :  
Daytime Phone : [REDACTED]  
Rezoning application REZ 00472-1040 Oliphant Ave.

This note is sent to confirm my strong support to help create 53 new homes on Cook Street.

The developer, Mr. Leonard Cole has shown a strong commitment to the creation of affordable housing and high-quality development throughout the area. He has shown a strong persistence in working very hard with the community to provide supportive housing for those in greatest need recently in the community of Esquimalt. He is also shown a great commitment to affordable housing by participating on the City of Victoria Affordable Housing Committee and carrying through on that commitment in a number of other meetings and community events to make affordable housing.

The Cook St., Village proposal is an excellent mix of housing, much of it considered affordable and highly complementary to the community. It's building style is to be commended and the makeup of the units promote inclusiveness and bring additional young families into the area.

Looking forward to seeing this wonderful addition to the community realized in the near future.

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[REDACTED]



## Pamela Martin

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**From:** Jacinthe Tremblay [REDACTED]  
**Sent:** Saturday, November 26, 2016 12:16 AM  
**To:** Lisa Helps (Mayor); Victoria Mayor and Council  
**Subject:** Cook & Oliphant streets proposed development

Mayor Help and City Council:

First thank you for recommending back in July that the applicant shall meet with the neighbours to discuss his Cook & Oliphant project. Unfortunately the 3 meetings did not solve the main concerns, which are the height and the integration of the building as mentioned in the Council's motion.

“That the application be referred back to staff to work with the applicant to address the concerns expressed by neighborhood including height and integration of the building.”

In your discretion does the proposal address what the Council asked Mr. Cole to revise as far as the height and integration of the building in Cook St Village? In our opinion, my husband, myself and the neighbours on Oliphant Ave., Park Ave. and the broader CSV we do not think it does. Any new development should enhance not harm the character of Cook St village nor should it harm the character and livability of Oliphant Ave.

We have attended 2 sessions on the LAP community engagement process for Fairfield and it was very clear that the vast majority of community members do not want 5 or 6 story building, 4 stories was the maximum. I do applaud you to allow this process but now we are told that our input cannot be considered, that eventually it will go into a long term plan while

in the meantime rezoning and projects can be approved. This will be too late to save our village. I am asking you: what's the point for us to participate in these meetings if our concerns are ignored. This is most frustrating and disappointing.

Why should you approve something that will negatively impact Cook St. Village forever?

We will certainly welcome any new development that fits the scale and the character of the village.

We respectfully request that you reject the applicant's proposal.

Thank you for the opportunity to voice our concerns.

Jacinthe Tremblay & Gordon Clements

1026 Oliphant Ave Victoria,BC V8V2V1

## Pamela Martin

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**From:** webforms@victoria.ca  
**Sent:** Friday, November 18, 2016 5:56 PM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: James Kyles

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I, and pretty much every Fairfield resident I have spoken with, have serious reservations about the captioned development that I would like to detail for you.

Firstly, I should emphasize that I have attended the last 2 Cook St Village community planning meetings hosted by the city, and found them very interesting – if somewhat in conflict with the Oliphant proposal.

Each session was managed by an impressive number of city planning staff and their team of consultants – obviously the city is devoting a lot of energy to ensuring community input is received (and hopefully acted upon).

Your excellent staff reviewed in detail (too much in the first meeting, just right in the second) the various dimensions of a successful village. They discussed many subjects, including architectural design, colour, sense of space, gathering points, mix of commercial and residential. THE dominant issue identified by attendees was clearly the need for a sense of space and avoiding over-building or 'downtowning' the village. It was equally clear that developing the village with 6 story buildings would amount to 'downtowning' and that height limits of 3 to 4 stories were much MUCH more appropriate.

Today there is not one 6 story building on Cook St between Dallas and Yates. Other than the apartment at Park & Cook (4.5 stories but set back from Cook st by gardens), most of the village is 1 to 2 stories and every apartment building between the north end of the village and Yates is 3 or

4 stories. Fairfield residents are not against change but rather want intelligent development of Cook St village so it does not lose its basic appeal. Let's face it, a desire to move from 1-2 story buildings to 3-4 story buildings (rather than 6) is NOT Nimbyism at work, but rather is evidence of an engaged and thoughtful public that wants to retain the positive aspects of the village over time.

Given the current overwhelmingly negative public feedback to the 'large village' plan that explicitly accepts 6 story buildings, I am mystified as to how this ever became 'the plan' in 2012, but that is water under the bridge and we should deal intelligently with today's situation and attitudes.

I have some sympathy for the developer who has proposed a structure consistent with current large village guidelines ... BUT ... if the Oliphant proposal is allowed to proceed with its current height it will, as Pam Madoff has so eloquently stated, be like the elephant of the village. Not only that, but it will inevitably provide future development proposals with a precedent that will allow them to push for similar height buildings ...

eventually compromising the 'sense of place' that Cook St Village currently has.

It seems the council has responded to a small, loud, shrill minority of Fairfield residents who are more concerned with low income housing than with maintaining a reasonable ambiance in the village. My understanding is that the 'low income units' have become a quid pro quo for the 5 to 6 story development. This seems inappropriate from several points of view: First, existing buildings have more 'low income' rental units than will the proposed development.

Second, the definition of 'low income unit' having a rent only 10% less than market rates seems somewhat ineffectual when considering what 'low income' actually is.

Third the current proposal, as I understand it, will have mostly residential units at street level when the vibrancy of the village arguably depends on bringing more interesting retail space to the street.

Low income units (of whatever definition) can / should be part of the densification process than will take place to the east and west of the village as well as along the Cook St corridor at least as far north as Fort but ... BUT ... should not be used as bargaining chips in deciding the configuration of developments on Cook St within the village itself.

There is VERY strong public support within Fairfield for this position – one can only hope that council understands that the majority do not want

6 story developments in Cook St Village.

PLEASE do not make the current excellent community consultation process a waste of time!!

J D Kyles P Eng, Sustainable Livelihoods Consultant (Africa)

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## Pamela Martin

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**From:** Janet L [REDACTED]  
**Sent:** Friday, November 25, 2016 10:54 AM  
**To:** Victoria Mayor and Council  
**Subject:** Oliphant and Cook

To the Mayor and Council,

I am reiterating my concern for the height and size of the Oliphant and Cook St. proposed development. These aspects alone will render Cook Street Village a less appealing neighbourhood, but without setbacks where residents and visitors can gather and socialize, the area will become another dehumanized strip of concrete and asphalt.

I urge the mayor and council to seek a more progressive and humane vision for a Victoria of the future.  
J. Lundman

## Pamela Martin

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**From:** webforms@victoria.ca  
**Sent:** Thursday, November 17, 2016 10:30 AM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Jeffrey Smith

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Dear Mayor and Council,

Mayor Help's recent comments in the Victoria News are very biased towards the developer and insulting to the neighbours and community members.

Being called a "vocal minority" is totally inappropriate. Siding with the developer in a news article is very dis-tasteful and shows a lack of appreciation for the facts, which is that the developer has only made minor changes and for the most part has ignored the community members. Your pro-development comments for the Cook Street Village are not what one would expect for a project that is currently being considered for a re-zoning application.

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[REDACTED]

## Pamela Martin

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**From:** Jim - Diane [REDACTED]  
**Sent:** Tuesday, November 29, 2016 1:13 PM  
**To:** Victoria Mayor and Council  
**Subject:** proposed 5-storey commercia/residential building at Cook and Oliphant

Dear Mayor and Council,

I think the proposed building at Cook and Oliphant should go ahead (at a building height of 54 feet). The idea of Cook Street Village becoming a Large Urban Village as envisioned in the City's Official Community Plan is **excellent**. We need a mixed-use buildings in Cook Street Village that will add to the community (help built community). Beacon Hill Park is on the doorstep of Cook Street Village - so the Village has the green space - it needs more housing options and a diverse range of commercial space.

"The mixed-use approach, à la the European model, is an inevitability, Stewart predicts. "The social mix does work," he says emphatically. "That's not in issue. It's more an issue of how we find it, how we make it happen. Because it *has* to happen." From Globe and Mail article:  
[http://www.theglobeandmail.com/partners/sponsorcontent/content/article31374948/?prx\\_t=enICAW2oKAXdsPA](http://www.theglobeandmail.com/partners/sponsorcontent/content/article31374948/?prx_t=enICAW2oKAXdsPA)

Thank you very much,  
Diane Thorpe  
Fairfield resident and member of the Fairfield Gonzales Community Association

## Pamela Martin

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**From:** a9a58008 [REDACTED]  
**Sent:** Monday, November 28, 2016 3:39 PM  
**To:** Victoria Mayor and Council  
**Subject:** RE: Cook and Oliphant Proposal

To the Mayor & Council of the City of Victoria

I understand the public hearing for this proposal will be taking place very soon. I want to reiterate my support (in detail below) for this project. I hope Council will consider the proposal carefully, especially in the context of the need for more housing in our region. Thank you.

**John Longhurst**

307 - 930 North Park Street  
Victoria BC V8T 1C6

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**From:** webforms@victoria.ca [mailto:webforms@victoria.ca]  
**Sent:** Wednesday, July 13, 2016, 9:23 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cook and Oliphant Proposal

I want to take a moment to advise council of my support for the proposed redevelopment of 212-220 Cook Street. The apparent resistance to the development of a well-planned, aesthetically pleasing building that the village needs is much like Brexit!

Many of the people who oppose it aren't even going to be here in 25 years. The city needs options in the form of affordable housing, walkable commercial space, and room for younger generations who can't afford million dollar homes. This proposal offers all of these things. This type of development is exactly what the City set out in the Official Community Plan (OCP).

Height keeps being brought up as a problem with this proposal. What's wrong with being one storey taller than the average height in the neighbourhood? Cook St. Village has the highest population density on the entire island yet 4-5 stories is too tall? This proposal is very close in height, from the sidewalk to its older neighbour immediately to the south. No one is proposing "towers" just more of the same sort of low-rise density that's given the area its charm for decades. In Victoria, the negative impacts or aspects of height have proven to be massively overstated every time. Arbitrarily lopping off valuable density from major buildings in urban centres has to stop.

With more row-houses and 4-5 story apartments, we could squeeze so much more comfortable "human scale" density into the city. Isn't that the "slow organic growth" neighbourhood groups are always talking about? The OCP outlines that this exact thing is desired so there are really no rational grounds to oppose this. If Cook Street Village is not a large urban village as per the OCP, which village in Victoria is a large urban village?

This building will provide more rental units than what is currently there. In fact, it will now include 17 rental apartments, a number of which will be available at below market value. From a commercial perspective, local businesses such as Bubby's Kitchen, Paws on Cook, Mother Nature's



Groceries and Pizzeria Prima Strada now have homes in the village thanks to newer developments. This proposal allows for even more local entrepreneurs to serve the community.

Have people lost all ability to think beyond the confines of "how does this affect me personally and my world view", rather than "what do I want for this city's children and grandchildren? What choices will benefit them and this city as a whole?" Are we so afraid to think beyond our own mortality, to admit that life and cities will continue to evolve after we die, that we selfishly disregard what is best for the future?

Many buildings in the CSV are reaching the end of their physical and aesthetic lives. Much of the current village was built as disposable architecture of little or no long-term quality. I think the proposed design is a bold, cool looking building. It'll shake things up a bit. Neighbourhoods need to be woken up from time-to-time and this project will do that.

Development should be a tool of positive change. Bad development shouldn't be allowed, of course, but to say 'no' just because a proposal is a half floor taller than the adjacent condo - that is just fear mongering. Change is the lifeblood of a vital city. The bottom line: this proposal is the right design, the right density and now is the right time to set the stage for the future of Cook Street Village.

Sincerely,

***John Longhurst***

307 - 930 North Park Street  
Victoria BC V8T 1C6

## Pamela Martin

---

**From:** webforms@victoria.ca  
**Sent:** Saturday, November 26, 2016 1:15 PM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Judy Lightwater

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Dear Mayor and Council,

I am opposed to the current proposal at Cook and Oliphant. I think it will set a very poor precedent for future development in Cook St.

Village. We want more affordable housing units, 4 stories maximum, and setbacks that give us the opportunity for outdoor seating, bike paths and more. None of these can be achieved with the proposal as it stands. I think there is a chance to look ahead and make a decision that will set the standard for future development. As this is my principle shopping area, I hope the developer will be instructed to improve his proposal considerably.

Thank you.

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[REDACTED]

## Pamela Martin

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**From:** Julie Gorenko [REDACTED]  
**Sent:** Sunday, November 27, 2016 7:52 PM  
**To:** Victoria Mayor and Council  
**Subject:** Opposed to Development at Cook & Oliphant

Hello,

I am writing to express my opposition to the building at Cook & Oliphant. Along with many others, I appreciate the atmosphere in Cook St. Village and Fairfield. As a long time resident of the area, I do not support the redevelopment of the area, and feel great concern for the character of the neighbourhood if this were to occur. This development will not benefit the neighbourhood, surrounding businesses, nor the people who currently enjoy the pleasant and community oriented walk through Cook St. Village. Please consider the individuals who call Victoria home and do not turn our neighbourhood into another Uptown Mall. It is not suitable and will be horrendous to look at.

Thank you,  
Julie

## Pamela Martin

---

**From:** K. Van Ritzen [REDACTED]  
**Sent:** Monday, November 28, 2016 12:58 PM  
**To:** Victoria Mayor and Council  
**Subject:** cook street village - support

Hello

I am writing in support of the development in Cook Street Village. The city is in desperate need of more housing options. People who were fortunate enough buy houses in the 60's and 70's need to consider the next generation, and not make it so difficult for developers to build. There is nothing about the current plan that will ruin the character of this vibrant neighbourhood.

best  
K. Van Ritzen

## Pamela Martin

---

**From:** Keith Ashton [REDACTED]  
**Sent:** Sunday, November 27, 2016 7:58 PM  
**To:** Victoria Mayor and Council  
**Subject:** Cook Street/Oliphant development

Dear Mayor Helps and council members,

In view of the upcoming public hearing on the Cook Street/Oliphant development scheduled for December 8th, we wish to state that we remain in opposition to this development. We believe that with more sympathetic and thorough research and planning from the very beginning, a design could have been attained which would have fulfilled objectives while retaining the scale and character of Cook Street Village.

The recent minor changes to the design are merely cosmetic and will not reduce the sheer bulk and looming aspect of the building.

Sincerely  
Keith and Andrea Ashton  
1129 Leonard Street  
V8V 2S3

## Pamela Martin

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**From:** Lance [REDACTED]  
**Sent:** Tuesday, November 29, 2016 7:00 PM  
**To:** Victoria Mayor and Council  
**Subject:** Cook and Oliphant proposal

Mayor Helps and councillors;

Please reject the proposed 5-storey commercial/residential building at Cook and Oliphant Streets. Cook Street Village is a unique community neighbourhood which would be adversely affected but this high density development. A much lower density development would complement the existing Cook Street Village and its safe, relaxed, friendly and “small feeling” atmosphere

Respectfully,

Lance Foreman  
1320 Clover Ave.  
Victoria  
[REDACTED]

## Pamela Martin

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**From:** LARRY MAH [REDACTED]  
**Sent:** Monday, November 28, 2016 9:23 PM  
**To:** Victoria Mayor and Council  
**Subject:** Cook and Oliphant proposal

I received a flyer recently, entitled "Last chance to save the Village" from the organization called friends of Cook Street Village. I live at 1177 Chapman Street and so am mere steps from the proposed development at Cook and Oliphant. I am in favor of this project. The so called Friends of Cook Street village do not speak for me and they do not represent my interests. I very much doubt that they represent a majority of local residents. It seems to me that the developer has gone to great lengths to meet neighborhood concerns and any further delay only adds to the ultimate cost of the project and the ultimate cost of the dwellings. I think that the proposed development is a good one and will enhance the Village. Trying to maintain the quaint low rise nature of the village is a mistake in a city of limited real estate that needs to densify to meet the housing needs of it's citizens. The village is a great place to live and the opportunity to live in the neighborhood should be made a possibility for more people. Further, I think that in general, Victoria has a reputation as often being a difficult place to get anything done development wise. Please do not continue to add to this reputation.

Sincerely,  
Larry Mah

## Pamela Martin

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**From:** lawrence horwitz [REDACTED]  
**Sent:** Tuesday, November 22, 2016 3:05 PM  
**To:** Charlotte Wain  
**Subject:** Re REZ200472 (Cook St. & Elephant)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 as currently proposed 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. The proposed rental units make a mockery of the term "affordable" as they 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.

Thank you for your consideration.

Lawrence Horwitz & Karen Rowantree

1315 Bond Street

Victoria, BC V8S 1C3



## Pamela Martin

---

**From:** webforms@victoria.ca  
**Sent:** Tuesday, November 22, 2016 3:05 PM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: lawrence horwitz  
Email : [REDACTED]  
Reference :  
Daytime Phone : [REDACTED]  
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 as currently proposed 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. The proposed rental units make a mockery of the term "affordable" as they 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.

Thank you for your consideration.

Lawrence Horwitz & Karen Rowantree  
1315 Bond Street  
Victoria, BC V8S 1C3

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[REDACTED]

## Pamela Martin

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**From:** linda macnayr [REDACTED]  
**Sent:** Wednesday, November 30, 2016 9:19 PM  
**To:** Victoria Mayor and Council  
**Subject:** Oliphant and Cook Street Village rewilding

For the consideration of the Mayor and City Council:

Fairfield is currently a successful small urban village, having overcome near destruction by ill-suited development in the past. The human scale of its architecture is a key determining factor in this success.

Another critical factor is Fairfield's numerous green areas - Beacon Hill Park, the Rockland residence, Moss Rocks, extensive waterfront and numerous small parks - and the wildlife that inhabits these.\*

It is necessary to address an increasing population and the problem of accommodation being desperately difficult to rent or own, yet a rare opportunity exists to simultaneously nurture the natural environment and stewardship.

Encouragement of (formal or informal) green corridors, presentations of 'how to live in harmony with wildlife,' animal and bee-friendly plantings and a system of signage for individual 'wild' sanctuaries could be implemented to balance increased density.\*

It is much too late to take natural spaces, and species, for granted - especially as their value for human well-being has been demonstrated to be essential. Fairfield could set an admirable precedent in this respect.

Thank you for your attention.

Linda MacNayr

\*There are deer, raccoons, squirrels, otters, and a wide variety of birds in Beacon Hill alone.

[Bird & Wildlife Sanctuary Program | Program Materials | About Us  
www.thesustainabilitycouncil.org/bird-wildlife-sanctuary-pro...](http://www.thesustainabilitycouncil.org/bird-wildlife-sanctuary-pro...)

1. May 16, 2013 ... Why should your neighborhood, community, or municipality get involved in The ISC-Audubon Bird & **Wildlife Sanctuary Program**? Birds and ...

[The \*\*Extinction\*\* Crisis - Center for Biological Diversity](http://www.biologicaldiversity.org/programs/biodiversity/elements_o...)

1. [www.biologicaldiversity.org/programs/biodiversity/elements\\_o...](http://www.biologicaldiversity.org/programs/biodiversity/elements_o...)

Unlike past mass **extinctions**, caused by events like asteroid strikes, volcanic .... than 1,131 **mammals** across the globe classified as endangered, threatened, ...\_

2. [Climate Change Has Claimed Its First \*\*Mammal Extinction\*\* -..](http://blogs.scientificamerican.com/extinction-countdown/cl...)  
[blogs.scientificamerican.com/extinction-countdown/cl...](http://blogs.scientificamerican.com/extinction-countdown/cl...) Jun 15, 2016 ... Climate change has claimed its first confirmed **mammal extinction**. The tiny Bramble Cay melomys (also known as the Bramble Cay ..

## Pamela Martin

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**From:** webforms@victoria.ca  
**Sent:** Tuesday, November 29, 2016 6:05 PM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Lisa Hurst-Archer

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Hello Mayor and Councillors, thank you for the work you do on behalf of citizens. I live near Cook St Village and although I approve of some development, I have great concerns about allowable heights of development.

Please do not allow developers to erect buildings that would block natural light and diminish the 'village' aspect of CSV.

Please maintain the trees, grass boulevards and wide sidewalks (and even improve upon existing conditions).

Once permission to develop without mindfulness of impacts and of the future, there is no going back. We don't want to say 'remember when CSV was a beautiful place with lots of light and trees and built to a human scale.' It is the duty of thoughtful people, especially those who have been given the public's trust, to act with awareness of all the factors including some intangibles such as 'flow' 'light' 'people friendly' . I am sure you are aware that a lower scale development will allow for these things to be maintained. What's that Joni Mitchell song: Don't it always seem to go that you don't know what you've got till it's gone?

Sincerely,

Lisa Hurst-Archer

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## Pamela Martin

---

**From:** Louise McGillivray [REDACTED]  
**Sent:** Wednesday, November 30, 2016 1:49 PM  
**To:** Victoria Mayor and Council  
**Subject:** Cook and Oliphant proposal

Mayor and council

I am a resident of Cook Street village and I am writing to express my concerns about the proposed development at Cook and Oliphant.

While redevelopment of that site is expected and desirable, the scale of the proposed development will dramatically alter the character of the village, and set an undesirable precedent for further redevelopment in the village.

Please consider limiting the height of the building to 4 stories to be more compatible with the nature, feel and look of the village.

Thank you for your consideration of the concerns expressed by we who live, work and shop in the village.

Louise McGillivray

## Pamela Martin

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**From:** Lyle Rumpel [REDACTED]  
**Sent:** Friday, November 18, 2016 9:43 PM  
**To:** Victoria Mayor and Council  
**Subject:** Cook and Oliphant Development Proposal

Thank you for considering this input and the input of those in the neighbourhood in relation to this proposed development, which I understand is to be considered by you in conjunction with a public hearing in the near future.

I have rented a small apartment for fourteen years in this neighbourhood. I have felt very fortunate to enjoy the proximity, not only to downtown and the “village” nature of Cook Street Village, but especially to Beacon Hill Park and the sea. In my view, one cannot overstate the value that this unique combination of natural and built environment provides as an opportunity for having a healthy balance of life. The Park is an exceptional and historic oasis, the Village a sensitive means of urban transition to and from the natural area of the Park.

Please keep this primarily in mind when you deliberate on this development project, attempting, as you must, to balance the need for community-enhancing and affordable housing with the safekeeping of this unique green transitional area. And please strongly consider what in my view is required: a low massing of built structure that is so near the border of the Park – a very moderate height (no more than the four storey maximum that currently exists in the Village) and a setback from the sidewalk that gradually approaches the human experience on the sidewalk and street rather than imposing a wall that suddenly jars that experience – a setback that invites one to approach, appreciate and welcome the aesthetics of the building with its surrounding area.

In appreciation for the difficult balancing of considerations you undertake for the well-being of the community,

Lyle Rumpel

## Pamela Martin

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**From:** Lynn Taylor [REDACTED]  
**Sent:** Thursday, November 17, 2016 7:58 PM  
**To:** Councillors  
**Cc:** letters@timescolonist.com  
**Subject:** Cook St development

Dear Mayor and Council,

I am writing yet again, to address the ongoing concerns re the Cook Oliphant proposed development.

There seems to be a decided change in perspective since council's statement in July that spoke to the developer's failure to change the "integration" of this building into the village, and we are still looking at a design that does not conform in scale or character. This would be a structure that is limited to 4 stories with a 3 meter setback and terracing back above the second floor. If these restrictions were clearly integrated into our Local Area Plan, we might preserve the village from an onslaught of developers seeing an opportunity for a full-scale rebuild. And why wouldn't they?

This change of focus seems to hinge on the carrot of 9 units of 430 sq ft, for rent at 10% reduction below market value.

Let us not forget that the previous buildings provided 12 units of 800+ sq ft that were truly affordable. Yes, we need more rental options in our community, but the developer is certainly the winner here and 10% off market value for half the space is still out of reach for those same renters.

Cook St village is a destination for Victorians and tourists because of its character. Let's not lose sight of its charm and uniqueness for the sake of a few rental units that really don't do service to the need.

I am glad to hear that our mayor states "I'm not convinced it's the best thing for Cook St in the future. I guess we'll have to look at that."

Please do. Closely.

Sincerely,  
Lynn Taylor

## Pamela Martin

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**From:** Mark Mallet [REDACTED]  
**Sent:** Monday, November 28, 2016 2:25 PM  
**To:** Victoria Mayor and Council  
**Subject:** Support for development at Cook and Oliphant

Dear Mayor and Council,

I live at 1311 Fairfield Rd, not far from Cook Street Village. I just received a notice in my mailbox regarding an upcoming meeting to protest the proposed five-storey development at Cook and Oliphant. Instead of protesting against the development, I would like to support it.

I work out at Victoria General Hospital, and I commute by bike. Every day I see the effects of worsening suburban sprawl, as the Colwood Crawl gets worse and worse. The new Mackenzie interchange will only make things worse by facilitating more sprawl. What we need instead is more urban densification, and Cook Street Village is the perfect place for it. I encourage you to vote in favour of this proposal, which will bring more housing options closer to downtown, and will almost certainly benefit the businesses on Cook Street.

I would also note that there is a new development proposal in the works for the property immediately beside my house - the old church at Fairfield and Moss. Although I like the way our corner looks as it is, I recognize that we need more people living close to downtown, so I will be supporting this project as well.

By rejecting developments such as these, we are not just choosing to keep the "character" of our neighbourhoods the way they are; we are also choosing to send more people to the suburbs, where they will add to the pollution and gridlock that is already becoming a blight on our city.

Thank you for your time.

Sincerely,

Mark Mallet  
[REDACTED]

## Pamela Martin

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**From:** Mark Strudwick [REDACTED]  
**Sent:** Tuesday, November 29, 2016 10:22 AM  
**To:** Victoria Mayor and Council  
**Subject:** Cook and Oliphant Proposal

Dear Mayor Helps and City of Victoria Council,

I am writing to express my concern for the size and scale of the proposed development in Cook St. Village. A building of this size is out of character for our neighbourhood and is not needed. Judging by the size of the nearby Castana and the vacancies that existed for years and that still exist (commercially), such a structure can expect a similar outcome. The existing businesses must dread this proposal as an already tight parking situation will only become worse and will lead to lost revenues for them, and possibly a move as people such as myself will not want to have to struggle to find parking and will just go elsewhere. I understand the city's desire to increase density, however, in this instance it is at too great a price. A structure of 2 floors is more in keeping with the character of the neighbourhood, allows a higher density, and the parking problems won't be as great.

Sincerely,

Mark Strudwick



## Pamela Martin

---

**From:** Markus Kellerhals [REDACTED]  
**Sent:** Thursday, November 24, 2016 12:42 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:** Cook and Oliphant proposal

Dear Mayor Helps and Victoria Council Members

I am writing as a resident of Fairfield to offer my support for the proposed project at Cook and Oliphant. I see no reason why the project should not go ahead in the current form. For the Cook Street Village neighbourhood to be a viable "large urban village" there needs to be some density in the village to support the local retail. The building as proposed is appropriate for the site, and to my mind much more attractive than many of the existing three story walk-ups along Cook Street. Further whittling down the size of this project will likely result in both less rental units AND less units for sale at a time when there is incredible demand for places to live in the beautiful urban core of Victoria.

In considering this project it may be helpful for council to turn their minds to some projects in the recent past, both in Fairfield and elsewhere in Victoria, that attracted opposition and were supposedly going to "ruin the neighbourhood". Most of these projects have gone on to great success and rather than ruining neighbourhoods have actually enhanced them.

Cook Street Village is currently beautiful and a great place to do some local shopping or visiting. It will remain so if this project is approved and will probably become even more vibrant with the extra people.

Thank you for consideration of my views

Markus Kellerhals  
[REDACTED]  
1322 Clover Avenue, Victoria

## Pamela Martin

---

**From:** webforms@victoria.ca  
**Sent:** Friday, November 11, 2016 3:12 PM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Maryan Meek

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Dear Mayor and Council,

I fondly call 1034 SUTLEJ home and have done so for the last 58 years.  
I proudly consider Cook Street Village to be a real community and a thriving neighbourhood.

I've seen changes that even some of the older folks haven't seen. Change is on going and I'm happy to see thoughtful,tasteful & inclusive community projects.

I write in support of the proposed development at Cook and Oliphant because this project respects the community. It is not trying to change it, but enhance it.

I love the walkability of my neighbourhood and the proximity to Dallas Rd.,Beacon Hill Park and downtown is priceless. I am happy to share the amazing lifestyle that I get to live. For tis reason, I urge Mayor and Council to move froward with a public hearing sooner than later.

Greater density is inevitable, let's make it beautiful.

Cheers,  
Maryan Meek

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[REDACTED]

## Pamela Martin

---

**From:** MICHAEL MARTIN [REDACTED]  
**Sent:** Monday, November 28, 2016 11:00 AM  
**To:** Victoria Mayor and Council  
**Subject:** Cook and Oliphant Proposal

Dear Mayor and Council,

I'm writing you today in support of the Cook and Oliphant proposal. I believe in further densification of the village and think the height proposal of the development is more than acceptable. However, I'd request that mayor and council ensure that the developer provides enough public parking on site to support the additional retail space to be added to the village.

If my travel schedule permits I will be at the hearing next week, however I find these events to be dominated by the vocal anti-change and anti-development minority, I'm a Fairfield resident and find it very intimidating to speak up against these aggressive anti-development advocates, they do not hesitate to even harass and intimidate the majority of development advocates in the neighborhood.... Please hear my voice in this matter and know that if this development proceeds the silent majority although intimidated will support you.

Sincerely,

Michael Martin  
Fairfield Resident

## Pamela Martin

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**From:** [REDACTED]  
**Sent:** Sunday, November 27, 2016 10:28 AM  
**To:** Public Hearings  
**Subject:** Rezoning at Cook St and Oliphant  
**Attachments:** 00472 Cook & Oliphant Website.pdf

Mayor and Council

My concern is that this project has enough parking for all suites and height.

I know that some new developments require no or partial parking spaces . Some suites that have no parking attached to their units are looking for parking and post on the condo bulletin board trying to rent from other suites . Owners will have cars even if no parking is provided and will park where they can.

Parking will only get worse if some street parking is removed due to the proposed future Bike lanes. These new units with no parking will take existing street parking and that is not acceptable .

I experience the issue of lack of parking in the 200 block of Cook Street. Non residents take advantage of free all day parking in this area , it is unrestricted and difficult for residents of the 200 block to park near their residence.

I feel the development is better suited to be kept at 4 storey's in height not 5 . I would agree with 5 storey only if the top level footprint was set back 15 ' on all sides .

I like the reduced commercial frontage on the revised plan

Thank You. Mike Birch. [REDACTED]

Sent from my iPad

## Pamela Martin

---

**From:** webforms@victoria.ca  
**Sent:** Thursday, November 24, 2016 9:49 AM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Morgan Finley

Email : [REDACTED]

Reference :

Daytime Phone : Not provided

As a resident of the Cook street village area, I am against the proposed development at Cook and Oliphant. This building is much too large for a small village and will erode the community character of the area.

There is not going back from this kind of decision - ever. Even if the developer intends to bribe council with a few rental units, the council and mayor should listen to the residents the majority of whom do not want this type of development. The residents are those most heavily invested in the area and the approval of developments and initiatives that are contrary to their input is unsustainable. We need to consider long term outcomes not simply satisfy short term and temporary fixes at the expense of the larger community. Furthermore, the developer will make his money and leave, the residents are there for the long term.

Please look after the residents.

Thanks, Morgan

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[REDACTED]

## Pamela Martin

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**From:** Neil and Jo-Anne Vickers [REDACTED]  
**Sent:** Wednesday, November 30, 2016 4:02 PM  
**To:** Victoria Mayor and Council  
**Subject:** Cook and Oliphant st. proposal

I wish to offer my objection to the Cook and Oliphant St. proposal. I am a resident of the Cook St. village and I really dread the thought of building that will block out the sun in the village and make it a very dark place. I live on McKenzie Street (not Ave.). Thankyou, Jo-Anne Vickers.

## Pamela Martin

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**From:** Norm Tatlow [REDACTED]  
**Sent:** Sunday, November 27, 2016 2:39 PM  
**To:** Victoria Mayor and Council; Pam Madoff (Councillor)  
**Subject:** Cook St. Large Building Proposal

Dear Mayor and Council.

Please do not approve the very large 5 storey building proposed for Cook St and Oliphant. I own, live and pay high taxes in this area. I believe that this sets a new large building precedent and changes the character of Cook St Village. please reconsider a modified proposal of perhaps 3 storeys with a set back 4 th floor, similar but not larger than, other redevelopments in Cook St Village.

Thank you,  
Norm Tatlow  
57 Howe St

## Pamela Martin

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**From:** P BEST [REDACTED]  
**Sent:** Friday, November 11, 2016 2:39 PM  
**To:** Lisa Helps (Mayor); Councillors  
**Subject:** Oliphant development

Dear Mayor and Council,

I find it interesting that the city seems to be taking a cautious approach on the Oliphant development. There is lots of talk about scale and impact and a say for the residents. This is good.

It seems to me that on the Mason street project the mayor and a majority of council caved in pretty quickly to Bosa Development. The Mason street project is 3 times the size of Oliphant and will consume about 90% of the foot print of a large city block. This monster building was if I remember correctly opposed by 1200 local residents.

It seems to me that there is a different value assigned to the Oliphant project because of the neighbourhood involved.

Cook street village has more "value" than North Park

thank you

Paul Best



## Pamela Martin

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**From:** [REDACTED]  
**Sent:** Tuesday, November 29, 2016 6:34 PM  
**To:** Victoria Mayor and Council  
**Subject:** Cook and Oliphant

This 'new' proposal is virtually the same as the last. No evidence that staff received any direction from Council before 'working' with the developer on the revision.

I support increased density and retail in Cook St Village. I feel strongly that a maximum of four stories is enough. I also support architectural interest at street level and increasing setbacks with each story.

Shirley Avril  
[REDACTED]  
409 Vancouver St

## Pamela Martin

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**From:** Tim and Sara [REDACTED]  
**Sent:** Saturday, November 26, 2016 11:05 PM  
**To:** Victoria Mayor and Council  
**Subject:** Oliphant development

Dear Mayor and Council Members,

As a resident of Southgate Street near the Cook St Village, I am appalled by the proposed development at Cook St and Oliphant. It is far too big and too tall for the neighbourhood. Totally out of character with the Village.

Tim Taylor

## Pamela Martin

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**From:** Tim and Sara [REDACTED]  
**Sent:** Friday, November 25, 2016 9:30 PM  
**To:** Victoria Mayor and Council  
**Subject:** development at Cook and Oliphant

Dear Mayor and Council,

I am writing to you as a new resident of Cook St Village (I live on Southgate St). My husband is very ill so I have not had time to learn all the details of the proposed development at Cook and Oliphant streets. But looking at the picture of the building, it seems totally out of character with the existing Village. It's too tall, too big, too glitzy, too close to the sidewalk. If this is the look you want for the Village, then it will become like Yorkville in Toronto. I know because I lived through the big development there in the 1960s. It became an area for the wealthy. All the average families moved away.

Is this condo development going to be affordable for low to middle income families? That's my priority. The rental units are only temporary and some will revert to condos in as little as ten years. That's not nearly long enough. We need more rental units. There are lots of tall glassy condo buildings downtown on Fort and Yates streets. Why do we want that look in the Village? We don't. I'd rather see us convert houses into multiple dwellings, preserving the outward character of the buildings and creating a more diverse appearance and greater density.

Please don't destroy the community feel of the present Cook St Village.

Sara Chu

## Pamela Martin

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**From:** Tim Walker [REDACTED]  
**Sent:** Monday, November 28, 2016 12:12 PM  
**To:** Victoria Mayor and Council  
**Subject:** Cook st & Oliphant development

Please note that support proposed large urban village style of development. I believe it is the best alternative for density increases in our neighbourhood village. That density in turn is important for our environment by rejecting urban sprawl and car commuting.

Tim Walker  
315 Masters Road. Vic.  
[REDACTED]

Sent from my iPhone

## Pamela Martin

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**From:** Tim Hawnt [REDACTED]  
**Sent:** Tuesday, November 29, 2016 3:27 PM  
**To:** Victoria Mayor and Council  
**Subject:** Against developement at Cook and Oliphant

My name is Tim Hawnt

I live at 6 1060 Sutlej St (100M from the junction of Cook and Oliphant)

I strongly oppose the proposed redevelopment at Cook and Oliphant

It is too high, and will dominate the streetscape and totally change the look of the street in a detrimental way

I am not against development of the site but would only support development of 4 storeys or less

As well, I do not support the LUV designation for the village. It should be lowered, or else development (as allowed by LUV status would detrimentally change the streetscape forever)

Tim Hawnt  
[REDACTED]

## Pamela Martin

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**From:** Valerie Murray [REDACTED]  
**Sent:** Wednesday, November 23, 2016 7:56 PM  
**To:** Victoria Mayor and Council  
**Subject:** Re: Cook St. Development

Dear Mayor and Council,

I want to reaffirm my opposition to the development at Cook and Oliphant that is presently before you. When looking through old emails I found one I sent on December 8th, 2015 exactly one year ago to the day of the upcoming public hearing. One year of community opposition and negotiations, so much energy expended on all sides and so little progress.

If this project is approved as it stands it will set a precedent for the next development in the Village and this exhausting exercise of developer versus community will begin all over again. Please don't let this happen.

Yes, some minor alterations have been made but the sheer bulk of the building is still inappropriate.

Most neighbours I have spoken with would accept a 4 storey building with setbacks in our Village -- still a full storey beyond what exists here already. The reality of a 4 storey building when it is complete will still shock residents and visitors alike but it is an acceptance of the city's need for increased density, even though it means the loss of the affordable rental housing that already exists on the corner.

Please listen to the people that have made their homes in this wonderful community when you make your decision.

Respectfully,

Valerie Murray,  
#18-159 Cook St.  
Victoria

>>

>>

>> "Cities have the capability of providing something for everybody only because, and only when, they are created by everybody."

>> - Jane Jacobs

>>

>>

>> Sent from my iPad

>>

>> Begin forwarded message:

>>

>> From: Valerie Murray [REDACTED]

>> Date: December 8, 2015 at 1:11:54 PM PST

>> To: "ccoleman@victoria.ca<mailto:ccoleman@victoria.ca>"

>> <ccoleman@victoria.ca<mailto:ccoleman@victoria.ca>>

>> Subject: Cook St. Development

>>

>> Hello Chris,

>> It was a very interesting community meeting last night which helped

>> me focus my thoughts on Len Cole's proposed development.

>>

>> 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 within the guidelines set out by the OCP.

>> He did his best with that goal in mind but it points to the

>> guidelines in the OCP being flawed.

>>

>> 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. One only has to  
>> look at the corner of Oak Bay Ave. and Foul Bay to see how the wrong  
>> building for the site can cause problems. Franc D'ambrosio is also a  
>> wonderful architect but that building looms over it's neighbours and  
>> is smaller than the proposed project on Cook St.  
>>  
>> 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 600 sq. ft. that Mr. Cole referenced.  
>>  
>>  
>> 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 proposed site.  
>> I believe that if the project was limited to 4 stories with 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  
>>  
>>  
>>  
>>  
>>  
>>  
>>  
>>  
>>  
>> Sent from my iPad  
>>

## Pamela Martin

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**To:** Jonathan Tinney  
**Subject:** RE: Public Hearing Cook and Oliphant

Begin forwarded message:

**From:** Wayne Hollohan [REDACTED]  
**Subject:** Public Hearing Cook and Oliphant  
**Date:** November 29, 2016 at 1:44:02 PM PST

**To:** mc Ben Isitt <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, mc Charlayne Thornton-Joe <[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)>, mc Chris Coleman <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "mc Geoff Young" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, mc Jeremy Loveday <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, mc Lisa Helps <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, mc Margaret Lucas <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "mc Marianne Alto" <[malto@victoria.ca](mailto:malto@victoria.ca)>, mc Pamela Madoff <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

The information on development tracker is in error

He claims that there is 1.1 meter setback on Cook, there is not  
There is a 1.1 meter recess. The First vertical wall is on the second floor

Schedule (A) under zoning

"Setback" or "Line of Setback" means the shortest horizontal distance from a boundary of a lot to the face of the building, excluding:

- a) cornice or retaining wall or fence; and
- b) exterior wall treatments, insulation and rainscreen systems up to a maximum of 0.13m in depth.

He also claims that he has reduced the height of the building from the original 65 feet to the current. It never was 65 feet height, the first submission to the city was 55 ft. height.

The drug store at Cook and Oliphant was new construction and it was required to have a 3 meter setback.

**Motion:** July 14<sup>th</sup> 2016

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.

WayneH





## **Pamela Martin**

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**From:** Chris Thompson [REDACTED]  
**Sent:** Thursday, December 01, 2016 1:13 PM  
**To:** Victoria Mayor and Council  
**Subject:** Cook & Oliphant Proposal

Dear Mayor and Council

In my opinion, the proposed 5-storey commercial/residential building proposed for Cook Street Village is too high and out of proportion with the existing neighbourhood. I feel a mixed use, commercial at ground level and residential in two floors above for a total of 3 floors is a good way to increase density, allow more people to live and enjoy Fairfield West without substantially altering the character of a "village".

I believe 3-storey structures can be financially viable in the Cook Street Village area, any developer trying to build more than that is simply trying to maximize his or her gain profit at the expense of substantially and irreparably changing the character of the Village for all residents for all time.

The downtown core of Victoria permits high rise development and there are many projects underway there, and that is fine. If a developer wants to build a 5 or more storey development, there are opportunities there so we are, as a city, looking at ways to increase density, reduce urban sprawl while maintaining the character of the city, especially its villages.

Thank you for this opportunity to share my views on this matter.

*Sincerely*

*Chris Thompson*

*1341 Bond Street, Victoria*

[REDACTED]

## Pamela Martin

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**From:** Anna De Luca [REDACTED]  
**Sent:** Thursday, December 01, 2016 5:47 PM  
**To:** Victoria Mayor and Council  
**Subject:** Proposed commercial/residential building at Cook and Elephant

Dear Mayor and Council of the City of Victoria,

I am writing to express my opposition to the proposed five-storey commercial/residential building at Cook and Oliphant of the Cook Street Village. A development of this size would have a very significant negative impact on the Cook Street Village and the adjacent community. The scale and design of this development are out of character with the Village itself and the surrounding neighbourhood. For one thing, the height of the proposed development (54 ft) is simply too high and would take away from the liveability of the current neighbourhood. Neighbourhoods such as the Cook Street Village are friendly and very pleasant places primarily because of the human scale of the residential and commercial structures that exist in them. I agree with the need to increase density; however it would be more in keeping with the neighbourhood to increase density by building something of a smaller scale such as a three-storey structure. This would facilitate increased commercial and residential density without dwarfing everything else around it and have a less detrimental impact on the neighbourhood.

I believe a scaled down structure should still be financially viable and profitable for a developer while respecting the opinion of the current residents and the liveability of the neighbourhood.

Thank you for the opportunity to contribute to the discussion on the above matter.

Anna De Luca  
1341 Bond Street  
Victoria, BC V8S 1C3

Best Wishes,  
Anna  
[REDACTED]

Whatever you can do, or dream you can, begin it. Boldness has genius, power and magic in it. - Goethe-

## Pamela Martin

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**From:** Allen Specht [REDACTED]  
**Sent:** Friday, December 02, 2016 8:50 AM  
**To:** Victoria Mayor and Council  
**Subject:** Cook Street Village

Dear Mayor and Council

For the last couple of years Council has had to deal with disputes around the proposed development on the corner of Cook and Oliphant Streets. The developer naturally wanted to maximize height and density while most residents found that out of scale and character with the rest of Cook Street Village. Council with its power to allow or disallow projects, is caught in between. The problem is the designation, "Large Urban Village", which allows up to 6 stories. It is a formula for endless wrangling

The way to solve this and future development issues is to change the designation to "Small Urban Village", which allows up to 4 stories. This is much closer to the present character of Cook Street Village. Currently there is one 4 story building and several 3, 2 and 1 story buildings plus an empty lot. In effect, the Village is functioning within the Small Urban Village designation. If you make that official, it will solve many of the problems. The first advantage is much less community opposition to development. The second is that developers will not have to cope with the higher land values that goes with the current 6 story height allowance. Without these obstacles entrepreneurs would be able to see more clearly what opportunities suit the business nature of the street.

"Small Urban Village" designation will preserve the character of Cook Street Village and I believe, paradoxically, lead to more development.

Allen Specht

## Pamela Martin

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**From:** webforms@victoria.ca  
**Sent:** Friday, December 02, 2016 12:21 PM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: janice james

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I WORK IN THE COOK STREET VILLAGE AREA AND LIVE DOWNTOWN ON YATES ST. I AM IN SUPPORT OF THE DEVELOPMENT PROPOSED FOR OLIPHANT/COOK ST. DESPITE THE PAPERWORK BEING CIRCULATED TO WHICH I AM OPPOSED.

THIS TYPE OF DEVELOPMENT IN MY OPINION WILL ENHANCE THE AREA, PROVIDE RETAIL SPACE AND ALSO INCREASED RESIDENTIAL. VICTORIA IS A DESTINATION CITY, LET'S KEEP IT THAT WAY. I LIKE TO THINK THE RESIDENTS WOULD USE A MORE MATURE APPROACH OF OPPOSITION THAN DEFAMATORY PAPERS

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