

Pamela Martin

From: ALICE ALBERT [REDACTED]
Sent: Monday, December 05, 2016 5:10 PM
To: Victoria Mayor and Council
Subject: Proposed Development: Cook and Oliphant
Attachments: cookoliphant.doc

Mayor and Council,

Since living in Victoria for the past 38 years I have noticed any number of changes to the City's landscape through developments. Some have been welcome and others not.

In particular, I have seen many changes to the Cook Street Village since living on Moss St—for the past 36 years. The loss of the Normandy Apartments and the businesses that flourished on that same block affected me in a few ways. The façade of the Normandy Apartment was special, in my mind and could have been retained. The Fish and Chip shop that had been in that location for a few years has been missed.

Please read the attachment enclosed.

In the interests of full disclosure, I am, from this date forward, a member of the Board of the Fairfield Gonzales Community Association and have been sitting on CALUC for approximately six (6) months. The views expressed in the attachment are mine and mine alone and in no way reflect those of other members of the Board or of CALUC.

Thank you for your attention to my letter,

Alice J. Albert
453 Moss Street.

ALICE J. ALBERT
453 MOSS ST. V8V 4N5

RE: Cook and Oliphant proposed development.

TO: Mayor and Council

The proposed complex insults me: it is not in keeping with the character of the Village. The joy of the Cook Street Village is the eclectic mix of buildings and businesses. It has had, and to an extent, a mix of low level and slightly higher level buildings. There are wide sidewalks and pleasant boulevards with their tree coverage. People gravitate to Cook Street Village for the shopping, the ambiance and the feel of an older, more sedate village atmosphere. The proposed building would remove all that is beloved.

This suggested development at **Cook and Oliphant** may have gone through a couple of iterations, and it appears to me that the current proposal *seems even more grand—in size and not in appeal*--than previous images that I have seen.

The meetings that I have attended with respect to this proposal have been, for the most part, opposed to it. I am opposed to it. Current Affordable housing units on that property will be eliminated and not re-instated. Concessions to providing for a small number of rental units for a limited amount of time runs counter to the need for affordable rental housing—as per the City's definition of affordable--in perpetuity.

It is out of scale to the buildings on the four corners that surround it. It seems to me that it does not comply with the OCP with respect to any attempt at an urban forest landscape: there does not seem to be any greenery surrounding the building.

Further, it seems to me that this proposal does not take into consideration environmental concerns and does not look like a passive design.

This proposal appears to show little respect to pavement setbacks, thereby not respecting pedestrian spaces.

Please consider my concerns and vote this proposal down.

Pamela Martin

From: trish aikens [REDACTED]
Sent: Wednesday, December 07, 2016 10:44 AM
To: Victoria Mayor and Council
Subject: Proposed redevelopment at Cook and Oliphant streets

City of Victoria
Pandora Ave, Victoria BC
December 7, 2016

Dear Mayor and city council: Re: Proposed Redevelopment Cook and Oliphant

If you support the proposed redevelopment at Cook and Oliphant streets, I believe you support the gradual decay of a village. Cook street village (Village) is a gem that many have fought to protect from the insanity that is out-of-control high rise and densified development. I think 53 housing units wrapped in a building whose height will dwarf existing trees and buildings in the Village is not in keeping with a community that has struggled to retain its small town character. Please don't - in the name of business and density - force this little wonder to be "just like the others". Let it retain its individuality. In a city that continues to grow bigger and increasingly troubled the Village is a sigh of relief. High rise development and densification will leave it gasping for air.

As Mick Jagger says, "you can't always get what you want". However, he didn't say you couldn't try for an alternative and more appropriate solution. Should the developers decide they could scale down their project to something resembling the respectful mixed use commercial/residential low-rise construction situated at the corner of Oscar and Cook streets, they may garner more support.

In closing, a point about density. There is an argument that if one densifies in the city core there will, or should, be no development in the outlying and rural areas. Were that the case, but sadly it is not. As urban cores expand so too do other areas - look no further than the western shore. And where does it end? When do you and successive city councils say, enough? If you follow the examples of Vancouver, Toronto, and Calgary, you don't. And really, do you want the Village to be just like a city that is on its way to becoming another Vancouver? As a tax-paying resident of Fairfield, I do not.

I appreciate your consideration of my submission.

Respectfully,

Trish Aikens

Pamela Martin

From: Samantha Beare [REDACTED]
Sent: Wednesday, December 07, 2016 9:03 AM
To: Victoria Mayor and Council
Subject: Cook and Oliphant Development

Dear Mayor and Council,

This development is too tall.

This development has only 25 parking spaces.

This development is architecturally an eyesore in the village.

I respectfully ask you to send this proposal back to the developer.

Respectfully,

Samantha and Ian Beare
1014 Park Boulevard
[REDACTED]

Pamela Martin

From: Robert R. Martin [REDACTED]
Sent: Tuesday, December 06, 2016 8:02 PM
To: Victoria Mayor and Council; self
Subject: OLIPHANT PROPOSAL

Dear Mayor Helps and Council:

I am writing to express my concerns about the proposed development at Cook and Oliphant. I have been a Fairfield resident for some time.

Please give the local neighborhood planning process an opportunity to create a balanced, positive outlook for the Cook Street village before you approve this game-changing and irreversible development.

I hope that you will turn this project, as it now stands, down decisively. My reasons are:

- a. The building is out of scale for the Cook Street villiage. Five stories is too high given everything around it. By setting this dangerous precedent, you would risk turning a part of Victoria which has held its style and presence for decades, into the beginnings of a Fort Street-style tunnel zone on the way to Dallas Road. This is not a downtown core setting; it is a small to medium sized, neighborhood-friendly commercial and residential area in the midst of one of Canada's few remaining classic character neighborhoods. Please help us preserve some of that character as we build a range of new housing and business options.
- b. The Large Urban Village component of the OCP is neither supported by the neighborhood, or considered the outcome of a consultative process which was adequately managed by city hall staff. If you base the approval of this proposed development on that concept, you miss an opportunity to accurately assess and support what the broader community wants. We know that you need revenue for major project support, and we are prepared to work with you on that; but this is not the way to get it, any more than putting a major sewage treatment plant at Clover Point was.
- c. The developer's responses to your requests for significant rethink, based on community feedback you received, have been relatively minimalist.

I ask you to consider how you will feel ten years from now, when you walk, ride or drive through the Cook Street village and see what it has become. Its future is in your hands. Please turn this proposal down.

--

Robert R. Martin
1236 Faithful Street

Pamela Martin

From: Patsy Mathys [REDACTED]
Sent: Monday, December 05, 2016 7:45 PM
To: Public Hearings
Subject: Public Hearing REZ00472

Dear City of Victoria,

I will be unable to attend December 8th public hearing for rezoning application of REZ00472 the 212 Cook Street condo proposal.

IN FAVOR: Reviewing the proposal I think the building structure is beautiful, looks in scale and will blend in well with the Cook Street village area. It is so refreshing compared to the skyrise condo buildings being built in my residence, Harris Green.

CONSIDER: If I may make a slight suggestion. The proposed house usage agreement #16-091 limits floor #2 to rental units with a 10-20 city oversight. If amenable to the developer consider having second floor be sold as standard condo units then let buyers determine whether to rent out or to live in. This would minimize owner/city oversight and keep flexibility for the type of resident over the years. This will also minimize commercial, work/live, rental and live-in owner factions within the strata.

Patsy Mathys
932 Johnson St.
Victoria

Pamela Martin

From: Patrick Skillings [REDACTED]
Sent: Tuesday, December 06, 2016 11:14 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: OLIPHANT PROPOSAL

Dear Mayor & Council,

I send greetings from Maui where I find visiting the springs of youth reminds you to love ♥□ this life in all its mystery & glory. The minor birds strut with such confident steps that they appear to be in charge of all they survey- fortunately their apparent control is largely ignored by all the other birds & animals. The huge Banyon Tree in the centre of Lahaina still shelters the birds every evening.

I must say Lahaina is much the same as I remember from my last annual visits more than 30 years ago. It is protected by heritage designation just as our old town must also be protected to remind future generations of the beauty of our past. Single & 2 storey buildings line Front Street (Old Lahaina Town - ancient Hawaiian 🌺 capital & Whaling Village) just as 3 & 4 storey buildings line our Wharf Street. The value of the real estate is immense but the retention of the past is vastly more important!

At the outset I must say that I do not envy your important task to discern what would be a blessing to Victoria's landscape. Beauty must be integrated with economic vitality. I salute the Jawl family who have added to our city in so many ways. The Cordova Bay golf course & condominiums have combined beauty with livable high density. The Selkirk/ Jutland development has added to the beauty & higher density of our city.

You must discern what would be an important addition to the economic vitality of the Cook Street Village without impairing the sweet livability of that community. Change will come but is this building in its lack of setbacks dominating the site or adding to it?

Does it's design add to creativity & livability or does its design simply seem to plunk more people in its rectangular block. Would the Jaws feel they had added to the landscape or detracted? Is it the mass of the 5 storeys that is deplorable (no political pun intended) or the design? I remind the council that Brian Sharp simply added a new 2 storey building several years ago in the village & people ♥□ loved it and it added to the economic vitality.

I must say that I think of the councils that have said no. The Reid proposal would have been deplorable for Wharf Street & downtown! Is reaction to this development simply NIMBY or is this building really not an architectural addition. Will people learn to live with it or will they forever find fault with its provenance?

I apologize but I think it lacks the architectural energy to add to our city and the livability of the Cook Street Village.

Yours sincerely

Patrick Skillings
Remax Camosun Oak Bay
[REDACTED]

Pamela Martin

From: Nan Phillips [REDACTED]
Sent: Tuesday, December 06, 2016 10:45 AM
To: Lisa Helps (Mayor)
Subject: Cook/Oliphant proposal

Once again I write to plead for a more appropriate development: No More than 4 stories & design more suited to Cook St Village and nearby park.

I have attended several meetings and it is clear that those of us who walk in the neighbourhood on a frequent basis strongly wish that the existing ambience be appreciated and embellished, rather than destroyed!

Please listen.

Thanks for your attention.

Agnes H. Phillips
201-978 Heywood Ave.
Victoria, BC,
V8V 2Y4

Pamela Martin

From: webforms@victoria.ca
Sent: Monday, December 05, 2016 4:21 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Meredith Warden

Email : 1 [REDACTED]

Reference :

Daytime Phone : Not provided

I've lived in Cook st. village area since 2008 and am a huge fan of the area.

When I heard about the development of 220 Cook St. I was very excited to see new development in a thriving area. Urban densification is better than urban sprawl.

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Pamela Martin

From: Matthew Webster [REDACTED]
Sent: Wednesday, December 07, 2016 10:51 AM
To: Victoria Mayor and Council
Subject: Cook Street Village

Dear Mayor Helps and Councillors,

This email is to add my voice to the many others concerning the proposed development in Cook Street Village at the corner of Cook and Oliphant. Quite simply, the height and concomitant density of the current proposal are too high, and would set a precedent if approved; a precedent that would, I believe, eventually result in this area losing the quaint charm that both residents and tourists find so relaxing.

Limiting the proposed development to four stories should not be a deal breaker, and would answer the concerns of most of those against the current proposal. As a local resident and property owner, I am asking you to please consider the local concerns with this development as currently proposed, and to direct the developer to draft a revision that takes these concerns into consideration.

I appreciate your time and efforts in dealing with this issue.

Sincerely,

Matthew Webster
401 - 920 Park Boulevard
Victoria, BC V8V 2T3

Pamela Martin

From: Victoria Executive Rentals [REDACTED]
Sent: Tuesday, December 06, 2016 7:28 PM
To: Victoria Mayor and Council
Subject: Cook and Oliphant Project

Dear Mayor and Council,

This email is to confirm my full support of the Cook and Oliphant development. I believe that this project will be a major improvement to the village area creating a much more desirable place to visit and/or live.

A much needed and exquisite addition by one of Victoria's most renowned developers.

--

Best regards,

Lisa Newman
Manager and Co-owner
Victoria Executive Rentals
#1 Choice in Victoria
Cell: [REDACTED]
rentalsvictoriabc.com
Email: [REDACTED]



Thank you for contacting us!

Pamela Martin

From: Larry Lewis [REDACTED]
Sent: Wednesday, December 07, 2016 1:27 AM
To: Lisa Helps (Mayor)
Cc: 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); Public Hearings
Subject: Proposed building at cook and oliphant

Hello, I had intended on speaking at the public hearing Thursday evening, but due to the rather nasty weather I've decided to write instead.

I live across the road from the site and have done so for the last 22 years, so I'm very familiar with the village and on speaking terms with quite a few of the residents.

A little while back, we were consulted by the city as to what we would like to see the village become and from that gathering a few points came to light - there was pretty much a consensus of opinion as to what we felt would be appropriate for the future growth down here.

If I may summarize what we envisioned:

No "boxy" massing

Large setbacks, like **every** other building down here.

Limited height and no large shadowing

No multi-storey developments without terracing

From what I can see from the proposed building plan, just about every facet of the proposal is in direct contravention of the ideas the community put forward, so one has to wonder if the community consultation process carries any weight at all ..

We were also concerned about an excess of retail - already there are unaffordable retail spaces in adjacent block and at food court, and it goes without saying that the lack of parking down here is already critical - for example, the residents of my building and the building next door have no residential parking allocation at all.

Thank you for your time,

Larry Lewis
suite#3, 257 Cook St
V8V 3X4
[REDACTED]

Pamela Martin

From: surroundings [REDACTED]
Sent: Monday, December 05, 2016 6:05 PM
To: Victoria Mayor and Council
Subject: Cook and Oliphant, Yes!

Dear Mayor and Council,

As a merchant in Cook Street Village for almost 24 years, I would to express my full support for the Development at Cook and Oliphant.

Placing density in commercial cores is sound urban planning. The height of the building, seems to be everyone's concern. Land costs and blue clay make building in Cook Street a very expensive endeavour, for this project to be feasible, we must allow the development some height. Cook Street Village has buildings at 4 stories, one more story is reasonable.

The increased density allows for a mix of housing, not everyone can afford a 1.2 million Fairfield home, I can't. I'm shocked that everyone is concerned about affordable housing. Fairfield is not affordable. Never has been. This is the neighbourhood you can afford to rent in, but when it comes time to buy your first home..... you have to start in a more affordable neighbourhood. I don't believe anyone in Fairfield would sell their home for below market value, therefore, we can not expect a developer to build and sell below market value.

Cook Street Village, while vibrant, suffers from a lack of retail space. Many of the buildings in the village are old, dated, and some are simply run down. Available retail space is much in demand and is non-existent. Recently, the bookstore was purchased only for the lease. The new owners liquidated the stock and will be opening a nail salon/spa. There are 2 spaces available in the village, one is asking 100 a square foot, and the bank building is only suitable office space.

Everyone complains about parking. Here are the facts, 80% of our clientele comes from outside the neighbourhood. We are a destination village. We rely on customers coming to the village from all over the capital region. In the last 2 years the City has removed side street parking making it residential only. In a recent meeting with City Planning, the merchants asked for side street parking to be residential only 5pm to 9am. City streets are public, not private property. We the business community are paying the lions share of the taxes, access to side street parking during business hours is reasonable.

The developer, Leonard Cole, has listened carefully to the business community. We asked for small retail spaces, to attract small business, which he gave us... and now due to public outrage has been turned into live/work... which is useless.. Live/ work has too many restrictions (lawyer, chiro, massage therapist, hair salon), and essentially just become more services, services that are already in the village. We need that retail space.

I appreciate that everyone loves Cook Street Village, I do. But, Cook Street Village is a commercial centre and we must remember that.

This project offers our village diversity. Diversity in housing, architecture, landscaping, and commercial use. This city and this neighbourhood prides itself on diversity. Let's not be afraid of it. Embrace it.

Thank you,

Kristiane Baskerville
owner
Surroundings
249 Cook St.

Pamela Martin

From: Jonathan Vidalin [REDACTED]
Sent: Monday, December 05, 2016 4:19 PM
To: Victoria Mayor and Council
Subject: Cook & Oliphant Mixed Use Project Letter of Support

Good afternoon Mayor and Council,

Please consider this email as a letter of support for the proposed residential housing redevelopment at 212-200 Cook Street (Cook & Oliphant) to be considered at the December 8th public hearing. I feel as though this is a reasonable and respectful mixed-use proposal that will positively add to the character of Cook Street Village. This project seems to follow the ongoing trend around the City of Victoria around densification and urban village nodes. The developer has done a good job of meeting the city's planning guidelines.

It's great to see our growing city continue to grow! I look forward to continuing to see the city promote growth and of course much needed additional housing for our region. The only effective way to reduce the supply pressures around housing within the city is, of course, to increase the supply!

Regards,

Jonathan Vidalin

Pamela Martin

From: John Veillette [REDACTED]
Sent: Wednesday, December 07, 2016 11:40 AM
To: Victoria Mayor and Council
Subject: OLIFANT PROPOSAL

I am against the proposal. The density is too great and the project is out of scale for Cook Street Village.

John Veillette

63 Howe St.

V8V 4K2



Pamela Martin

To: Joanne Rebner
Subject: RE: Cook and Elephant - I support

Dear Mayor and Council,

I am writing to say that as a Fairfield resident I am in favour of this development. The extra density provided with this proposal is in keeping with the objectives of our City. I like that this is on a major artery and feel that the residents will help to support the excellent retailers on cook street.

Joanne Rebner
119 Moss Street
Victoria, BC


Pamela Martin

From: Ron and Janis Carels [REDACTED]
Sent: Tuesday, December 06, 2016 8:00 PM
To: Victoria Mayor and Council
Subject: Oliphant Proposal

Dear Mayor and Council, I would like to address my concern regarding the size of the building scheduled to be developed in Cook St. Village. I have lived in the area for three years and love the charm of Fairfield and Cook St. Village. I understand the need for growth and residences for young and old. I like the idea of having contemporary and that it will have residential and commercial. The problem I have is the size, visually it will look out of place with the rest of the buildings in area and the parking spaces will be limited with the amount of people that would live there and the people that visit. It also borders close to the natural surroundings of the Park close by and do not think it adds to this charm. Perhaps it could be one story less to at least allow more light to the street and surroundings. Thank you for the consideration. Janis Carels
199 Olive St.

Pamela Martin

From: Jane Mertz [REDACTED]
Sent: Wednesday, December 07, 2016 9:12 AM
To: Victoria Mayor and Council
Cc: Ken Roueche; John Tylee
Subject: Important LAP information relevant to Cook-Oliphant

Dear Mayor and Council:

It was mentioned previously that some information from the Fairfield Gonzales Local Area Plan (LAP) process had not been included in the briefing made available to Councillors. This information is now available on the City website :

<http://www.victoria.ca/EN/main/community/neighbourhoods/fairfield-gonzales/fairfield-gonzales-neighbourhood-plan/fg-whats-happened-so-far.html>

There's a tremendous amount of information there; to save your time, here are the highlights that relate to the Cook-Oliphant project:

- Fairfield Future of Housing and Urban Villages October 17
 - Engagement summary - Executive Summary reference to "3-4 storey form"
 - Interactive Panels - Reference to "SMALL urban village"
 - Experiential Mapping - reference to 4 storey height cap in the first sketch
 - Visual Preferences - Cook Street Village is at the end of the images - note those favoured for the Village (mostly 2-4 storeys with variable rooflines and designs) and the Table Comments that follow
- Cook Street Village Forums, October 24, 29
 - Executive Summary quotes "build on limited change"; "unifying theme of limited increase in density and height of buildings", "The Official Community Plan concept for growth was most commented on, in particular to express concern for building heights permitted above three to four storeys."
- Future Housing and Urban Villages Dialog presentation October 17
 - 26 of 28 images shown are 4 storeys or less

and a sole contrary view:

- Merchants Forum - reference to "one building of at least 6 storeys"

Most of the 100 attendees recognized that density is required but were concerned that the 2012 OCP allows over four storeys.

Sincerely,

Jane Mertz, Ken Roueche, John Tylee
Friends of Cook Street Village

Pamela Martin

From: Jack Albhouse [REDACTED]
Sent: Monday, December 05, 2016 8:51 AM
To: Lisa Helps (Mayor)
Subject: cook st. development

my wife & i jack & gwen albhouse live at 303 1050 park blvd. this proposal will tower over us knocking out our view of govt house and much more good bye sunrise trees will disappear we may have to move as we are close to 90 yrs. old facing 2 years of noise as our property description is fairfield farm a walk off elephant towards the park you will see an original barn. if approved big profits await buyers & sellers our family dates back to 1890s kingston st now the site of the royal scot. we cannot turn back clocks but we can control the future. please try to protect us all. jack albhouse

Pamela Martin

From: webforms@victoria.ca
Sent: Wednesday, December 07, 2016 9:52 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Eric Mayes

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Dear Mayor Helps and Councilors:

My wife and I write to ask that City Council reject the rezoning proposal put forward for a new commercial/residential building at the Cook and Oliphant.

We are opposed to this proposed development for the following reasons:

1. The rezoning doesn't fit the Village. It's too many stories high, it expands the retail commercial zoning of the Village and the parking to be provided (55 spaces) is about 30% lower than the by-law requirement.
2. The design doesn't fit the Village. The proposed building is a big boxy block of a building that overcrowds the Cook Street sidewalk. The Cook Street Village has some good, human scale, new developments that should be the models for the future.
3. The project doesn't help affordable housing. It will force the demolition of 12 affordable dwelling units and the developer's offer to provide 9 small rental apartments in the development is inadequate.
4. The rezoning sets an unacceptable precedent. The City and neighbourhood are currently reviewing the Cook Street Village Guidelines and the Fairfield Gonzales Neighbourhood Plan. We are strongly opposed to the City proceeding with a rezoning before these two important local land use documents are updated.
5. It seems to us that the developer is asking for additional development rights and not offering much in return to our neighbourhood.

Thanks you for considering this request.

Sincerely,

Eric Mayes and Dawn Olson
1337 George Street
Victoria

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[REDACTED]

Pamela Martin

From: ELAINE HASLER [REDACTED]
Sent: Monday, December 05, 2016 1:48 PM
To: Lisa Helps (Mayor)
Subject: Cook Street Village/ Oliphant & Cook

Please do not allow this development to proceed on such a large scale. It will destroy the ambience of the village and encourage further development along the same lines. If developers cannot make a profit without constructing such behemoth buildings they are paying too much for the site. I know it is policy of mayor and council to encourage densification but **read densification as overcrowding** and you get a different perspective. Higher buildings create shadow and take away the sunshine and light which we need in our grey climate and is one of the elements that makes Victoria such a wonderful place to live. It is not healthy to crowd people together - sometimes you have to say NO. Please say NO to this plan as it is, you will be thanked.
Elaine Hasler

Pamela Martin

From: Chris Petter [REDACTED]
Sent: Tuesday, December 06, 2016 11:59 AM
To: Victoria Mayor and Council
Cc: 'Fairfield Neighbours'
Subject: Cook/ Oliphant development should be turned down at the December 8th public meeting

Dear mayor and council,

I am writing to Council because of the forecast for snow on Thursday evening at the time of the public meeting.

Like many of my neighbours I remain opposed to the Cook/Oliphant development in its proposed 5 storey form. The latest changes by the developer are superficial and do not address the major concerns raised by Fairfield residents listed below:

Precedent

- Fairfield is presently working on a new community plan which will obviously include a section on the Cook Street village, a hub for shopping and meeting with friends and neighbours. It would be wrong to set a precedent with an inappropriate building and to preempt a plan which will have much broader consultation from all area residents than does the present city plan.

Height

- The building will be too tall to blend in with those on either side. It will reduce the green space on the site by about 30-40% and being 93% paved over has inadequate provision for water runoff. Four stories with a much more terraced façade on Cook and Oliphant would be more appropriate. Also buildings should diminish in size towards the park and not have greater mass and height.

Character

- The design of this building is uncompromisingly inappropriate for the heritage values of the neighborhood. It is a huge block at the end of smaller more diversified designs with much lower profiles in the village, on both Cook and Oliphant. And does the village really need more retail space? (see below)

Parking

- There is already inadequate parking for cars on Cook St. causing surrounding narrow streets to become congested especially on weekends. Biketoria will further reduce parking by taking it away on one side of Cook St. The fact that this building doesn't provide enough room for tenants' cars and that the businesses will attract more traffic will make parking in the village and throughout the surrounding streets bad to impossible. Cook St. village is already crowded and Cook Street difficult to cross on foot or on bike because of heavy traffic. If Council really want to make lower Cook St. AAA then they need to make sure that all retail and condos provide at least as much as the bylaw requires for off-street parking.

Chris Petter and Linda Roberts

1220 McKenzie Street
(2 blocks from Cook St. village)

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06 December 2016

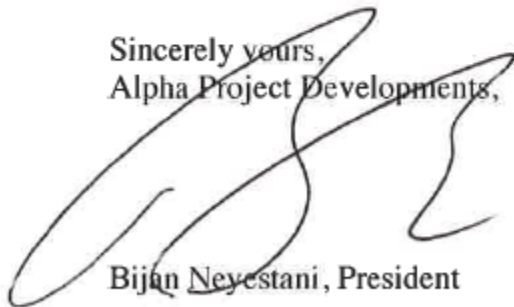
Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Re: Rezoning Proposal: 220 Cook Street

Your Worship and Members of Council:

We are writing to express our support for the above-mentioned rezoning application. We have had a chance to review the application and feel that the design and planning of this important corner site is quite appropriate and inline with the precedent established by existing urban design typologies of the Cook Street Village. Locating the mass of the building as close as possible to the corner of Cook Street and Oliphant Street, also allows the applicant to meet the livability guidelines.

Sincerely yours,
Alpha Project Developments,



Bijan Neyestani, President

Pamela Martin

From: Bertram Cowan [REDACTED]
Sent: Wednesday, December 07, 2016 6:43 AM
To: Victoria Mayor and Council
Subject: OLIPHANT PROPOSAL

Good Morning,

I am writing to express my concern about the proposed redevelopment of Cook Street Village and in particular the OLIPHANT Proposal. It is far too tall and will change forever the character of the Village.

Why was Cook Street changed from a Small Urban Village to a Large Urban Village as We do not ever remember be "consulted" about that change. It seems to be that the bureaucrats are running the "show" at city hall and our elected "representatives " just follow along.

In fact as we walk through Fairfield we notice more and more proposed development of single family lots to multiple units. This is not helping to alleviate the housing problem in Victoria or elsewhere.

What we need at this time is a moratorium on all development in Fairfield and take the time to seek meaningful input from the citizens of Fairfield. Whenever we have attended anything kind of "consulting" gathering it seems we are only paid lip service and things just keep on going along to favour development regardless of what the residents of a particular neighborhood say.

It that really consulting - I think not.

We certainly hope that Council will really listen to the citizens of Fairfield on the issue of the OLIPHANT proposal.

We look forward to hearing from you.

Elizabeth and Bertram Cowan
Howe Street.

Sent from my iPad

Pamela Martin

From: bernie cote [REDACTED]
Sent: Tuesday, December 06, 2016 3:27 PM
To: Victoria Mayor and Council
Subject: Cook St village dev. proposal

Dear Mayor and Council

I am the owner and co-developer of Beacon Lodge and Beacon Manor on Douglas St at Mile O.

I would just like to say that I am totally opposed to the size of the proposal re our village on Cook St.

It is massively over-size and will be the beginning of the end of the village.

I, personally am opposed to anything over 2 stories high.

When we wanted to build a four or five storey building at Mile O in the early 80's we were turned down on three separate occasions. Each time we hired new architects and started all over from scratch.

After 5 years of meetings with the James Bay neighbours and organizations and City Hall we built what you see there now: three houses joined together.

I do not regret the outcome. We have something to be proud of. We still own it and operate it. Had we been "developers" in the negative sense of the word

we'd not be able to say that now. Developers come and go but the village needs to live on as we the people of Fairfield wish it look, not as someone (probably from Vancouver) wants it to look.

Their interest is not in the village and its neighbours, of which I am one, but in making as much money as possible. Period.

Please turn it down completely. Thank you.

Sincerely,
Bernie Cote

To: City of Victoria Mayor and Council members

Date: December 7, 2016

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

Dear Mayor Helps and Council members,

I write to respectfully request that you reject the above Rezoning Application.

This proposal continues to pursue a design that defies common sense in terms of social, environmental and economic sustainability. It is a proposal that is too high (by 12 feet), too dense (by 10 units), and too weak in design for Cook St. Village.

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

I applaud city council and staff for their leadership in the local area planning process for Fairfield that has been underway for some months now. This process has engaged community residents, and their message is clear: No more than 4 stories in Cook St. Village. Let's respect the process by accepting the voice of a very strong majority of residents.

Respectfully yours,

Arlene Carson

1050 Park Blvd., Victoria, V8V 2T4

Pamela Martin

From: webforms@victoria.ca
Sent: Tuesday, December 06, 2016 1:07 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Andrew Nicholls

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Dear Mayor and Council,

I'd like to express my support for the proposed mixed use development at Cook St and Oliphant Ave. This is precisely the kind of thoughtful density that Victoria needs, particularly in the village centers that surround downtown. The developers have clearly made a serious and sustained effort to compromise with the concerns of the community and the end result is a really positive proposal.

Furthermore, I believe to further restrict, or limit this proposal means an inevitable reduction in housing options in Fairfield. This proposal allows affordable, walkable and transit focused housing units in a part of town that has too much single family housing stock that is out of reach for most Victorians. I lived in Cook St Village for 5 years, until 2015 and love the area, but it needs to adapt so that more of us can afford to live there.

I now live in the Oaklands, but continue to visit Cook St Village frequently.

Thank you very much for your time and consideration.

Andrew Nicholls

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[REDACTED]

Pamela Martin

From: Alix Little [REDACTED]
Sent: Wednesday, December 07, 2016 11:23 AM
To: Public Hearings
Subject: input on the proposed changes Oliphant Avenue and Cook Street

To the City Council of Victoria, regarding the proposed development on Cook street and Oliphant,

I have lived in Victoria for 11 years, and am a proud resident of cook street village (I rent an apartment on the corner of Oscar and Linden).

While I do applaud the cooperation between the city and the developer, and do acknowledge the concessions the developer made to the original plan (based on input from members of the community), I cannot yet support this development as it is.

While I am strongly in favour of increased density and affordable rental units, I have some concerns about this proposal that are not yet addressed. They are the reduction of affordable rental units and the impact that this development may have on property assessments and taxes for the neighbouring properties. Some of these concerns would need to be addressed by the city, rather than the developer.

For me to feel comfortable supporting this development, I would need to know what the city's plan is to address the temporary loss of 12 existing rental units. A major concern now that the vacancy rate has dropped to 0.5%. I would also like to know that any rental units offered by the developer would be of an equivalent size of those removed from the market. This would enable more than a single person to occupy a rental unit (something which makes living in this city more affordable). A mix of rental units that included 3 bedrooms, 2 bedrooms, 1 bedroom, and microlofts could be more appropriate.

I would also need to know what the city's plan is for residents who may find their properties being assessed for their potential as an assemblage for future development. An increase in the assessed value of a property can cause taxes to rise for the property's owner. Recently in North Vancouver, a property was assessed based on its potential as part of an assemblage for future development. Even though the property was not zoned to permit development, and even though the property in and of itself was not appropriate for development, it was assessed as though it was part of an assemblage and as though it had been successfully rezoned. This caused a huge increase in taxes on the property.[\[1\]](#)

I have further concerns about the affordability of these new units, and the environmental standards of the proposed building, but I am not able to adequately include them in this letter at this time.

For these reasons, I am not able to support this proposal as it is. That being said, I would be interested in seeing the city and the developer continue to work toward a solution that addresses these concerns. and others I think that the current proposal is huge improvement, but I am concerned that the city may not be able to address the outcome of such a development, and I think there is still some room for improvement in the development itself regarding rental units.

Thank-you for your consideration,

Alix Little

[\[1\]](#) The property was an investment property, rather than the owners residence. However, an increase in a property's value can have a huge negative impact on those who live there.

My current address is 4 - 404 Linden Avenue

Pamela Martin

Subject: FW: Please reject the Cook & Oliphant rezoning

From: Steve New [REDACTED]
Date: December 7, 2016 at 11:42:29 AM PST
To: <pmadoff@victoria.ca>
Subject: Please reject the Cook & Oliphant rezoning

Hello Pam,

Please **reject the rezoning** for the proposed 5-story commercial/residential building at the corner of Cook & Oliphant. The re-zoning is not in the best interest of my neighbourhood nor of my City.

I'm writing because I cannot attend the public hearing on Thursday (I'm working in eastern Canada this month). I'm writing to you directly because you're an experienced Councillor who knows that I care a lot about Fairfield; a neighbourhood that I've lived in for 37 years. I've been a FGCA member for years and was President of the community association in the 1980's.

The reasons why I don't support the Cook & Oliphant proposed re-zoning:

1. **The rezoning doesn't fit the Village.** It's too many stories high, it expands the retail commercial zoning of the Village and the parking to be provided (55 spaces) is about 30% lower than the by-law requirement.
2. **The design doesn't fit the Village.** The proposed building is a big boxy block of a building that overcrowds the Cook Street sidewalk. The Cook Street Village has some good, human scale, new developments that should be the models for the future.
3. **The project doesn't help affordable housing.** It will force the demolition of 12 affordable dwelling units and the developer's offer to provide 9 small rental apartments in the development is inadequate.
4. **The rezoning sets an unacceptable precedent.** The City and neighbourhood are currently reviewing the Cook Street Village Guidelines and the Fairfield Gonzales Neighbourhood Plan. I'm strongly opposed to the City proceeding with a rezoning before these two important local land use documents are updated.

Regards, Steve

Steve New
1246 McKenzie Street
Victoria, BC V8V 2W5
M: [REDACTED]
E: [REDACTED]

Pamela Martin

From: Norman Eden [REDACTED]
Sent: Wednesday, December 07, 2016 1:49 PM
To: Victoria Mayor and Council
Subject: Re cook and oliphant street proposal for urban core ventures

Dear Mayor and council,

I am a resident of fairfield and own a home at 1537 Despard ave. I have reviewed the revised proposal being brought forward to Mayor and council Dec 8. I am 100% in favor of this proposal due to the fact that we need more rental units , and Personally I am interested in having the opportunity of purchasing a unit for my retirement to live in the cook street village in the near future. I ask that you vote Yes for this project . Yours truly Norman Eden

Pamela Martin

From: [REDACTED]
Sent: Wednesday, December 07, 2016 1:47 PM
To: Victoria Mayor and Council
Subject: Cook and Oliphant proposed re-zoning.

Mayor and Council,

The reasons why I don't support the Cook & Oliphant proposed re-zoning:

1. **The rezoning doesn't fit the Village.** It's too many stories high, it expands the retail commercial zoning of the Village and the parking to be provided (55 spaces) is about 30% lower than the by-law requirement.
2. **The design doesn't fit the Village.** The proposed building is a big boxy block of a building that overcrowds the Cook Street sidewalk. The Cook Street Village has some good, human scale, new developments that should be the models for the future.
3. **The project doesn't help affordable housing.** It will force the demolition of 12 affordable dwelling units and the developer's offer to provide 9 small rental apartments in the development is inadequate.
4. **The rezoning sets an unacceptable precedent.** The City and neighborhood are currently reviewing the Cook Street Village Guidelines and the Fairfield Gonzales Neighborhood Plan. I'm strongly opposed to the City proceeding with a rezoning before these two important local land use documents are updated.

It seems to me that the developer is asking for additional development rights and not offering much in return to our neighborhood.

Sincerely,

Courtney Stone & Adam Coffin
1248 McKenzie Street

Pamela Martin

From: Alison McDormand [REDACTED]
Sent: Wednesday, December 07, 2016 1:59 PM
To: Victoria Mayor and Council
Subject: SAVE THE VILLAGE

Dear Mayor and Council,

I am writing in regards to the upcoming council meeting on December 8th in which the Cook and Oliphant building proposal will be finalized.

At this point, it is obviously futile to try to stop the project altogether but I truly hope that Council votes to keep the proposed structure to a minimum height.

I have lived in the Village for close to 10 years in one of those increasingly rare 1920s rental houses. My husband and I were married while living in this house, my daughter was born there and she now goes to SJD just up the road. We've always known our luck wouldn't last and we were living on borrowed time in our sweet little house. You see, my house resides on the corner of Pendergast and Cook which will likely be sold for development in the next year or so. It is an increasing problem, rental houses like ours are being sold left and right for development projects. And that so very sad as folks like our family can simply not afford to live in the community I call home now. It breaks my heart.

Not only do I live in the Village but I also work at Pic a Flic video, an icon in the community for over 30 years. Through living and working in the Village I've had the chance to meet so many residents who call it home. If what the city is proposing to do over the next few years happens, and our Village is turned into a "Large Urban Village" it will completely change the face of our community. Higher rent, both commercial and residential, will force many people and business to leave.

Our Village is such a special and unique part of Victoria. I often say I wouldn't want to live anywhere else. We are so very lucky to live in such a small community within a larger city. Every day I walk home I thank my lucky stars that I live where I do and have the privilege to work and be involved in such a great little community. Please, please don't change that. Over-development is such a massive problem today. It has to stop somewhere or all the character that makes Victoria so special will be gone.

I know this hearing isn't about my corner and that fight is still to come but please tread carefully when deciding on what height and type of structure to erect at Cook & Oliphant. It will be setting a precedent for what is to come.

Thank you.

Alison McDormand
Property Management Assistant