

Pamela Martin

From: Alison Prentice [REDACTED]
Sent: Friday, December 02, 2016 1:58 PM
To: Lisa Helps (Mayor)
Cc: Ben Isitt (Councillor); Marianne Alto (Councillor)
Subject: Proposed development at Cook and Oliphant

I wish to add my voice to the many who are opposed to this development. I have lived in the Fairfield area for over 20 years, and have always felt that Cook St. Village was part of my extended neighbourhood; until I moved in September to my present location on the other side of the park, I lived for a year on Park Blvd, very close to the proposed development.

The proposal as it now stands would be overpowering. It's too high and too massive for the space allotted. It would not only be overpowering to the near neighbours on Park Blvd and Oliphant, it would ruin the aspect of the whole village. The developers could have cooperated with the neighbourhood and come to a satisfactory agreement, but they have not been willing to do so.

I hope that Council will see the wisdom in insisting on a reduction in the size and scope of the project, or reject it outright.

Sincerely,

Alison Prentice

[REDACTED]
214-685 Niagara St.
Victoria , BC V8V 4X7
[REDACTED]

Pamela Martin

From: valerie [REDACTED]
Sent: Monday, December 05, 2016 9:30 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Proposed 5-storey commercial/residential building at Cook and Oliphant

Dear Mayor Helps and Council,

I am writing to express my sincere and absolute opposition to the proposed 5-storey commercial/residential building at Cook and Oliphant streets in the Cook Street village. I am a long-term resident of Fairfield and have watched it grow and evolve over the past 40 years. Much change has happened over that time, and residents have actively participated in those changes to ensure that the essence of the neighbourhood is preserved and enhanced as it evolves. The present Cook Street village reflects this dedicated and collaborative approach, a vibrant, accessible mix of residential and commercial activity unfolding under the shade of the "chestnut" trees and next door to the world-famous and beloved Beacon Hill park. The height, scale and architecture of new construction over the years has been done with careful consideration of the existing homes and buildings, creating a pleasing mix of styles while retaining overall continuity and symmetry. At times, it has not been easy to find the right compromise, but with the tenacity of residents and willingness of all parties involved, workable solutions have been found.

The proposed 5-storey building would be a clanging outlier to this story. I invite you to walk around the village, take note of the existing building heights and scale, consider the natural flow and transition that currently exists between the end of the village and the beginning of the park, and think about the care and attention that residents, developers, the neighbourhood association and City Hall have taken over the years to make the village what it is today. Now imagine the proposed development towering above the scene, creating the opening for the next developer to use this precedent to do the same. Please do not be the City Council that allows this precedent, a precedent that would destroy a unique, productive, functioning and much-loved and admired neighbourhood.

Valerie Mitchell
1619 Hollywood Crescent
Victoria, V8S 1H8
[REDACTED]

Pamela Martin

From: rbolaria [REDACTED]
Sent: Sunday, December 04, 2016 3:43 PM
To: Victoria Mayor and Council
Subject: Reject the Cook and Oliphant proposal

To the Mayor and Council,

As a resident and homeowner living in Cook Street village, I am adding my voice to the many others in my community to request you to reject the proposal to build an oversized condo building at the corner of Cook and Oliphant. It is too large for the site and does not fit in with the community of Cook street village. Please consider downsizing this project.

Thank you,

Rosemary Bolaria
11230 Faithful street

Pamela Martin

From: rocio soler [REDACTED]
Sent: Sunday, December 04, 2016 5:56 PM
To: Public Hearings
Subject: Re: Zoning Regulation Bylaw

City Council Meeting
Date: Thursday, December 8, 2016
Time: 6:30 P.M.

Re: Development Permit Application land known as 1041 Oliphant Avenue and 212 Cook Street, 214 / 216 / 220 Cook Street.

I live in 1050 Park Boulevard, and I do not agree to change and rezone to commercial area.

This is a RESIDENTIAL area and it should be only Residential area. We have enough problems with the traffic in Cook Street due to the business already here, and I do not see that we are needing additional commercial spaces.

Please, if they want to build family residential buildings, I support them, but I DO NOT Support any change to a new commercial zone. Victoria needs RESIDENTIAL units, and NOT commercial units.

Thanks,

Rocio and Carlos Soler
302-1050 Park Boulevard

Pamela Martin

From: Peter B Smith [REDACTED]
Sent: Monday, December 05, 2016 12:17 PM
To: Victoria Mayor and Council
Subject: Proposal for the Development at Cook and Oliphant

As residents who live next door to this proposed development in Cook Street Village we feel very strongly that the building be no more than four storeys in height to maintain as far as possible the present character and scale of this neighbourhood which has long been a well-known and prized feature of this beautiful city. A higher building would not in any case ease the issue of affordable housing, and we urge the Council to reject any plan for a building of five storeys.

Peter Smith and Masaharu Mukai,
403 – 1050 Park Boulevard,
Victoria.

Pamela Martin

From: [REDACTED]
Sent: Sunday, December 04, 2016 12:36 PM
To: Victoria Mayor and Council
Subject: Cook St Village developement

I currently live in Oak Bay but lived on Wellington Ave for 28 years - moved 1 year ago!

Re: Cook St Village proposed development - I really believe that the proposed development is too large not only in itself but also that it would be a "toe in the door"

for further as large or even larger development. I also believe that any developments such as this should be forced to provide adequate visitor parking and parking spaces for any commercial spaces in the development - it sometimes seems that city council thinks that on the day after tomorrow we are all going to switch to bicycles - it's NOT going to happen!!

It would be great to see a "town house/family friendly" development rather than tiny overpriced condos

Pamela Martin

From: leanne [REDACTED]
Sent: Saturday, December 03, 2016 4:33 PM
To: Lisa Helps (Mayor)
Subject: Cook and Oliphant Project

To Whom it May Concern,

I think this project will create a visual monstrosity and will benefit only the wealthy. Firstly, it displaces people out of affordable housing; I know this as I was a former tenant in one of the suites that Len is wishing to demolish. Only the wealthy will be able to afford the suites Len will build and thus Cook St. Village will be completely gentrified. The amount of environmental damage that Len will be doing is astronomical. I would like everyone on council to be aware that there is a 100 plus year old Heritage tree, certified by Brooke Daitle of the Parks Department, that is located in the backyard of the 214/216 rental unit. I would like to know what Len proposes to do with all the existing trees, including the protected aforementioned Black Walnut? Perhaps the project should go through on a much smaller scale, protecting the Heritage Tree and as many of the other trees as well.

Thank you for your time,
Leanne Gummersbach

Pamela Martin

From: Kevin Belanger [REDACTED]
Sent: Friday, December 02, 2016 2:59 PM
To: Victoria Mayor and Council
Subject: Cook and Elephant (sic) re. Public Hearing 08 Dec 18:30

Dear Mayor Helps & co.,

Please preserve the irreplaceable value of Cook St. Village as a people-sized, walkable, community patio space.

Firstly, all business, their customers and nearby homeowners will suffer enormously if we allow a monstrosity of a building to **block out the sun**. Sitting, sipping, chatting, communing over lunch on a park-side patio on a sunny afternoon is exactly why we love our village and spend so much of our time and our hard-earned money so close to home.

A five-story blocky building at Cook and Oliphant would literally block out hours of late afternoon sun, throwing shade over Vancouver Island's most successful cafe-brand (*Serious Coffee*), our own neighbourhood Olympic Chef (Cosmo @ *the Hot & Cold Café*), the Beagle pub, the new public patio space outside Big Wheel Burger, and the premium patio at one of the Victoria's most successful restaurants *ever*, the incomparable: *Prima Strada*. I joke with them each time I pick up a pizza that I moved across the street to be near their oven, but the running jest bears a much deeper truth.

Secondly, a **liquefaction zone** is a terrible place to perform a **geotechnical experiment**. Permitting the excavation of a massive foundation directly across the street from Oxford Foods and Rexall Drugs **exposes the City of Victoria** to a gaping hole of a liability should Oliphant Avenue and/or Cook Street and adjacent businesses and dwellings suffer any **subsidence** related to the construction and overloading of the unstable, **poorly consolidated surficial sediments**. This same effect played a significant role in the seismic devastation of Christchurch, New Zealand. Why would we add **another oversized building** to our **earthquake burden** when we need to be spending our precious resources to mitigate existing issues?

I recently earned my M.Sc. in Earth Physics at the University of Victoria SEOS department. Any geotechnical engineer worth his salt will tell you that there are absolutely no guarantees of bedrock depth between Beacon Hill and Moss Rock. Cook St. Village is built on the marshy edge of a pond that sat over a peat bog deposited over loosely consolidated glacial till resting on gelatinous, blue-green marine clay that has already caused foundational havoc for many existing businesses in the village. A low-lying, muddy flat that was at least 50 m under the ocean at the end of the last ice-age is **the absolute worst place to build tall buildings**. Period.

Aren't four stories more than enough for any building in any 'village' anywhere? Any architect can tell you that building sizes are far from arbitrary; quite the contrary, they represent one of the universal measures of our species. Anyone who has visited the great cities of Europe and Asia can easily tell which cities and neighbourhoods continue to capture our hearts because they attract people and make them feel good, as a near-urban escape-pod. **Big buildings belong downtown, not on Fairfield Farm!**

This coming year, I am launching my own small business. I am offering eco-tours in a Tesla Model S. I don't want to lead tours for more than a few people at a time. I don't want to suddenly explode to a fleet of dozens of Teslas. I want my business, my family, and my community to grow sustainably. How about you, eh?! ;)

Thank you for your attention in this matter. I look forward to participating in next Thursday's Public Hearing at City Hall.

Sincerely,

Kevin Belanger
Tesla Tours



www.teslatours.ca

[M.Sc. UVic \(SEOS\) 2013](#)

Pamela Martin

From: webforms@victoria.ca
Sent: Friday, December 02, 2016 3:44 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Joanne Thibault
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Re: 212-220 Cook Street - Urban Core Ventures

I would like to encourage the City of Victoria to support the Urban Core Ventures development at 212-220 Cook Street. As a renter and now on my third rental hunt (hopefully longer-term now that I am settling here), I am quite familiar with what's available in the price range that the Urban Core Venture homes will be. Of course, there is not enough housing (owned or rented) in this price point, so Urban Core Ventures is filling a real need.

Additionally, this development will indeed be an improvement over the existing use. Houses wear out and then they become an eyesore, which is the case with a significant proportion of Victoria housing. The houses at 212-220 Cook Street are in this category so the attractive, well designed housing proposed by Urban Core Ventures, already modified to meet neighborhood demands, is a good contribution to urban renewal.

Finally, Cook Street is a beehive of people, traffic and business. The Urban Core Ventures development fits right into that setting and will sparkle it up even more. All of my walking and eyeballing Victoria streets and buildings has given me a good eye for what would fit and what would stick out like a sore thumb. Urban Core Ventures has their design right - it fits perfectly.

I appreciate being able to add my two cents worth to this discussion. Victoria is a great magnet for people and always will be. Thanks for the great care and consideration taken in growing spaces for everyone in a life-giving manner.

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[REDACTED]

Pamela Martin

From: goodlight shawca [REDACTED]
Sent: Saturday, December 03, 2016 10:51 AM
To: Victoria Mayor and Council
Subject: Oliphant Development: How Architecture creates Emotional Response

Hello Mayor and Council,

I appreciate that the developer has somewhat reduced the monolithic titanic look but the building is absolutely charm-free!!

I LOVE Cook St Village and the Village deserves visually pleasing buildings.

Take 15 minutes of your valuable time and Google:

- "architecture and emotional response"
 - "how architecture influences behavior"
- or
- "impact of architecture on society"

This building does not look like it has a "village" feel to it. Just one more concrete, steel and glass building....no feelings of warmth....no feelings of comfort.....

Why not build something that visually enhances the neighbourhood?

A building that people of Cook Street Village are proud of? After all we are the ones who will be looking at it every day for the next 60 or more years....not the developer, and not you the Mayor and Councillors.

I'm sure the height would not be such a BIG objection by the proud citizens of Cook Street Village if the building had some redeeming architectural look.

The way the building is now I guarantee you that I will attend all meetings and fight.

Sincerely,
Jean Siemens
44 Linden Ave
[REDACTED]

--

"He who does not understand your silence will probably not understand your words."...Elbert Hubbard

Pamela Martin

From: Janet Cauthers [REDACTED]
Sent: Monday, December 05, 2016 1:14 PM
To: Victoria Mayor and Council
Subject: Re: Proposal for a 5 storey (plus) retail/residential building at 220 Cook St.

Mayor and Council

Re: Proposal for a 5 storey (plus) retail/residential building at 220 Cook St.

I write to **oppose** the proposal for a 5 plus storey retail/residential at the corner of Cook St. and Oliphant St. in Cook St. Village.

The changes that have been made to this proposal do not deal with the real problem which is the scale of the building relative to the other buildings of the Cook St. Village and Fairfield area.

The comfortable and attractive ambience of this area depends on the low profile and “village” quality of the streetscape. The proposal remains fourteen feet higher than the Park Blvd. condominium behind it which has been wrongly used to justify its scale, and will have a massive and discordant effect on the unique quality and human scale of Cook St. Village and the heritage houses around it.

Please refuse to approve this proposal unless there are further very significant reductions in its scale.

Thank you.

Janet Cauthers

304-1050 Park Blvd
Victoria BC
V8V 2T4

Pamela Martin

From: webforms@victoria.ca
Sent: Monday, December 05, 2016 12:49 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Janet cauthers
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Re: Proposal for a 5 storey (plus) retail/residential building at 220 Cook St.

I write to oppose the proposal for a 5 plus storey retail/residential at the corner of Cook St. and Oliphant St. in Cook St. Village.

The changes that have been made to this proposal do not deal with the real problem which is the scale of the building relative to the other buildings of the Cook St. Village and Fairfield area.

The comfortable and attractive ambience of this area depends on the low profile and "village" quality of the streetscape. The proposal remains fourteen feet higher than the Park Blvd. condominium behind it which has been wrongly used to justify its scale, and will have a massive and discordant effect on the unique quality and human scale of Cook St. Village and the heritage houses around it.

Please refuse to approve this proposal unless there are further very significant reductions in its scale.

Thank you.

Janet Cauthers

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[REDACTED]

Pamela Martin

From: Jane Ramin [REDACTED]
Sent: Sunday, December 04, 2016 8:58 PM
To: Victoria Mayor and Council
Subject: Cook and Oliphant development proposal

Dear Mayor and Council, I was very pleased and encouraged by your decision at the July 19 council to have the developer work with the neighbours to address concerns about height and integration of the proposed development with the village and neighbourhood. I also heard different councillors say that they would not support the project going forward until these concerns were addressed and there was a greater degree of concurrence by the neighbourhood. That you didn't want the project to come back just a little bit better, with just a little more shavings taken off.

As one of the neighbours who made a sincere effort to work with the developer, I am very disappointed to see that the proposed 5 storey (55 ft.) proposal have changed little to address neighbours concerns. Other than shaving off a mere 3 feet in height, there has been no change in the size (height and mass) of the building. The developer has clearly stated to the community and to Council that he is unwilling to reduce the height or mass of the building.

In over thirty years of community planning, Fairfield residents have consistently asked for buildings no higher than 4 storeys (42 ft). The Cook St. Village Guidelines 2006, which are the current guidelines to be used under the OCP (2012), specify 4 storey buildings. The petition signed by over 700 residents and visitors to the Cook St. Village in the summer of 2015 requested that building be limited to 4 storeys. In the City's recent Fairfield Neighbourhood Planning forums, the round tables unanimously reiterated a wish for no more than 4 storeys in the village.

The community has spoken. Please listen to your electorate and rejected this proposal. The residents of Fairfield are not anti development, as some have suggested. In fact we welcome change and appropriate development that integrates with the neighbourhood and will enhance our community. For example, lower height (4 storeys up to 42 ft.), more public and/or green space (e.g. increased set backs) and a design which integrates with the neighbourhood (e.g no flat roofs or uninterrupted facades over multiple lots and adequate/accessible parking provisions). The current proposal falls short on all counts. It does not address our concerns.

I look forward to your decision which reflects the concerns of the broader community.

Sincerely, Jane Ramin 1023 Oliphant Ave.

Sent from my iPad

Pamela Martin

From: Jane Ramin [REDACTED]
Sent: Sunday, December 04, 2016 7:14 PM
To: Victoria Mayor and Council
Subject: Cook and Oliphant development proposal

Dear Mayor and Council

By changing ground level commercial use to residential and live work the developer has reduced surface parking spaces from 19 to 2 appears to be a desirable change to the project. This allows for more low level greenery along the laneway primarily to screen the ground level residential units from the expanded laneway traffic accessing the underground parking garage, making the units for desirable. However, Since the underground garage extends to the property lines, large trees which would eventually screen the building from neighbours at the rear will be unable to grow to their potential.

Part of the surface parking reduction is a hidden reduction in parking requirements for live work units (which allow for retail as the market dictates) from the current 2:1 requirements to a 1:1 provision. The addition 4 spaces which city staff requested for live work, were added in the penultimate submission, but vanished in this final submission. Nowhere is this reduction identified as an additional variance. The remaining commercial and visitor spaces have been moved underground.

Underground commercial (and visitor spaces) are less likely to be used particularly in this case where the underground commercial parking is located at the opposite corner of the building from the commercial space with no internal access from underground, requiring customers to walk up and half way around the entire building (likely easier to look for a spot on Oliphant first!).

Cook Street Village merchants have consistently expressed concerns to the City over lack of parking in the village and have asked that their customers be given access to residential only areas on nearby streets. Residents in neighbouring street are also concerned about the additional parking demands of this development on neighbouring residential streets and are opposed to absorbing parking requirements not met by the developer. The developers flawed parking study suggests that the two remaining surface spaces be used for commercial loading (next to new and existing residential units), contrary to the developers claims that the loading area has been removed.

As a City transportation engineer told us, if the parking requirements cannot be met on site then the development is too large for the site. The revised plans only exacerbate the existing parking/traffic problem in the village, to the detriment of existing businesses and residents, and will not enhance the village.

Please do not approve this oversized proposal which will negatively impact our village in many ways in addition to parking and traffic.

Thank you for your careful consideration.

Sincerely, Jane Ramin, 1023 Oliphant

Sent from my iPad

Pamela Martin

From: Jane Ramin [REDACTED]
Sent: Sunday, December 04, 2016 11:39 AM
To: Victoria Mayor and Council
Subject: Cook and Oliphant Development proposal

Dear Mayor and Council, Mr. Cole the developer has characterized the 17 predominately 430-570 square feet rental units for 10-20 years as an "amenity/benefit" in an attempt to leverage support for this project. In fact this development will displace 12 800+ square feet rental units. Rents in a new building will be higher than the current rent in the existing buildings. Based on rents of \$21/m2 suggested by Mr. Cole I have calculated that someone would have to earn \$38-40,000 in order for a 430 sq. ft. unit to be "affordable" (i.e. 30% of income). This development will only reduce the available affordable house in the village.

Please do not approve this oversized building in the Cook Street Village only to get more rental housing in the village. No only will this building be inconsistent with the future village portrayed by residents in the recent Fairfield neighbourhood planning forums, it will also set an undesirable precedent for other development proposals likely to come forward over the next few years in Cook St. Village.

Thank you for you consideration to this very important issue.

Jane Ramin
1023 Oliphant Ave.

Sent from my iPad

Pamela Martin

From: Hannah Rabinovitch [REDACTED]
Sent: Sunday, December 04, 2016 10:43 AM
To: Public Hearings
Subject: Thurs Dec 8th 6:30 - 1041 Oliphant Ave and Cook St. Rezoning

Hello,

Thank you for the opportunity to provide input for next Thursday's public hearing on the Cook and Oliphant Development.

I live and rent at 1025 Suttlej St and have rented in the Cook St. Village / Rockland area since 2010.

I support the re-development with two main concerns.

At a meeting I attended at Sir James Douglas last spring, I heard that 9 units of the building would have a rental covenant for 10 years. I could not see in the DevTrack documents whether the 9 units were still being held under a rental covenant. It is important to me that a minimum of 9 units, it should be more, are held under a rental covenant in perpetuity, or at least 25 years. Rental is a viable way to profit from a development and service development loans. This redevelopment will result in the net loss of rental units in the neighborhood and this should be diminished as much as possible through rental covenants on units to allow young and low income people to continue to live in the neighborhood. Holding three rental units for individuals or families on rent subsidies could also increase the income diversity of the building, which research shows improves health and wellbeing.

I have also heard questions about whether the development will incorporate energy efficiency principles into the building design. I support work to increase the energy efficiency of the building and reduce carbon emissions over the life of the building.

Thank you,
Hannah Rabinovitch

Pamela Martin

From: webforms@victoria.ca
Sent: Friday, December 02, 2016 7:50 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Glen Frecker

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

My wife and I have purchased in Black & White and will be moving from Toronto when the build is complete. I am in favor of this new project as it will keep Victoria Vibrant for the years to come. Progress demands careful attention to the community as a whole, but I feel the developer has worked with the community to keep this most cherished community, Cook street Village well served.

A bright future will see this development meet the needs of an ever changing VIBRANT VICTORIA.

Glen

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[REDACTED]

Mary E. Doody Jones
435 Kipling St.
Victoria, BC, V8S 3J9
Phone: [REDACTED]
Email: [REDACTED]

Victoria City Hall
#1 Centennial Square
Victoria, BC, V8W 1P6

Dec. 2, 2016

Mayor and Council

Regarding the proposal at Cook and Oliphant, please take the time to read the following three points (from a list of problems) and consider voting for full rejection of the proposal.

1st. Staff did not follow Mayor and Council's instructions (as explained by Wayne Hollihan) for "staff with the applicant to address the concerns expressed by the neighbourhood, including 'height' and 'integration of the building into the village.' "

What Council did not want, a plan "just a little bit better" or "just a little more shavings taken off," has happened: minor changes and still 5 storeys.

2nd. The missing change of integrating into the neighbourhood is highly important to respect the village in form, fit and character. Meanwhile, the Cook Street Village Plan is in process. The proposal's bulk sets the tone, when 4 storeys are controversial in the new Plan.

3rd. Rentals are needed but these new units would not assist the situation:

- 12 permanent, family-sized rental units would be demolished for 9 rentals.
- Even if more rentals are added, the 430 sq. ft. units are too small for small families.
- The new non-market rents will cost more compared with the older units.
- In 20 years (when we can't know conditions) the market price would apply.

Could you consider requesting rental units, for various sizes from singles to family, north of the village. as far as Fort. There are several places, e.g., NW Fairfield and Cook.

Thank you for your attention to this matter.

Sincerely,



Mary E. Doody Jones

Pamela Martin

From: [REDACTED]
Sent: Friday, December 02, 2016 10:03 PM
To: Lisa Helps (Mayor)
Subject: Cook Oliphant project

No objection if meets City zoning.

We reside at Southgate Cook Street intersection and welcome new residents to our lovely neighbourhood.

Des & Jacquie Carpenter 305. 1063 Southgate St.

Pamela Martin

From: Denton Pendergast [REDACTED]
Sent: Sunday, December 04, 2016 3:09 PM
To: Lisa Helps (Mayor)
Subject: Five storey Cook St bldg

Hello Lisa

I'd like to add my name to those in opposition to the development of the Cook & Oliphant building. I seldom take a stand to impede development but in this case believe its construction could not be interpreted as progress.

Best to you
Denton

Pamela Martin

From: Denise Davies [REDACTED]
Sent: Friday, December 02, 2016 6:11 PM
To: Lisa Helps (Mayor)
Subject: Cook/Oliphant Development

Dear Mayor and Council,

I am writing to request that you reject the current proposal to build a five story edifice at the corner of Cook and Oliphant.

As a long time resident of the village I am *not opposed to change*.

I do not live in a fantasy world of sentimental nostalgia for the village of the 1960's.

It is only natural that the current longtime smattering of structures be replaced along the stretch that we call Cook Street village.

I have followed this particular project from the beginning and noted the small adjustments made by the developer over time.

However; the height being discussed in the community plan is out of balance with the nature of the community.

Why is it that Oak Bay village gets a height restriction of four stories and Cook Street does not???

If four stories were our accepted limit I would have absolutely no problem in accepting this project and several others like it as we move the area into the next phase of urban development.

I shall fight for change to the designation of large urban village in the community plan but meanwhile I do not want this building to get under the wire and stick out like the 'sore thumb' at the end of the row.

I welcome the addition of new residential space whether for rentals or for purchase but ask that the developer be subjected to a four story maximum. If he were to do so I would be out with my shovel the very next day helping him to get started.

I shall again show up in person to hear the arguments put forward to you on December 6th. and I trust that the opinions of actual residents of the area will carry more weight than those shipped in from elsewhere.

Thank you,

Denise Davies

home owner

159 Cook Street.

Pamela Martin

From: webforms@victoria.ca
Sent: Monday, December 05, 2016 7:43 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: David Schell
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Mixed-use Cook Street Village development

I live a few blocks from this area on Faithfull street and think this would be a great edition to the neighbor hood and hope you do too.

Regards,
David Schell.

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[REDACTED]

Pamela Martin

From: Cory Greenlees [REDACTED]
Sent: Sunday, December 04, 2016 9:50 PM
To: Victoria Mayor and Council
Subject: Reject: Cook and Oliphant development proposal

Dear Mayor and Council:

I'm writing to urge you to reject the proposal for the development at Cook and Oliphant Streets. My home is on Moss Street and I'm in the Cook Street Village nearly every day. I am deeply concerned that the proposed development is too high and massive for the location at Cook and Oliphant.

I'm convinced the development as proposed will not adequately replace the existing 12 units of low costing housing so needed in Fairfield and in Victoria generally.

With 25 fewer stalls than required by the bylaw, I believe pressure on parking will be increased by the proposal. The already crowded residential streets around the Village and on Cook Street will just become more pressed for parking space.

This proposal is not ready for a public hearing. The developer has failed to adequately respond to the City's instructions regarding community consultation especially with regard to height and integration with the Village. Please reject the proposal, defend the Fairfield community from inappropriate development and protect the character of Cook Street Village.

Respectfully yours,

Cory Greenlees
254 Moss Street
Victoria BC
V8V 4M4

Pamela Martin

From: Carol Prowse [REDACTED]
Sent: Saturday, December 03, 2016 3:15 PM
To: Public Hearings
Subject: Zoning Regulation Bylaw-Amendment Bylaw No. (1077) No.16-091

We recently received the notice regarding the rezoning and development permit for 1041 Oliphant Avenue and 212, 214, 216 and 220 Cook Street.

As owners of property on Park Blvd., we object to the residential parking for this development being reduced from 1.4 spaces per dwelling unit to 0.9 spaces per dwelling unit.

The parking issues on Cook Street and Park Blvd. are well known. Often there is insufficient parking outside our condo due to people parking and walking into the village to shop. This reduction in parking spaces for this new development will create further congestion on our residential street. We would, therefore, respectfully request that this variance not be granted to the developers.

Sincerely
Carol Prowse

Pamela Martin

From: Bill and Susan Lea [REDACTED]
Sent: Friday, December 02, 2016 3:03 PM
To: Lisa Helps (Mayor)
Subject: Cook St.

Please do not allow more than 4 story developments in the Cook St Village area.

I am a condo owner living in this area more than 15 years.

Tank you,

Bill Lea

Pamela Martin

From: Bert Blattmann [REDACTED]
Sent: Friday, December 02, 2016 3:01 PM
To: Lisa Helps (Mayor)
Subject: Cook & Oliphant Development proposal

Dear Mayor

I am a Fairfield resident living one block away from the proposed new development. I wish to inform you that I am all in favour of this new development, since it will replace old structures with no heritage value. This new proposal will enhance Cook Street village and increase its density which is good for local business.

I trust you and Council members will support the new development.

Sincerely yours;

Bert Blattmann
1224 Chapman Street
Victoria