

Pamela Martin

From: webforms@victoria.ca
Sent: Thursday, December 08, 2016 1:07 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Amber Corke

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

To whom it may concern,

Re: Cook Street Village Proposal

When I first heard about this project I had a bittersweet feeling, but maybe not the feelings you expect. I was very happy to know that new rentals would be joining the village, as housing is desperately needed in Victoria.

However, me and my partner are one of the many people in this city who need a bigger space to live, but cannot afford the current market that our city has climbed to. But we also do not fall into the "need it most" category, as we have a home, do not have children, and are a young couple.

We live off of Cook & Richardson, and have so for 3 years. We love the village and the community that surrounds it. The idea of moving anywhere away from Victoria or Cook street village would not work for either of us, as we both work and live downtown with no car. As well, like many others in Victoria, neither of us make the specific \$20.00 an hour to, realistically, live here.

With this new project coming up it has given us hope that further developments will be happening around our neighborhood. Even if we cannot afford the lowered market rentals Urban Core is currently offering for the two bedroom units, we hold onto hope that we will be able to one day afford a bigger space in a neighborhood we proudly call home.

I shall be attending the public meeting tonight in regards to this, to find out more information about this development.

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Pamela Martin

From: Anne Russo [REDACTED]
Sent: Wednesday, December 07, 2016 5:11 PM
To: Victoria Mayor and Council
Subject: Oliphant & Cook development proposal

December 7, 2016

Dear Mayor Helps and Council,

Please limit new development in Fairfield and Cook Street Village to 4 storey buildings

Thank you, Mayor Helps, for encouraging further dialogue between Mr. Cole and the community last summer. It was appreciated, even though there is much to be learned about developing collaborative dialogue. I would like to acknowledge the revisions Mr Cole has made to the original submission, in response to some of the community's concerns.

But the most consistent concern - of both Fairfield residents and of people who are either meeting for brunch from across town or are looking to relocate from the mainland - has been ignored: Please limit new development in Fairfield and Cook Street Village to 4 storey buildings

Thank you for listening,

Anne Russo
1017 Oliphant Avenue
Victoria BC V8V 2T9
[REDACTED]

Pamela Martin

From: [REDACTED]
Sent: Thursday, December 08, 2016 10:03 AM
To: Victoria Mayor and Council
Subject: Please reconsider.

Dear Mayor and Council,

Please consider the future of not only the City of Victoria but the communities for which you serve hopefully with integrity.

The Cook Street Village Local Area Plan has set a standard for growth in this area and compared to the many Vibrant Cities throughout the world it will be an asset to honour the voice of the community.

Please consider what Cook and Oliphant will bring to the tax basis if the community support the development versus what it will not support when the community opposes it.

Dead areas in the city are growing and this area might be a great source of revenue temporarily but if there is damage from the impact of poor design or over development the losses will not only be to the City but to many from those who will move out to an area like Langford or Oak Bay where their councils do consider the community's voice in the directions they pursue.

Respectfully,

Barbara Ann

Pamela Martin

From: Diana M Smith [REDACTED]
Sent: Thursday, December 08, 2016 9:50 AM
To: Lisa Helps (Mayor); Chris Coleman (Councillor); Pam Madoff (Councillor); Ben Isitt (Councillor); Victoria Mayor and Council
Subject: Cook and Oliphant - I support

As stated before, I support the Cook and Oliphant project...it will add vibrancy, diversity and density to the street...the developer has been responsive. We live at Essencia Verde, another disputed project, but 5 years later has seniors, families with children, young professionals, disabled persons...here because of the walkability and access to services, recreation opportunities etc.

I urge you and council to be strong leaders and not yield to the pressures of a very vocal, organized few who I do not think are reflective of the silent majority. Cook St Village is a gem!...and will continue to be so as it emerges into the future. I want community ECV station, an intergenerational activity centre, local library, design guidelines, art and cultural amenities and a less car dependent vibe.

Will be happy to engage, respond, support...can't come to the public hearing tonight however!

Diana M Smith
301-1035 Sutelej St.
Victoria BC Canada
[REDACTED]
[REDACTED]

Pamela Martin

From: Gary [REDACTED]
Sent: Wednesday, December 07, 2016 9:31 PM
To: Public Hearings; Chris Coleman (Councillor)
Subject: input regarding the development proposal for Cook and Oliphant streets

I would like to submit my comments on the development proposed for Cook street at Oliphant in the Cook st village.

I feel that this proposal does not meet a reasonable design threshold that is sympathetic to the Cook St Village neighbourhood and ask that approval by Council be denied. While it may fit within the OCP parameters regarding building height it is not a good fit for the Village

Many people will state that those of us that are against the proposal in it's current iteration are anti development. I, and I'm sure many others, object primarily to the scale of the proposal in that it will overwhelm the entire 4 blocks of Cook street that is the "Village". Not only is it higher than what currently exists but the height is magnified by the design that has it looming over the streetscape.

Occasional re-development is necessary to keep our neighbourhood vibrant (the recent building at Cook at Oscar is a great example) but development for development's sake is the wrong approach. New developments cannot be expected to merely repeat the old pattern but should make an effort to compliment what exists in some fashion (while stretching boundaries if desired). This proposal is a behemoth that won't just stretch boundaries but will blow through and dominate what we know as the Village.

Some sort of design such as three stories and a rooftop garden for the eastern half (Cook St frontage) of the building and four stories on the western side would go a long way in ameliorating the feel of the building dominating the street.

I ask that you reject this proposal in it's current form and wait patiently for a development that works with the Village vibe. At some point in time the right proposal will be brought forward and the site can then be developed. We can wait.

There's a reason that the village is one of the most vibrant "hoods" in Victoria and it isn't because we mirror the Humboldt Valley. Our Village has a palpable feel to it that is unique in Victoria and one of the reasons is the scale of the buildings.

As the mail-out I received regarding the public hearing says, 'It's Your Neighbourhood'. Please listen to the people of the neighbourhood.

respectfully submitted,
Gary Hadfield
1035 Sutlej st.,
Cook Street Village

Pamela Martin

From: Gillian Ley [REDACTED]
Sent: Tuesday, November 29, 2016 11:02 AM
To: Lisa Helps (Mayor)
Cc: Geoff Young (Councillor); Pam Madoff (Councillor); Marianne Alto (Councillor); Margaret Lucas (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Chris Coleman (Councillor)
Subject: Typo Correction - Discard previous email from Gillian Ley

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 14th](#) City of Victoria meeting podcast, as neighbours we noted the following:

The motion on July 14th 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 been ignored by the developer who has made 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](#)



Sent from my iPhone

Pamela Martin

From: Gordon Thomson [REDACTED]
Sent: Wednesday, December 07, 2016 7:33 PM
To: Lisa Helps (Mayor)
Subject: Opposition to Proposed Rezoning at Cook and Oliphant

Mayor Helps,

As a resident of the Cook Street Village area I wish you to know that I oppose rezoning of 212-220 Cook Street and 1041 Oliphant Avenue to allow the construction of the proposed five story/16.50 metre tall mixed commercial/rental/condominium building.

This is a very different situation from the one faced by Victoria City Council in its granting of a development permit in the North Park area. In this situation Victoria City Council will be judged on its decision to approve rezoning changes that are contrary to the interests of the local residential and commercial community which are reflected in the still applicable Neighbourhood Plan and the current zoning.

I have read all the documentation and the various revisions made by the proponent. I would submit that the following problems still exist and remain unaddressed:

1. the proposed structure is still too large. It is too tall and occupies too much of the surface area. In his last letter to Council while the proponent states that a smaller building would be uneconomic he has provided no details as to what uneconomic means. He purchased the properties for development subject to the current zoning which presumably he felt was a prudent economic decision and not dependent on a speculative application for rezoning which he might not obtain.
2. the proposed structure has insufficient setbacks. The new developments to the north of this area on Cook Street are one to three stories high facing Cook Street. They do not rise to four stories until 20 feet or more further back. To fairly utilize the concept of a matching setback requires a similar development. A "matching" setback for a consistently five story development would appear to be the existing R3-A2 zoning requirement of 7.5 metres.
3. the proposal is inconsistent with the recent, thoughtful and appropriate developments along the Cook Street Village corridor where the attractive and commercially vibrant modern design building on the east side at Oscar Street is only two stories and well set back. I am sure that the developer of that property would have found it more profitable to have built five stories closer to the street. Likewise the new development between Oliphant and Sutlej on the west side of Cook Street is one to three stories facing Cook Street. At that location a previous Council rejected proposals for a larger building. Both of these developments combine commercial and residential facilities in a manner that increases the vitality and vibrancy of Cook Street Village.

I would also add that the rental benefits that Council appears to be satisfied with appear minimal. An agreement to rent 17 one bedroom and junior one bedroom units at market rate and 10% below market rent is an agreement (based on the CMHC current average rates for rentals in Victoria) to rent at \$900 to \$1000 a month. It is not subsidized housing, nor is it accommodation for families with children. Most fixed income seniors will find these units too expensive.

I am unclear from reading the documentation how the change to live/work units, which the city staff have identified is an undefined term, means that those units will not be the same as the commercial units that preceded them but I hope that will become evident tomorrow at the public hearing.

In summary I would ask you to place community interests first, to not grant this request for rezoning which is a request for exemption from 12 existing zoning requirements, to not create a special CRCO zoning to facilitate this development, and to invite the developer to resubmit a development proposal that substantially meets the current zoning requirements and is consistent with the other recent and hopefully future buildings in the Cook Street Village area.

The commercial and residential developments in Cook Street Village over the past five years demonstrate that Council can do better.

Thank you.

Kim Carter

Pamela Martin

From: [REDACTED]
Sent: Wednesday, December 07, 2016 11:33 AM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); PAMELA MADOFF; Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); cthorntonjoe@victoria.ca; Margaret Lucas (Councillor); Geoff Young; Marianne Alto (Councillor)
Subject: OLIPHANT PROPOSAL

Dear Mayor and Council:

I wish to express my strong objection to the Oliphant Proposal. This building would be too tall and too big for the available land. Moreover it would intrude onto the peaceful enjoyment of the residents of Oliphant Avenue and overwhelm the streetscape of the Cook Street Village.

Please reject this proposal.

Yours truly,

Hyacinth Roueche
47 Howe Street
Victoria

1246 McKenzie St
Victoria, BC V8V 2W5

Dec 8, 2016

Mayor and Council,
City of Victoria
mayorandcouncil@victoria.ca

Re: Rezoning application for a property at the corner of Cook and Oliphant

Dear Mayor and Council,

Please reject the rezoning application for the proposed five-storey commercial / residential development. This proposed development does not comply with the existing zoning. It would require the demolition of some perfectly good affordable rental housing, and would replace it with luxury housing. The developer has made very little change to his proposal in response to neighbourhood concerns. Council does not need to reward him for his persistence!

I have been a voter, taxpayer and resident of Fairfield for almost forty years. Fairfield is treasured for many reasons, including its lovely heritage buildings and human-scale development. Another great thing about Fairfield is its diversity. People of all incomes live and interact together. Please do not put this at risk. If this application is approved, all older rental housing in our neighbourhood will be put at risk as developers line up to profit by demolishing perfectly good buildings, sending them to the dump, and replacing them with mostly luxury condos. Our neighbourhood has been very creative as it adds more housing units. Many older homes have been divided into multi-family dwellings. With the addition of garden suites and tiny homes, we can add more units. But adding more large, high blocks of buildings would change the feel of this neighbourhood – and not in a good way. People can head downtown for high-rises.

Not only would this proposed development be larger, taller, and take up more lot space than allowed in the existing zoning, it would be the tallest building in the Cook Street Village, creating precedent leverage for further development.

Please say no to this rezoning application.

Sincerely,

Jean Wallace

Pamela Martin

From: Jeanette Aubin [REDACTED]
Sent: Thursday, December 08, 2016 11:11 AM
To: Victoria Mayor and Council
Subject: the proposed building at Oliphant and Cook Street

Dear Mayor Helps and Council:

Please turn down the proposal to build this building. Several of my neighbours have heard that business' in the Cook Street Village, have been approached by Real Estate people, with the aim of creating more large buildings. I believe that by approving the Oliphant and Cook Street proposal, it will be the start of a slippery slope which will ultimately ruin the ambience of the Cook Street Village. This is our home and of course we know development is a given, but can we not have new buildings at least conform to the shape and design of the rest of the Village? Have any of you driven into the Village and tried to find a place to park? It is virtually impossible. With an addition of a building with too few parking spaces, where will all the new residents park? Perhaps Village business' will lose customers because nobody will want to drive into the Village knowing that parking is not available.

The plans for the building do not have adequate set backs. The Cook Street Village is a place where people like to sit outdoors and enjoy the small town atmosphere. In order to do this adequately and not impact passers by, a large enough space is needed. The proposal has an inadequate set back allowance.

Please turn down the proposal until the developer has come up with a plan that meets the design, ambience, and needs of the local residents as well as providing needed new housing.

Cook Street Village provides the sense of community that we all crave. People come here to escape the sense of isolation that has become the cost of living in a social media and high tech. world. Our coffee shops have become informal places to be with others. To some degree, they have taken the place of churches and community centres. Cook Street Village should be emulated in many villages in the city and not ruined by the development of buildings which are totally out of character with the existing village.

Please don't let this developer ruin what Cook Street Village means to not only the local residents, but the City of Victoria itself. It is a symbol of a simpler way of life and a place to enjoy a small town atmosphere within the larger city. People want to live here for the very reasons that building the proposed development will destroy.

Yours truly,

Jeanette Aubin
2-1246 Fairfield Road
Victoria, BC V8V 3B5

Pamela Martin

From: John Tylee [REDACTED]
Sent: Tuesday, November 29, 2016 8:57 PM
To: Lisa Helps (Mayor)
Subject: Cook-Oliphant

Lisa:

Ever since we first met at one of your drop-in sessions, it seems we've been talking past each other about data availability and policy. You asked me to do a paper on the challenges with the City website and open data, which I did, but didn't receive any feedback. You asked me to join a City task force on the website, which I willingly agreed to, but never got a call back. I've spent a little time helping Planning staff correct data errors in the Fairfield-Gonzales Community Profile.

More recently, I was flabbergasted that data from the LAP process for Fairfield-Gonzales which was germane to the proposed Cook-Oliphant development was not allowed to be shared with Council. My speech to Council on the topic was probably a little over the top, but I'm still amazed by the situation. I spoke to Councillor Coleman, our neighbourhood liaison, about it. He advised me to talk to the Planning Director (I've sent him a note to start a discussion) and noted that while information flow in City Hall might not be great now, it is so much better than it used to be. Its hard to get my mind around that.

With all that by way of background, I am hoping that you might have a little time in your busy schedule to meet with me before the Cook-Oliphant project goes back to Council on December 8. I'd be happy to change my schedule to accommodate yours.

Best regards

John

ps - great article in the weekend Globe, and terrific photo - congratulations!

--

John Tylee
[REDACTED]

Pamela Martin

From: webforms@victoria.ca
Sent: Wednesday, December 07, 2016 9:30 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Karen Rowantree
Email : [REDACTED]
Reference :
Daytime Phone : Not provided
Re. Proposed Cook and Oliphant Development Plan REZ200472

Unfortunately, I will be unable to attend the hearing on Thurs. Dec. 8th, so I am writing to urge you to reject the proposed outsized and out of character building proposed for Cook Street and Oliphant.

I am not opposed to development, but I feel that it is important to make sure that developments are in character with Cook St. Village. This one is not and I see no justification for approving any of the variances. Why would we want the Cook St. Village to look like "downtown"? Cook St.

Village has a unique character and any development should be in keeping with that unique character. This proposal is way "out of scale" and would only serve to encourage more "out of scale" developments and the "village" would just become another downtown.

The "affordable" housing it claims to provide is not affordable to the majority of the population, so providing affordable housing cannot be used as an excuse to approve this development. Further, I have concerns about the increase in congestion and the increase in lack of parking that is already a problem in the Village.

It is my 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.

Karen Rowantree
1315 Bond Street
Victoria, BC V8S 1C3

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[REDACTED]

Pamela Martin

From: webforms@victoria.ca
Sent: Thursday, December 08, 2016 10:49 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Karen Rowantree

Email : [REDACTED]

Reference :

Daytime Phone : Not provided

You have confirmed receipt of my letter of Dec. 8th written to the mayor and Council; however, having heard the developer on the radio this morning, I have additional concerns as follows:

Given the extreme lack of parking in Cook St. Village (eventually probably decreased even further when bike lanes are more than likely eventually added), I am very concerned about parking. Yes, there will be underground parking for residents of the development, but what about all the additional cars from people visiting residents of this complex. Further, the additional retail spaces will also generate a need for more parking and that need is not being addressed. The extreme lack of parking in Cook St. Village will only be made worse with this development.

Retailers cannot stay in business when there isn't adequate parking. Without sufficient parking consumers find it more convenient to go the the Mall and then we get dead "villages" and dead downtowns. I don't want that to happen to Cook St. Village.

The developer spoke about creating green space in the back of the building to conform with green space of neighbours behind the building. I see no indication that the green space in front of the current buildings to be demolished (trees, flowering shrubs, lawn, etc. - all that make Victoria the garden city that it is) will be part of the front space of this development.

Instead, this development will lead the way to making Cook St. Village just another "downtown".

In short, this development poses great risk to the neighbourhood "village" aspect of Cook St. Village.

I hope you will see the prudence in not approving this development.

Sincerely,

Karen Rowantree

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Pamela Martin

From: webforms@victoria.ca
Sent: Wednesday, December 07, 2016 9:50 PM
To: Victoria Mayor and Council
Subject: Oliphant & Cook Development

From: Katie Blake

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Dear Mayor and Council, I am writing to support the proposed development Oliphant and Cook in Fairfield. I am a property owner and resident in Fairfield (unit 2, 80 Moss St), and I feel strongly about the need to densify and revitalize Cook Street Village. As a Fairfield resident, I hope that Cook Street Village will become a busy, active, diverse and modern village centre, with a population to support a variety of commercial and community uses. I support a 5 story mixed use development at Oliphant and Cook as a step toward that vision. I hope that more of the village will become redeveloped in more modern, densified fashion.

Thank you,
Katie Blake
80 Moss St.

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[REDACTED]

Pamela Martin

From: Kelby MacNayr [REDACTED]
Sent: Wednesday, December 07, 2016 11:50 PM
To: Victoria Mayor and Council
Subject: Cook & Oliphant Proposal

Dear Mayor and Council,

I write today to express my concerns regarding the proposed development at Cook & Oliphant Proposal.

I am not opposed to development; i just want something of high quality, function and vision for the village.

As a mid-30's professional with a young family I can attest to the need for affordable housing in the neighbourhood - but this proposal removes (perhaps as many as 12 units) of funky, diverse and interesting "affordable" housing and replaces it with properties that will not meet what was there before in terms of accessibility, character, size and affordability.

As a city, we strive for densification - THANK YOU - I, hopefully we, are ready to be well and done with urban sprawl into green space and inescapable car-culture. That said, we need density where density works and in forms that work with the location and needs of the community. Good design takes into account the past, present and future. We still have an opportunity to create/ support/ acknowledge the character that exists in our community - but only if council acts NOW to save and re-imagine/ celebrate it. We could create similar density through Garden Suites/ Shack in the Backs and still have character and affordability - thank you for your work in this regard.

Portland - myself and city of Victoria planners seem to "dig" Portland. There are great parts to Portland, but, we must note that the City of Portland has "0%" rezoning. The zones were created to allow for densification distribution in such a manner that neighbourhoods can exist and not homogenization of skylines, feels and design. the Hawthorne District or Alberta Street "feel" different from downtown. That is very important. This building will not feel different from downtown and it will basically link downtown and the village effectively getting rid of the "village" feel as more and similar buildings/ development come to be.

Arts/ Income/ vibe - I have not seen a study on this per se, but it is not hard to imagine that the creative/ arts community vital to a thriving urban culture needs to have affordable space available to live and work. When developments like this come in force into a neighbourhood, the potential for creative space is greatly reduced due to the high rent/ lease options available for commercial and housing space.

Green - this building is going to set the bar for the village I expect. The CS village holds a unique place in the heart of life of the city and should be designated by more than just its real-estate value. It is a walkable place, a place connected to downtown, Beacon Hill Park and the Dallas Cliffs/ ocean. This is a special area and needs to have a real vision to maintain a character and diversity that will allow for people of diverse income brackets, ages and needs so as to allow the continuation of a "real" feeling community.

Set backs and terracing - the flow of people and ideas in a city is governed by architecture. When there is space to socialize, freedom to move, we experience an attractive pace of life. When there is good visual flow to the skyline, we like where we live. Humans like, and respond to, good design...the makers of the iPhone are doing just fine I expect. Please help us to keep a village that "feels" good. Set backs and terracing of additional stories are not mysteries or after-thoughts - they create the vibe.

As a long-time resident, I want "good" development just any development. I was born in the village and I want to support development that represents quality work in the areas of Green Building strategy, innovative or intelligent design models which invite inclusivity and diversity, architecture that exists as an art for human interaction not just a means of maximizing profit and squeaking by design panels.

In the above areas, this project has not made any significant gains to my observation.

yours truly,

Kelby MacNayr

Kim Hardy
1127 Chapman St.
Victoria, BC V8V 2T5

December 8, 2016

Dear Mayor and Council,

Re: Public Hearing for Oliphant Development

My husband, Scott Borstad and 9-month-old son, Farren Borstad live at 1127 Chapman St. We were fortunate to have purchased our home this spring and have enjoyed integrating into the neighbourhood since July 2016. We are new here. My husband and I are very happy to be living in Cook St. Village and we have concerns with the development proposed at Oliphant and Cook St. We are happy that Council is taking serious consideration of this application as it is significant infrastructure of considerable size for this part of Cook St. Village.

My husband and I are both advocates for densification in general, particularly in our neighbourhood. There is considerable space around the village that could be better utilized for more housing that would enable more people to move to and enjoy the area. We feel that with the recent streamlining of applications for development of rental suites (garden suites and carriage houses) current home owners will now be able to provide new rental accommodation as well as have a source of revenue to soften large mortgages. The potential for garden suites in Fairfield West is significant and would create density that strengthens the local character and culture that makes the area so attractive and a destination. It makes sense to give this new policy time for home owners to utilize it before committing to large scale residential and commercial infrastructure in the neighbourhood.

The development for Oliphant, as proposed, would increase density in cook street village but at the expense of the local character and culture that makes the village what it is. A 5-story building is too high for this particular part of the village which is surrounded on three sides by two story character homes. As well the increased traffic that is associated with an underground parking facility which conflicts with the plan for increased bicycle traffic. A development of this nature would fit well on the other side of the village towards town where apartment buildings of a similar scale have existed for over 70 years.

Community residents have articulated a building height restriction in the OCP that I hope Council will strongly favour over an application from a developer. I question the equation behind a fact recently quoted that a 4-story building is not economically viable. If this is true, this neighbourhood should not be entertaining such proposals. There is data that supports small scale, unique character and densification with reduced vehicle traffic as economic generators. There is not enough time or resources for local residents to come up with research and studies to go up against data generated by developers.

My husband and I are quite excited by the prospect of increasing the commercial activity in Cook St. Village. However, we do not see this development helping revitalize enterprise in the area. There are already many commercial sites in the village that are vacant and cannot be leased. Adding unaffordable commercial space will not foster the existing small businesses of the village and I fear we will lose the essence of why people and local enterprise are drawn to the area.

For all of these reasons, we ask that Council seriously consider the impact this development will have on the culture and character of Cook St. Village and Fairfield West.

In summary, this development...

- Diminishes the unique culture and character that has emerged in Cook St. Village over years of small scale, slow and thoughtful development.
- Creates new commercial space when there are already available commercial spaces in the Village that have sat vacant for over a year.

We thank Mayor and Council for being thoughtful and methodical in making such an important and permanent decision and hearing all sides, not just the side of those that will profit from a particular outcome.

Sincerely,

Kim Hardy

Resident of 1127 Chapman St.

Pamela Martin

From: Linda Cooney [REDACTED]
Sent: Wednesday, December 07, 2016 1:31 PM
To: Victoria Mayor and Council
Subject: Buildings in Cook Street Village

Greetings:

Thank you for holding a Public Hearing focused on the above and especially the building proposed for Cook and Oliphant Streets.

Part of what I want to say is general.

The increase in traffic in Victoria city and reflected on Cook Street, which is becoming a major arterial, is quite shocking even from last year. Parking downtown needs a fix immediately!

I am a cyclist which I am grateful for. It means I can go to my town for my shopping and not face the significant delays and risks drivers have to, sometimes, leave their cars sticking out in the street waiting for parking in parkades.

If you don't like cars ruling, what are you waiting for, light rail transit might as well come sooner than later, but it better be coming or you will kill the goose that laid the golden egg.

What does this have to do with buildings? People have cars and drive them and they need parking. Forget the trading parking spots for money game because the losers are the same every time, those who live and work where that occurs.

I suppose it is difficult when you don't know who you are working for. Ask yourself, who are the voters? Is it the people with big money, then they should each get the number of votes based on that. The ordinary citizen.2 that doesn't need to make a big statement in the world? If so, let the system be what it is then. We want what we have and care for. We don't want to be like neighbourhoods in Vancouver.

We have had choices like this in the past. Just don't entertain the pushing of the zoning, etc. If a developer cannot make money following our rules, we don't have to be the learning tool for learning, to occur. Let him learn in another jurisdiction and us not become his teachers in this. 🙄

Please see yourselves as stewards of a gentle city life.

Linda cooney
1212 Oxford Street Victoria, BC V8V 2V5

Pamela Martin

From: [REDACTED]
Sent: Thursday, December 08, 2016 2:55 PM
To: Lisa Helps (Mayor)

I support the proposed condominium project at 220 Cook Street. I live on McClure Street which is quite close to the development that I fully support!

Lisa Dalziel

Lisa Dalziel AICB, PFP®
Branch Manager | HSBC BANK CANADA
Diversity Ambassador Award Winner
Mutual Funds Advisor | HSBC INVESTMENT FUNDS (CANADA) INC.
Victoria Metro Branch #10600, 869 Douglas Street, Victoria, BC V8W 2B9 &
Langford Parkway Branch #10640, 2968 Jacklin Road, Victoria BC V9B 0A3

Victoria Metro Branch Contact info: Langford Parkway Contact info:
Phone (250) 405-7223 Phone: (250) 391-5007
Fax (250) 405-7228 Fax (250) 391-5014
Email: [REDACTED]
[REDACTED]
Email: lisa_dalziel@hsbc.ca

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"SAVE PAPER - THINK BEFORE YOU PRINT!"

"ÉCONOMISEZ LE PAPIER ? PENSEZ-Y À DEUX FOIS AVANT D'IMPRIMER!"

Pamela Martin

From: webforms@victoria.ca
Sent: Wednesday, December 07, 2016 7:42 PM
To: Victoria Mayor and Council
Subject: Cook and Oliphant

From: Martin Hykin

Email : [REDACTED]

Reference :

Daytime Phone [REDACTED]

I hope to attend the public meeting on the proposed building at Cook and Oliphant but with weather uncertain I'm sending this as insurance.

While I understand that any number can be arbitrarily chosen and set in stone, it is clear to me that I share the view and opinions of almost everyone with whom I have spoken in my Cook St Village neighbourhood that the proposed building at Cook and Oliphant should not exceed 4 stories. Village means village! If the existing height restriction is exceeded then what is to prevent the next developer from seeing that as a precedent, to claim unfair treatment by the City if he or she is not permitted to do the same, or even worse. Why not 6 stories? Why not 8 or 12 stories?

Densification is being accomplished in a generally tasteful way all over this neighbourhood with in-law suites, garden suites, and secondary buildings being put in on almost every block. Several within sight of my front door. No problem! But this Cook St monster is of another order. It is destined, with its inevitable future imitators, to create a horrible shadow-scape and wind tunnel on our Village high street. The surrounding streets are too small for additional traffic. Parking is already a problem on and near Cook St.

Underground parking for the new building along with a paltry few spots for visitors will not ease this problem. What next? Appropriating the Cricket pitch or Bowling Green for giant parking lots?

Yes, old buildings must be replaced from time to time, but this looming, unattractive, characterless hodge-podge replaces more than old buildings. It replaces the existing human-scale ambience with a sterile look and scale that is from Anywhere-ville. This is not the thin edge of the wedge. It is a bludgeon.

Please respect and represent your constituents and deny the extra height.

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Pamela Martin

From: webforms@victoria.ca
Sent: Thursday, December 08, 2016 10:38 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Mary Vonfintel
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
RE: Development on Cook and Oliphant

From what I have seen so far, I feel this building does not fit in with this area. It is very large and modern looking and dominates the street without being welcoming. Cook St. Village is exactly like that - a village. So far, it is built to human size, with friendly spaces and a feeling of openness where people feel comfortable and at ease. I am concerned that this development will set a precedent to fill in other spaces with such tall buildings, totally changing the atmosphere of the Village. And it is this atmosphere which is unique to this area and to which people are drawn. Keep things on a human scale, please. We are close enough to downtown for tall buildings; we don't need them here as well. Let us have some diversity so that the whole city does not look the same.

Thank you for your time.

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[REDACTED]

Pamela Martin

From: Melanie Palmer [REDACTED]
Sent: Wednesday, December 07, 2016 9:08 PM
To: Victoria Mayor and Council
Subject: Cook & Oliphant - opposed

Mayor and Council,

Please do not approve the proposal for development at Cook and Oliphant. This proposal does not properly meet community plans for affordable housing in our region. I am a renter in Fairfield and though my partner and I have a secure income we are being priced out of the market in this city. Our rental unit is one of few left in Victoria which currently sits below market standard, and even though our suite is not an ideal place to raise our child as we have no yard and there is an issue of black mold here, we can not consider moving to a different rental suite when two bedroom rentals alone are going for \$1500 and up - way up. To even dream of owning a home in this city is a dream that further evaporates with every utterance of the words "housing bubble".

Not only does this proposal fly in the face of affordable housing efforts, I am opposed to it because I don't like the precedent that it sets for development of Cook Street Village. This community needs to have issues of parking and accessibility dealt with properly before bringing in a large development like this that will overshadow the entire Village and create traffic flow issues like never before.

Thank you,

Melanie Palmer

Pamela Martin

From: Noel Schacter [REDACTED]
Sent: Thursday, December 08, 2016 12:19 PM
To: Victoria Mayor and Council
Cc: kroueche@shaw.ca
Subject: Oliphant proposal

My wife and I have lived at 1117 Faithful Street for 33 years. We have watched the Cook Street village being totally transformed. It was a sleepy village - bordering on boring. No coffee shops, few eateries but a laundromat in case your washer failed. Not much traffic either.

Many of the changes have improved the vilkage. More people live in the village and this is a good thing. There is a greater diversity of ages, occupations, and ethnicity.

Cook Street village has also become a destination for visitors and Victorians who live in other parts of the city. As a result, auto traffic has soared and it is a challenge to get a parking space.

We appreciate the advantages of further increasing density in South Fairfield. In theory it ensures fewer cars travelling from the western communities and Saanich into places of employment in Victoria. It also increases the tax base of Victoria which is needed to provide core services to all GVRD residents.

But the proposed development is much too big for the surrounding community. We have consistently opposed buildings that are this high and which abut against the sidewalk. It overwhelms the surrounding area and creates a "down town" feel, one that would harm the village atmosphere that we enjoy.

We are going to see more development occurring in the village in the future. Each time a new development is proposed pressure builds to increase density and mass. Taller and wider becomes the rallying cry of developers. For them the issue is increasing their revenues and profits. Nothing wrong with that but it can't be the primary consideration. Developers usually don't live where they develop. We, as long time residents who love our community and want to stay here, are left with the results, for better or for worse.

Oliphant in its present form will be a precedent for other proposals. Indeed it will become the new benchmark for height and mass. Therefore, this project needs to be considered in light of the impact that such buildings will have on the community. Imagine several more Oliphant sized projects in the village. The combined height and mass would destroy the Village atmosphere.

Finally, increasing density also increases the price of land in the surrounding community. Developers can afford higher prices with the additional density five stories provides. House prices Have increased significantly in the past year. We would not be able to afford to buy our home today even though we had good jobs. Nor are we interested in having house prices soar out of sight for younger generations.

We ask you to support our community by turning down the present Oliphant proposal. This will ensure another more appropriate proposal will come forward that we can all support.

Thank you for the opportunity to express our views.

Elizabeth Simpson and Noel Schacter

Pamela Martin

From: Nyk Danu [REDACTED]
Sent: Wednesday, December 07, 2016 3:59 PM
To: Victoria Mayor and Council
Subject: Reject 5 story commercial building at cook and oliphant

As a resident of Fairfield I feel strongly that the proposed LUV building on cook and Elephant should be rejected by council.

--

"We can make our minds so like still water that beings gather about us to see their own images and so live for a moment with a clearer, perhaps even a fiercer life because of our silence."

~William Butler Yeats

~Be Well & Happy~
Namaste
Nyk

Pamela Martin

From: Oleh and Bev Dubek <[REDACTED]>
Sent: Thursday, December 08, 2016 12:54 PM
To: Victoria Mayor and Council
Cc: Oleh Dubek
Subject: Proposed Development at Cook and Oliphant - YES!

Your Worship and Members of Council,

We are writing to express our support for the above captioned development. The size and height are quite appropriate. This will be a great addition to the village and provides needed housing. Please rezone this parcel.

Oleh and Bev Dubek
1017 Pendergast St
Victoria

Sent from my iPhone

Dear Mayor and Council,

December 7th, 2016

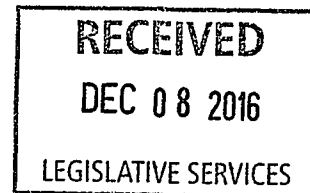
Please support the proposed residential/commercial building on Cook Street that is before you this evening.

From the much needed 53 new homes, to the desperately needed 17 rentals and the single commercial component, this is the economic boost the Cook Street Village needs. It is the smart growth that is so clearly outlined in your award-winning OCP of 2012 where 6,000 people shared their views.

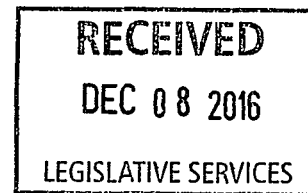
Please plan for my daughters who will soon be facing the same scary prospect that their mother faced a few months ago, having to find a home when there were frighteningly few. The future is depending on you. We need solutions now.

Many thanks for your consideration,

Meribeth Burton
2500 Forbes Street



December 8, 2016



Dear Victoria Mayor and Councillors,

I am writing to express my support for the Cook St Village development proposal as I am unable to attend the Public Hearing this evening.

There is nothing untoward about what is being proposed for the corner of Cook and Oliphant Streets in Victoria, certainly not in its most latest incarnation, after many rounds of revisions by the developer in response to input from the community. This is to be a five story, primarily residential building in an already busy and commercial inner city area on a busy thoroughfare. It is to replace derelict and/or unused housing that is at end of life. There is and has been for over half a century several four-story buildings in the close vicinity. This development would be only seven feet higher than at least one of them. It will provide 53 units of desperately needed housing in a city that has a housing crisis. Not only that, but the housing is to be provided at a location that lends itself to walking just about everywhere.

This development should be approved simply based on the above factors. However, approval of this development is not just a matter for the Cook Street Village. It is a matter that has significance for the entire city, if not for the entire Capital Regional District. In fact, the growth and vibrancy of the city in the twenty first century will depend on many other similar developments in similar locations.

Victoria has a housing crisis. Council and other levels of government are well aware of this. They can manipulate the market all they like by providing incentives and taking measures to encourage more affordable housing but at the end of the day, availability and prices are and will continue to be overwhelmingly a function of supply and demand. This city enjoys a prime location within Canada and indeed around the world. Housing will continue to be at a premium and a scarce commodity. Developments such as this and much larger ones in the downtown core must be encouraged.

Densification is being embraced by leading cities across Canada and around the world, not only to increase the supply of housing but also to renew and reenergize the inner cities and to discourage urban sprawl.

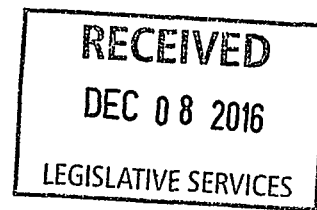
Council is often confronted with the issue of how to sustain downtown and inner city retail businesses. Some say more parking is the issue. That is total nonsense. People living in Langford, Saanich and other areas already have plentiful and much more convenient shopping practically at their doorsteps. Downtown and inner city stores, restaurants and night life require people who live in the area to sustain them.

It was recently reported in the media that Victoria and other CRD councils are concerned about urban sprawl. So why does it seem that we are continually fighting developments such as these that would bring much needed densification to the city? People must live somewhere. They will either live in areas such as Cook Street Village, close to where they live, work and play or they will live in disconnected bedroom communities at the other end of a busy and congested highway. We cannot have it both ways.

Mayor Helps has suggested that Victoria has a choice between staying in the 20th century or growing in the 21st. But that is not really a choice. No city can survive without growth. We need this development and many more like it. Please approve the Cook St Village development proposal.

Sincerely,

Chris Lawson
GA6-379 Tyee Rd, Victoria, BC.



To: Mayor Helps and Victoria Councillors

Nov 24/2016

This is a beautiful development! I have been following the stories and believe the developer has made huge concessions and changes based on what the citizens and businesses want for this area. Cook street villiage has been a coveted area of Victoria for many years and it is very difficult to find a place to live there if you are looking. My husband and I are interested in buying one of the condo's in this new development to enjoy our retirement in. We would like to buy and then rent it out for a few years until we are ready to retire.

We have lived in Victoria since we were young children and have spent many years talking about being able to live in Cook Street Villiage. This is the first time that it seems we may finally have the opportunity we have always talked about. We are very excited to have the chance to live in this area and enjoy all it offers.

I believe that council and the developer have worked well together to adjust to the needs of the community by creating more green space, making the height lower, buliding trellises, adding rentals and townhouses. What more can you want? Other developers come in to other areas of the ciry and don't even think or ask for the community input! Myself and my husband are excited about moving in to this new development!

Kindly,

Carol McAlary

1218 Knockan Close
Victoria BC
V8Z 7L5

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

1439 Richardson St
Victoria BC
V8S 1R1

Dec 4th, 2016

SUPPORT COOK ST REZONING APPLICATION

Dear Mayor and Members of Council:

I was born and raised in Victoria. I bought my house in 2009 and eagerly moved to the Cook Street area. I frequent Beacon Hill Park as my two children delight in playing in the park as much as possible.

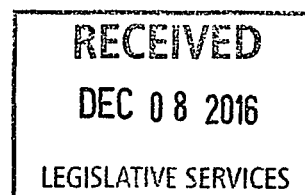
I wish to offer my support for the proposed project for the following reason. This project will help maintain property values in the area.

I believe in the value of property in the area. Its proximity to such a family-friendly park, the downtown core and the many nearby amenities will help the Cook Street Village area keep its value.

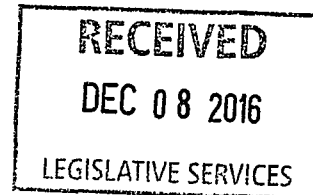
This project will help maintain property values in the area because the new residents and new retail space will contribute to the vibrant pulse of the Cook Street Village. For this reason, I encourage the Mayor and Council to support this application for re-zoning.

Regards

Tim Quocksister



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



December 7th, 2016

I wrote the below letter in 2015 and still believe in this project.

Renew Now to Absorb the Expected: Letter of Support for Five Storeys of New

Dear Victoria Mayor and Members of Council,

I am writing in support of the proposed five storeys mixed use building in the Cook Street Village. I am an advocate for this proposed project because this demonstrates action needed for a long-term approach: that of a need to create new place and space where people can start, reinvent, try something new.

The execution of this long-term plan is achieved with action now. I applaud this bold start looking at real regeneration needs.

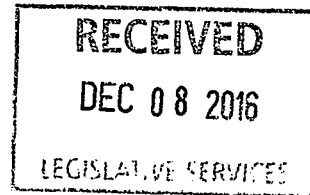
Thank you

Rick Eden

207-1121 Fort St Victoria British Columbia V8V 3K9

Att: Mayor and Council,

Dec 2/2016

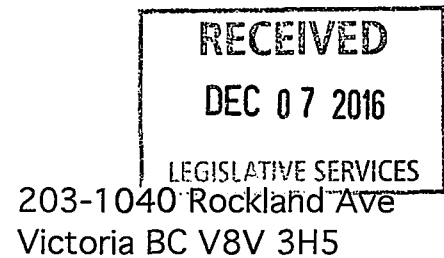


I spoke in favour of the five storeys of commercial and residential at Cook and Oliphant at the December 7th 2015 CALUC meeting. I wrote you in January of this year and now I write to further endorse my support for Leonard Cole and his desire to deliver an exemplary product that is tasteful and sensitive to the character of the neighbourhood.

Leonard Cole operates under the conviction that we are all collaborators in the project that is raising the village. I know he has engaged extensively with community stakeholders, neighbours and curious newcomers who want to make Cook Street Village their home and or place of work. Further, he will continue to listen to constructive input and collaborate moving forward.

Sincerely yours,
Anne Tanner

Victoria Mayor and Council
#1 Centennial Square
Victoria BC V8W 1P6



Nov./30/2016

**Re: Letter in Support of Five Storeys at
Cook and Oliphant**

Mayor and Members of Council:

I live a few blocks from the Cook Street Village and enjoy the village offerings of warm neighbours, variety and appreciate access to a myriad of amenities.

I support the proposed development of five storeys mixed use building at Cook Street and Oliphant Avenue.

I look forward to choices new retail space will offer to satisfy my shopping needs as well as new faces that will be able to call Cook Street Village home.

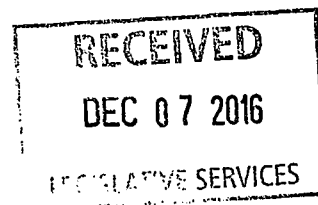
Mayor Helps and Councillors, I hope you support this re-zoning application.

Warm regards

Tom Brown

Attention Mayor and Council:

Dec 4th 2016



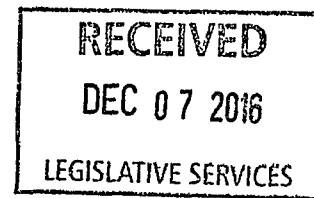
My name is Jennifer Beattie and I live at 647 Michigan street.

I am writing in support of Leonard Cole's proposed 5 story project on Cook and Oliphant. I am familiar with Leonard's past projects and appreciate his dedication to the synchronicity between and nature and architecture.

I have seen the plans for the development on cook and oliphant and believe it will fit in well as a new addition to the community, particularly with regards to the rentals half of which are 10% below market value.

Sincerely,

Jennifer Beattie



I am in favour of the Cook and Oliphant Street project.

I live at **450 Dallas Rd** and I do believe that the Cook and Oliphant would be a good fit for the neighborhood, the current proposal is:

- 53 residential units,
- 17 of which will be rental units,
- 9 of those rental units at 10% below market value
- 1 commercial tenant.

Seniors are downsizing want and need to live close to all the conveniences, young adults are moving out on their own, they want to live and work in the downtown area. The vacancy rate in Victoria is at an all-time low, there are 3 year waiting lists for decent 2 bedroom apartments. Every apartment building on Cook Street has a "wait list being taken" sign. Viewings for the few vacancies are group viewings and filling out applications, in some cases a bidding war.

There are usually two outstanding problems Density and Parking

Problem Parking – The new building is mandated to address the parking problem. The old large 1 car per family homes that are now 4/5 units with 8/10 cars per 1 driveway is a problem that cannot be fixed.

Problem Density: The density problem could be the solution I don't think we bring the neighbourhood down by being so dense. It brings the ability to add tax dollars to address community upgrading.

This project will be an asset to this area at all levels, residential and commercial - it will contribute to a diminishing rental pool and offer new units for sale. The developer is local, lives in Victoria, has family in Victoria and has built numerous projects in and around the city. The money stays in our community.

Cheers
Joanne Rogers Nov 1/2016

Good afternoon Mayor Helps and Council,

Regarding the Cook and Oliphant Project:

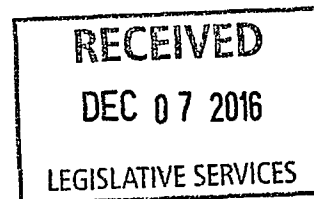
I have lived in the immediate neighbourhood for over 40 years owning and living on Oliphant, Vancouver, Heywood, and Sutlej streets. I write in support of the proposed 5 storey mixed use new construction at Cook and Oliphant. I feel that the developer has listened to and engaged with the community. He has answered all my questions and shown extensive community outreach.

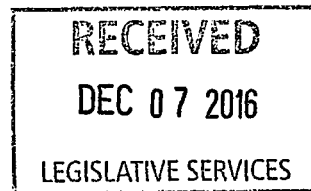
The old postwar apartments are looking tired and obsolete. It's time to help the Cook Street Village.

The inclusive, functional architecture is in keeping with a community in growth.

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

Respectfully,
Eric Meek
980 Heywood
V8V 2Y4





Dear Mayor and Council,

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

I've seen changes that even some of the older folks haven't seen. Change is ongoing and I am happy to see thoughtful, tasteful and 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 this reason, I urge Mayor and Council to move forward with a public hearing sooner than later.

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

Cheers,
Maryan Meek

Attention Mayor and Council:

November 30th 2016

As one of the many Fairfield residents who has followed this project since its inception two years ago, I am pleased that it has finally reached the long overdue public hearing stage.

This building will be a major asset to the presently dowdy and uninspiring streetscape of Cook and Oliphant, with rental and ownership possibility, which is in high demand in the Cook St Village area. It is imperative to be able to provide some decent rental housing options for the working person, like my daughter, who is making a decent wage but cannot afford a house.....it is only fair and correct. I have grown tired of reading or hearing repeated media references to "some residents say the development is too large" and other NIMBY excuses, and never a word about the majority with no problem seeing the merits of this project.

The endless scrutiny by a dedicated group who vocalize opposition, no matter what, and repeatedly erect roadblocks preventing this project from moving forward, while returning to their homes, is a blatant affront to my neighbourhood in being a warm and welcoming place for all.

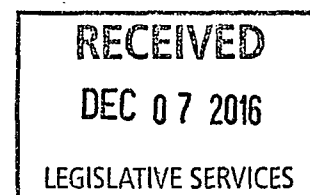
This project MUST move forward; the time frame to provide suitable housing is no longer reasonable and the solution to the housing shortage in my neighbourhood cannot continue to be held at ransom to satisfy a few, over the needs of many.

Please do ensure that this development breaks ground soonest.....my future vote for Mayor and Councillors depends upon your action.

Jo-Ann Zador

1231 McKenzie St

Victoria



KEYVAN SHOJANIA

200-931 Fort Street
Victoria BC V8V 3K3



VIA EMAIL
mayorandcouncil@victoria.com

Mayor and Council
Victoria City Hall

Dec/3/2016

Dear Mayor and Council:

Re: Cook & Oliphant Development

I am writing to express my support for this project.

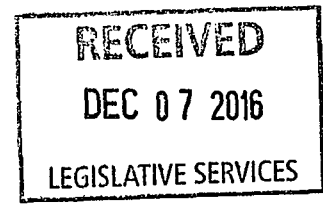
Not only will it contribute to the vibrancy of Cook Street Village, but it will increase the supply of owner-occupied and rental units.

Rents and condo prices are continuing to increase in Victoria based on supply and demand. If we do not increase supply, people in Victoria who do not already own property here will be less likely to be able to afford to live here in the future.

Yours truly,

A handwritten signature in black ink, appearing to be "Keyvan Shojania", written over a horizontal line.

KEYVAN SHOJANIA
/mh



To Whom It May Concern, December 2nd 2016

I am writing in support of Leonard Coles proposed development at the corner of Cook St. and Oliphant. I

As a single person in their 30's I found it extremely difficult to buy in this ever rising market, and I'm impressed with the developers thought and commitment to space sharing design as a mortgage helper. If you figure most people who are opposed to this development are those who bought their houses in Cook street years ago for the same price our generation are now looking at for less than 600 sq ft. we need more of these measures available. Additionally, permitting density that will allow people to purchase at a lower price point in such a desirable neighbourhood.

Change serves everyone if done properly and this village could use more options for first time buyers, as well as those looking to downsize and retire.

Thanks in advance for your consideration,

Erin Glazier
402-517 Fisgard St.
Victoria BC
V8M 0C5

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



1173 May Street
Victoria BC
V8V 2S7

Dec 02/2016

Re: Support Letter to Rezone Cook St and Oliphant Ave

Dear Mayor and Members of Council:

My family and I have enjoyed living at 1173 May Street in the Cook Street area since 2007. I write in support of the proposed five storey mixed use building that will see the creation of 61 residential units above 9000 commercial square feet. New residents and new commercial space enhances the Cook Street Village and surrounding neighbourhoods as a whole.

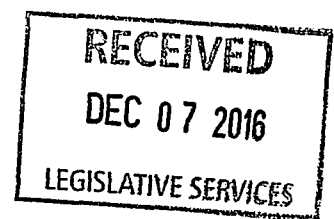
The Cook Street Village has a progressive feel because of the environmentally conscious, locally focused and trendy businesses: Mother Nature's Market (organic), Big Wheel, Bubby's Kitchen (trendy).

Additionally, the Cook Street Village is ideally located. I enjoy easy access to some of Victoria's finest attractions, including Dallas Road, Beacon Hill Park and Government House. The Village itself and its adjoining neighbourhoods are among the safest and most attractive in the city. I can leave my front steps and immediately stroll down streets lined with old growth trees and character homes. My neighbourhood is friendly and humble: a pleasantly quiet area close to the downtown core.

I look forward to this project integrating well with the rich character of the Cook Street Village and surrounding areas. For this, I urge the Mayor and Council to support this rezoning application.

Yours truly,

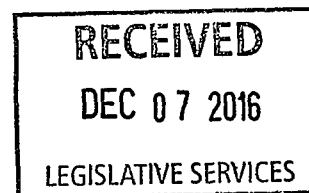
Derrold Norgaard, CPA FCA



Letter of approval Cook and Oliphant

Wednesday, November 9, 2016 9:06 AM

Sheralynn Pearce
#406-1050 Park Blvd.,
Victoria B.C.
V8V-2T4



Mayor Lisa Helps and the Council
City Hall,
Victoria B.C.

Dear Mayor Helps and the Council of new Construction,

I have recently purchased a unit at 1050 Park Blvd. We are thrilled to be in the vibrant neighbourhood of the Cook Street Village. One of our deciding factors was the hope of the new building proposal at Cook Street and Oliphant, knowing it would brighten the last block of the village and open the village to more housing and more business opportunities. It will also create more value in our condo block.

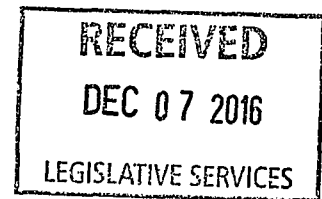
I understand there will be rebuttal from those not wanting change. I remember when there was a decrepit grocery store on the other side of Oliphant and Cook street where there are now condos, restaurants, a wine shop and fresh new businesses. I believe fresh new projects are a benefit to the community. Victoria is changing from a sleepy town to becoming a vibrant and exciting city.

I am in full favour of the new project at Cook Street and Oliphant.

Sincerely,

A handwritten signature in black ink, appearing to read "Sheralynn Pearce". The signature is stylized with loops and a large, sweeping flourish at the end.

Sheralynn Pearce
Mother of 2 teenage children
Living in the Cook Street Village.



November 30 2016

Attention: Mayor Helps and Victoria Councillors,

I write in support of the proposed mixed residential and commercial development at Cook and Oliphant. Such a project fits in with the Official Community Plan and will provide housing opportunities in the area that will benefit many. These people will get to enjoy the greatness of the Village. In addition, the business space will lead to job opportunities and be an otherwise positive economic impact on the area.

In addition, increased density should be a priority for all municipalities. Especially when that density is close to the downtown core. This means that many will be closer to their work locations, thus reducing the need for driving. In this sense it will be a positive environmental impact overall.

I would also note that the housing on these properties will need to be replaced at some point in the near future. Development will occur on these lands, and I would submit that this type of development is best for this space.

I live downtown at 732 Broughton and feel that this sensible development in my adjacent neighbourhood benefits Victoria overall. I believe it will clearly benefit Cook St. Village.

For this, I ask Mayor Helps and Victoria Councillors to support the re-zoning application for Cook and Oliphant.

Respectfully
Mark G. Norton, Esq.

RECEIVED

DEC 07 2016

LEGISLATIVE SERVICES

To Mayor Helps and Council,

Nov 30 2016

I would like to voice my support for the proposed five-storey residential and commercial building at Cook and Oliphant.

I have lived in the downtown and Fairfield area of Victoria for most of my life. As a kid I was a regular at Pic-a-Flic video and Mac's Milk. I've witnessed the Cook Street Village area grow into a vibrant community hub.

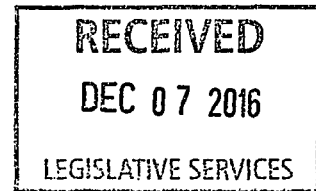
I currently live at **1235 Johnson Street**. I often walk to Cook Street Village to buy fresh produce or meet friends for coffee. I work at the Royal Scot Hotel and frequently recommend to our guests that they try Bubby's Kitchen or Prima Strada on their way to Beacon Hill Park. It's important to me that our local neighbourhoods continue to thrive while maintaining their unique character.

I believe the proposed development would provide a larger customer base for businesses in the area. I live in a five-storey building myself, and I have never found its size to be a detriment to a feeling of community. I think the new building would add to the spirit of Cook Street Village, not detract from it.

I thank you for your consideration in this matter.

Sincerely,

Dave Jorgensen



DECEMEBER 1 2016

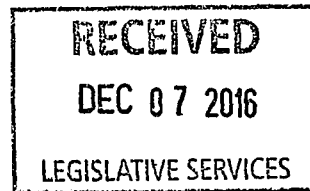
ATTENTION MAYOR AND COUNCIL:

**I HAVE BEEN A SUPPORTER OF THIS PROJECT
FROM THE EARLY DAYS. I SUPPORT THIS
PROJECT AND WOULD LIKE TO SEE PROGRESS
SOONER THAN LATER. I ENJOY THE AREA AND
CURRENTLY OWN ON PENDERGAST.**

SINCERELY

**JAMES WONG
JIM@ZENALTA.CA**

*Please see attached
letter*



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

May 20 2015

Welcome Leonard Cole's five level building to Cook Street Village!

Dear Mayor and Victoria City Council:

My address is 909 Pendergast and I've owned a condo in this complex for over 25 years and love the area. We alternate between Victoria and Calgary and stay about 2 months a year here now and plan to stay 6-8 months per year in the future.

I write in support for the proposed Cook Street development.

My wife Carol and I met with Leonard Cole and we reviewed his plans. His taste is elegant and he has fashioned a bold building that embraces Cook Street Village's unique environment. His vision for growth and a combination of commercial and sound residential requirements is practical and futuristic.

Carol and I are favouring certain features and Leonard was most receptive to our input. He responded positively to our preferences for a top floor southern exposure unit with two bedrooms, two bathroom, den, full size washer and dryer, bathtub in master and ample cupboards with kitchen storage space and other design features.

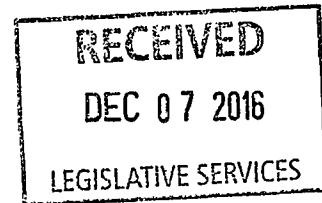
We look forward to Mr. Cole's Cook Street Village project being our new home in Victoria.

J.F. Wong, P. Eng.

A handwritten signature in black ink, appearing to read "J.F. Wong". The signature is stylized with a large, sweeping "J" and "W".

909 Pendergast St Victoria BC V8V 2W7

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



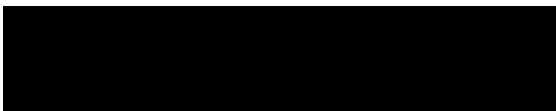
**Re: Letter in Support of proposed Cook Street and
Oliphant Ave Re-zoning Application**

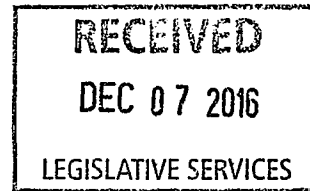
Attention Mayor and Council,

We live in a single family home and will be looking to downsize in the next few years. Kitimat has been home for the last many years but Victoria is of interest to me now as I am a new grandmother. The Cook St Village is dynamic and would allow me close proximity to my darling grandson Weston.

I am encouraged to see more projects like this one support the proposed development.

Cheryl Bunnell
119 Carswell St
Kitimat BC.
V8C 1B2





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

Mayor and Members of Council:

Dec 1 2016

RE: 212-220 Cook Street and 1041 Oliphant Street - Cook Street Village

I previously wrote in support of the abovementioned project in August. Again, I submit my steadfast support.

I am an owner of **1035 Oliphant Street**; this complex is right behind this proposed project.

I believe in densification in these large urban villages as it maximize the usage of the land available.

The developer has listen to the feedback from the community, city committees and neighbors and with this he has once again modified the scope of this project to meet this feedback.

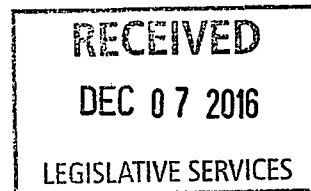
I support this project and I would like the City Council to vote to move forward with this development.

Regards,

Dr. Gordon Telford
#4 – 1035 Oliphant Street
Victoria BC

Dec 1st 2016
August 2016

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



Mayor and Members of Council:

RE: 212-220 Cook Street and 1041 Oliphant Street - Cook Street Village

I am the owner of Unit 4 – 1035 Oliphant Street; this complex is right behind this proposed project.

The developer has changed this project so that there are apartments facing the Oliphant Street. This enhancement will allow the flow of green space to naturally progress to Oliphant residential area.

By reducing the commercial space, the residents no longer have to be concerned with commercial vehicles on their street.

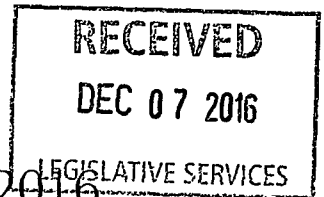
I believe that the developer has listened to all the feedback and has adapt the project's plans accordingly.

I support this project and I would like the City of Victoria to vote to move forth!

Regards,

Mrs. Anita Telford
#4 – 1035 Oliphant Street
Victoria BC

*I previously submitted this letter
and continue to support.*



Attention Mayor and Council, Dec 5th 2016

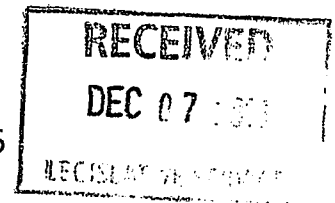
I last wrote in support of the proposed four stories of residential above ground level commercial at Cook Street and Oliphant Avenue January of this year. My golden retriever, Sunny is now an active 12 years young. As I wrote and still maintain, I appreciate not only the Cook St Village's location—a five minute walk from the Dallas Rd dog run, the best such run in Victoria—but also its dog-friendliness.

The new dog-friendly development would make life for my faithful companion even richer.

Cheers
Jamie Grimes
608-827 Fairfield Rd
V8V 5B2

Attention Mayor Helps and Council,

December 2 2016



I am a current tenant at **220 Cook St** and the owner is proposing to build a five story building on this site. I support the owner in developing the land. He has generously offered 1st right of refusal at 10% below market. I am most looking forward to this opportunity as this will allow me to be a purchaser. Furthermore, as a resident of Cook St village I believe this development would bring value to the neighborhood and opportunity for new local business.

Thank you for your time and consideration.

Kurtis Newman
Electrical EIT



Attention: Mayor and Council,

November 30th, 2016

I write in steadfast support of the proposed five stories at Cook and Oliphant.

I first wrote to you in march of last year. Please see attached my original letter.

Thank you very much for your time

Melissa Cielen

935 Johnson St

RECEIVED

DEC 08 2016

LEGISLATIVE SERVICES

Victoria Mayor and Council
#1 Centennial Square
Victoria BC V8W 1P6

109-935 Johnson St
Victoria BC V8V 3N5

March 4th 2015

**Coming Home to a Warm Welcome in Cook
Street**

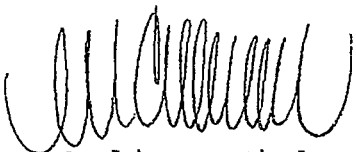
Dear Mayor and Members of Council:

I write in support of the five level building because of Lenny's commitment to citizen engagement and thoroughly absorbing input and feedback from the community is extensive. I trust the end product will reflect the thoroughness of the process. And this is a nod to Lenny Cole.

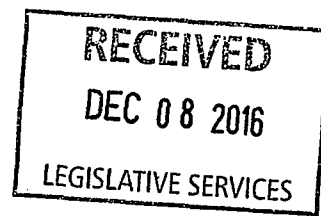
Lenny is planning permanent homes for people: he doesn't just want a passing grade but to make good work.

Observing Lenny's engagement with the community is as fascinating as the nuts and bolts of the project. Each level of engagement is part of the process Lenny embraces.

Regards,



Melissa Cielen



Attention Victoria Mayor and Council, Nov 19/2016

Support Cook Development!

I have been the lone supporter of village development for almost 30 years. Victoria (and most of our smaller cities) need higher density for all kinds of good reasons: economic, environmental, and social. Over the past few years some development has occurred in the Cook St. Village and it is definitely a more interesting, lively and vibrant area.

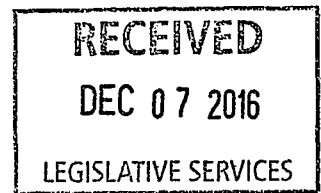
Thank you
Brian Frank



321 Chester Ave
V8A1S6

Attention mayor and Council:

Dec 3rd 2016



My name is Connor Braid, a commercial appraiser with DR Coell and Associates here in Victoria. Leonard Cole is a client of ours here at DR Coell and I have recently done the appraisal of the proposed 212-220 Cook and 1041 Oliphant mixed use development.

I wish to put forward my opinion of the proposed development and voice my support for it. Leonard Cole has a reputation of high quality projects and this project will be no different. I truly believe he has put forward a proposal for an amazing mixed use building which will add to the allure of the Cook Street Village, without deterring from the character and charm of the surrounding land uses.

Cook Street Village would be improved by Leonard's development by adding another commercial component to the vibrant core as well as a multifamily component to support it. I personally am a huge fan of the live/work spaces within the proposed development, giving small business owners the opportunity to grow within their own community; bringing a personal touch back to small business in the area.

I have already voiced to Leonard that I want the opportunity to purchase during pre-sales, should the development go forward. I currently live in Fernwood, but have always wanted to own in Fairfield and the Village.

Thank you for your time!
Best Regards,

Connor Braid, B.Comm

Associate Appraiser

**D.R. Coell & Associates Inc. Real Estate Appraisers &
Consultants (250) 388-6242 office Ext 203**



To Whom it may concern,

December 3rd 2016

I Have lived in this beautiful city for 40 years and have seen the city go through endless changes, some good some bad . This is an amazing city and has so much potential to be more than what it currently is or has been. Change does not come easy to some people , which is unfortunately taken by some as a bad thing. The New overtakes the Old .

My Family and Myself has had businesses downtown and property for 30 years and have dealt with the city on numerous occasions in Regards to development I can understand UrbanCores position. They're development in cook street village and I believe is one that is good for the city and the community.

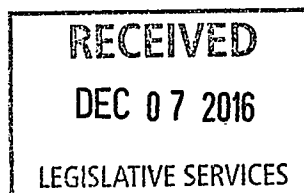
I love cook street village especially in the summer. I remember when there was a grocery store and a Mac's convenient store, Now look at it. Urbancore developments is going with the current economic wave of progress.

I am in full support of UrbanCores development and hope the city will help bring the change needed to evolve the city to a current world economic state.

Warm Regards,

Gautam Arora

CEO
Madison Ave Holdings
Head Office
914 Gordon Street
Victoria BC
V8W1Z8



Dear Mayor Helps and Council: Nov 29 2016

RECEIVED

DEC 07 2016

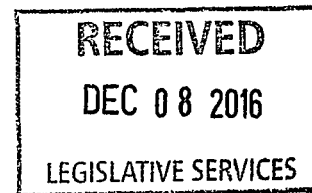
LEGISLATIVE SERVICES

As a resident of Victoria, and a professional within Victoria's real estate community, I am writing to show my full support for the proposed development at Cook & Oliphant for two reasons. First, if permitted uses, densities, and heights are to be specified in the 2012 Official Community Plan then neighboring owners, developers, area businesses, lending institutions and other professionals need to know that these specifications will be upheld when putting forward a carefully thought out and community enhancing project that respects the character of that community. And second, because the developer putting forward the proposed project has a proven track record, and is proposing a sensitive and respectful project that will enhance Cook Street Village, all Victorians can have a heightened level of confidence in an end-product that will see one of Victoria's premier neighborhood villages grow tastefully and within the intentions of land use policies.

Tim Sommer

#3,416 Dallas Road





To: Mayor Helps and City Staff

I support the Cook St proposed development and may be interested as an investor for one of the units. Like it or not, intensification is the only way to go for growing cities, but it has to be done right & include feedback from the community. Coming from Ottawa, having lived in several "trendy" areas of the city, I've seen how out of hand some developments can become (sky-scrapers). However, if done right, multi-unit homes can definitely add to the character & liveability of a neighborhood.

Warmly,

Tina Jones



Good afternoon Mayor and Council,

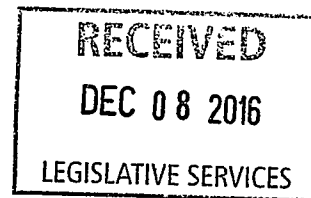
December 7th, 2016

Please see attached letter that I originally submitted May of last year.

I remain steadfastly in support of this project.

Thank you very much for your time
Ernie Ogilvie

Ernie Ogilvie
910 McClure Street
Victoria, BC V8V 3E7



May 9, 2015

The Mayor and Councilors of the City of Victoria

Re: Development project by Mr. Leonard Cole in the Cook Street Village, Victoria BC

I was the founder and first president of the Cook Street Village Merchants Association in 1987. I have lived in Fairfield for the past 14 years. I walk down to the Village several times a week to shop, drink coffee, and visit with friends and family there.

The Village has needed a proper "book end" at the south end of the Village since the development of the Seniors Centre and the adjoining residential building at the North end of the Village. I have always argued that the Village - and the buildings placed within it - should reflect a cozy village atmosphere and not have a block building that you can find anywhere else, especially downtown, placed into the Village. I have seen the most recent drawings of the building proposed by Mr. Cole and I'm impressed how Mr. Cole has listened to the community input and has designed a building that will fit well into the Village: places along the building near the sidewalk for people to sit in chairs with room for tables; a first floor with room for about five businesses; a third story street front with the additional two stories set back; allowance for a road at the back for access; and so on.

The Village thrives on local people using the Village to do their business: food shopping, restaurants, coffee shops, and services (bank, law office, dentist, etc.). This development will help to ensure the future economic health of the Village by having five new businesses and about 60 residential units right in the Village. Excellent!

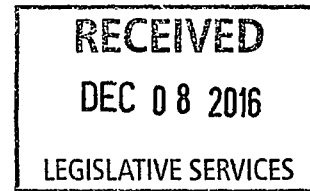
Also Mr. Cole is not an outsider; he is a local businessman with a history of successful local projects.

Therefore I support this project and I believe we have the right person to do it well.



Ernie Ogilvie

City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6



December 7th 2016

Mayor and Members of Council:

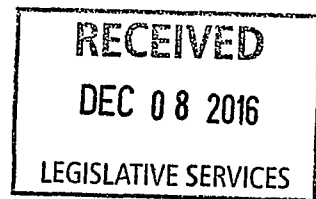
RE: 212-220 Cook Street and 1041 Oliphant Avenue

My name is Komal and I work at the flower shop at Cook and Fairfield, as well as live in the area, so adding more homes would be a huge positive impact. Having more foot traffic in the Cook St Village area can help a lot of different local businesses.

Thank you for your time

Komal Bath





Dear Mayor and Council:

Nov 24th 2016

I am writing in support of the proposed project at Cook and Oliphant Street in the Cook Street Village. I am a resident of James Bay and spend a substantial amount of time in the Cook Street Village area on the weekends. I feel that sensible development in this area benefits the Village as a whole. The proposed project is a good example of what I would consider sensible development.

As our population continues to grow and Victoria continues to be a desirable place to live, the need for new housing continues to grow as well. This project is removing older less efficient housing and replacing it with modern housing that takes advantage of the current zoning regulations on its density. This project will add new business and residents to an already vibrant area while not changing the overall character of the Village its self.

If we do not start to develop sensible density in the surrounding areas of the downtown core, we will find ourselves in a situation of having no housing stock in the coming years. This has already happened in the rental market as Victoria now has an overall vacancy rate of 0.6%. This fact is partially caused by the lack of development in the rental market in the 80's, 90's and 00's. It would be foolish to make this same mistake again.

In closing I feel the proposed project would add to the character of Cook Street Village and is necessary for the continued growth of Greater Victoria.

Patrick Wood

139 Clarence St
Victoria BC

RECEIVED

DEC 08 2016

LEGISLATIVE SERVICES

Support Smart Development and
Champion Five Storeys mixed use
Commercial and Residential

Att Mayor and Council: Dec 3rd/2016

I last wrote in support of this project at the end of March 2015 and again in January of this year.

As I previously wrote and still maintain, my husband John and I warmly welcome the creation of new retail space as we will chose to shop in The Village for the majority of our retail needs with more choices offered.

We urged support from the council and mayor for this re-zoning application and strongly maintain that position.

Thank you for your time.

Colleen and John Austin
135 Wellington Ave
Victoria BC V8V 4H8

Support Rezoning for five storeys at Cook and Oliphant!

NOVEMBER 27 2016

RECEIVED

DEC 07 2016

LEGISLATIVE SERVICES

DEAR MAYOR HELPS AND MEMBERS OF COUNCIL:

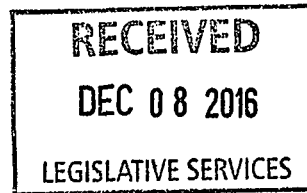
**I WRITE IN SUPPORT OF FOUR STOREYS RESIDENTIAL ABOVE
GROUND LEVEL COMMERCIAL IN THE COOK STREET VILLAGE
BECAUSE I BELIEVE IN THE VALUE OF MY NEIGHBOURHOOD.
ITS NATURAL BEAUTY WITH BEACON HILL PARK AND
DALLAS ROAD SO CLOSE TO DOWNTOWN AND THE MANY
AMENITIES WILL HELP THE COOK STREET VILLAGE AREA
AND ADJACENT NEIGHBOURHOODS KEEP ITS VALUE.**

**I HAVE LIVED NEARBY FOR OVER THIRTY YEARS AND MAY
WANT TO DOWNSIZE WHILE STAYING IN MY COMMUNITY.
THIS PROJECT IS AN IDEAL EXAMPLE OF AGING IN PLACE.**

KINDLY,

ALLISON WEIR 806 DEREEN PL VICTORIA BC V8S 3V4

City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6



December 8th 2016

Mayor and Members of Council:

RE: 212-220 Cook Street and 1041 Oliphant Street

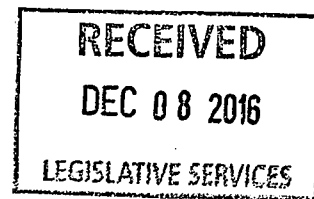
I have been following the progress of the above-mentioned project. I have noticed that the developer has changed the plans a number of times over this course. Originally 76 residential units and now 53, originally 75 feet tall and now 54 feet tall and a commitment to 17 rentals.

The developer has listened to all the feedback and made the necessary modifications to satisfy all parties. I fully support this project and I want to see it move forward.

This development is in align with the vision of Cook Street Village and what we need here so that we can continue to thrive.

Warmly

Jason Ducklow 341 Cook Street



Cook St Project-Yes!

Dear Mayor and Council,

November 20 2016

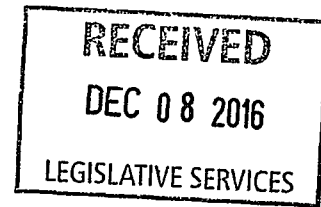
This is an inner city location along a main thoroughfare. **Of course I support it.** 5 stories is more than reasonable for such a location.

Victoria needs to get over it's strange preoccupation with height. More density is needed in the downtown and inner city areas, not less.

Regards

Chris Lawson





Good afternoon,

Dec 2 2016

Having townhouses, condos, rental units and commercial is an excellent idea for the Village of Fairfield.

It makes good sense to have a mixed development like this in order for people to walk to and support the Fairfield Village businesses.

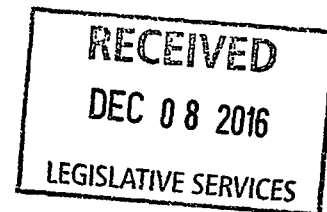
Government workers and people who work in the downtown area would probably be interested in purchasing or renting a unit so they could walk to work.

It would be also be a benefit for Seniors who would be able to enjoy visiting with friends and purchasing groceries etc. in the Fairfield Village. Also, Seniors would be able to take part in the activities at the New Horizons Seniors Centre.

Sincerely,

Christine Clark





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

December 7th 2016

Re: Letter in Support of Urban Core Ventures proposed development at
Cook Street

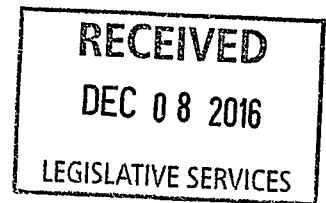
Dear Mayor and Members of Council:

I have lived in the Cook Street area for the last 17 years and have been a horse carriage tour guide for 20 years. I enjoy living here and touring people around my neighbourhood. I have written in support of this project before and continue to show my unwavering commitment.

The proposed project is replacing old, neglected rentals. The replacement with new should be welcomed in the Village as we need to add dynamic to keep the Village thriving. I also encourage the expansion of retail space in the area. This project is one of the only opportunities to see additional commercial in the Cook Street Village.

Warmly

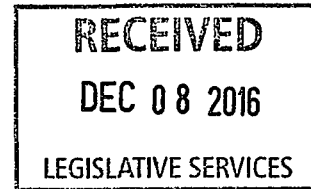
Randy Tucker
#210-1035 Pendergast Street
Victoria BC V8V 2W9



To Mayor and Council-December 8th 2016

My name is Shaun Wedick and I own property not far from Cook Street Village on Moss Street. I am here to voice my strong support for Urban Core Venture's proposed development at 1041 Oliphant Avenue and 212-220 Cook St. I am aware that this mixed-used development has gone through a number of iterations. Cook Street Village is one of my favourite places in the City. I feel Urban Core Venture's development as it stands is very well designed, will complement other developments in the neighbourhood, and will add significantly and strategically to the local residential housing stock, something I support wholeheartedly. It will also add in a meaningful way to the tax base I am also aware of some of the other projects this company has been involved in, and I am confident that this will end up being a very attractive landmark development, much in demand and great for the Village.

Dec 6th 2016



Cook St project design a perfect fit!

There is a desperate need for this kind of development in the area. This building will not only fit into the existing building design but bring a badly needed upgrade to a number of buildings that are clearly in decline. We are a couple that live in the area, want to stay but would not be able to find a suitable replacement in the existing structures.

Thank you for your time

Dwayne Leskewitch



816 Linden
Victoria BC
V8V 4G9

Pamela Martin

From: James Oliver [REDACTED]
Sent: Thursday, December 08, 2016 12:34 PM
To: Public Hearings
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1077) No. 16-091:

Hello,

We have lived at 225 Vancouver Street since 2007. Please ensure that our names and email address remain undisclosed.

We are not in support of the proposed rezoning bylaw No 1077 and the development permit that proposes to vary the parking requirement.

This variance is not consistent with other recent development in the area, specifically the CD7 zone at 240 Cook St that requires a blend of onsite parking stall ratios from .75 to 1.4 per unit depending on the use. The proposed reduced ratio is not in the public interest nor of the surrounding R1-B neighbourhood.

It seems that the developer is trying to get too many units out of this project which is why the local community is not in support of it.

We note that these properties were assembled prior to the most recent jump in property values and they stand to make a tidy profit even if they stay within the regulations of the existing zone and parking relations.

We support and encourage the Housing Agreement requiring 9 below market and 8 market rental units for 20 and 10 years respectively.

This will not, however, compensate for the removal of the existing rental units.

Please do not allow this development to move forward with a variance for parking.

Best regards,

The Olivers.

Pamela Martin

From: webforms@victoria.ca
Sent: Wednesday, December 07, 2016 6:50 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Olwyn Morinski

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Cook & Elephant. 5 stories? Why not 57?

I don't understand the people who want Cook Street Village to remain a small, warm, people friendly community. Life in a Big City is SOOOO much better.

Looming shadows, bad vibes, wind tunnel streets, bring 'em on. All we need to do is add more of those prison yard l.e.d. lights to straighten folks out, kill off living plants, and Bob's yer uncle. The gigantic buildings housing tiny apartments that prevent families, pets, or disabled folk or anyone over 25 are the wave of the future. Rushing from bed to underground parking lot, and out the door, er, ramp, and off to the underground parking lot of the office. Don't people understand this is the wave of the future, the only way to live for TODAY!

So please, PLEASE vote in favour in of that incredibly selfishly-designed, sharp-angled, overbearing, bad feng shui, Darth Vader of a building proposed to be built on Cook and Oliphant. Here's to the future of enriching morally bankrupt developers, eternal 20 somethings and to he** with everyone else.

Yours truly,

Olwyn Morinski

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[REDACTED]

Pamela Martin

From: Pamela Wootton [REDACTED]
Sent: Thursday, December 08, 2016 2:34 PM
To: Lisa Helps (Mayor)
Subject: 220 Cook Street

I have been living in the Cook Street village for 8 years. **I support this project.** We need new rentals and new condos here. The old buildings are reaching the end of their lifespan. This project fits our lifestyle and looks attractive.

Pam Wootton
206-1101 Hilda Street

Sent from my iPad

Pamela Martin

From: Paul H. [REDACTED]
Sent: Thursday, December 08, 2016 9:12 AM
To: Victoria Mayor and Council
Subject: Oliphant and Cook Proposal

Greetings Elected Officials,

Once again I write to object to the massive building proposed for the subject location.

Cook Street Village is a **Village**, not satellite of Downtown Victoria.

The proposed building violates every aspect of the Cook Street Village:

- It violates the zoning of **Low Profile Multiple Dwelling**
- It violates the Community Plan
- It violates the trust that the community invested in the Community Plan
- It violates the tenet of 'Enhancing' the Village
- It violates the City policies for mandated parking for the size

The current zoning of **Low Profile Multiple Dwelling** is in place specifically to **enhance** the Village and to **prevent** buildings such as the huge building proposed for this location.

Densification has its place, but its place is not within a small community Village with a 100+ year history. The Village had a vibrant culture when I first moved to the neighbourhood 53 years ago and with careful enhancements the village will continue as a Village for many decades.

Victoria's 'Village Culture' is unique and must be protected.

The current zoning is in place to protect and **enhance the Village**. The current zoning should not be a starting point where a developer can negotiate with the City and pay the City large sums of money to 'Lift' the zoning to a higher level, because when that happens it becomes nothing more than extortion by the City and a bribe by the developer.

I implore Mayor and Council to maintain the current zoning of **Low Profile Multiple Dwelling**.

Although the impending snow storm may prevent my physical presence at tonight's meeting, I will be involved.

Paul Hagen & Doris Chiu
Howe St
Fairfield Neighbourhood

Pamela Martin

From: PAULINE HOUSDEN [REDACTED]
Sent: Wednesday, December 07, 2016 4:54 PM
To: Victoria Mayor and Council
Subject: Cook St. Village

Esteemed Mayor Helps,

In this beautiful and important corner of Cook St.Village where it merges toward Beacon Hill Park, the building proposed is grossly inappropriate for this sensitive site in terms of mass/density, design along with deplorable traffic consequences that already plague the area. In itself the site is an architects dream - the building designed as such is not.

As a member, by virtue of home address and frequenter of the village, I sincerely ask that you consider these aspects and turn down this particular development. After all as the renowned architect points out 'Less is more'

Respectfully,
Pauline Housden,

294 Memorial Crescent
Victoria, V8S 3J2

Pamela Martin

From: webforms@victoria.ca
Sent: Wednesday, December 07, 2016 3:12 PM
To: Victoria Mayor and Council
Subject: Re: 212-220 Cook/Olipant: Mayor and Council email

From: Robert Randall

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Mayor and Council,

This letter is in support of the proposal for 212-220 Cook Street.

My name is Robert Randall and I am former Chair of the Victoria Downtown Residents' Association. At the time I was very involved in helping craft the guidelines Planners and Developers use in evaluating building proposals. My goal was to ensure needed density went where it was best suited and in a way that preserved the character of Victoria's residential neighbourhoods.

I have met with the developer of this project and have looked over the plans and am satisfied the height and density are a good fit for Cook Street Village.

Reducing the height to four storeys would be a terrible decision, one that rejects the years of careful study of this area. The purpose of enhancing our special village urban centres is not only to provide a wider array of residential opportunities that would enhance the vibrancy of the Village but to ensure that this prominent corner is visually distinctive compared to the adjacent residential area of Fairfield. The vital thing to avoid is chopping down key urban buildings to the same height or lower than the large houses and four-storey apartments in the immediate residential areas outside the urban village. Our urban villages should visually stand out from the surrounding neighbourhood, not blend in to them.

Some critics have suggested increasing the setback to this project. I am not convinced this would do anything to enhance the visual appeal to this project. In the past, it was commonly thought large setbacks were desirable but it has been determined that in an urban context, large setbacks can be off-putting and detrimental to creating an intimate urban village feel. In any case, if the setback results in a reduction in density here it is unacceptable.

I urge mayor and council to embrace projects that bring visual variety to our attractive and vital urban villages, of which Cook Street Village is the most prominent.

Sincerely,

Robert Randall

Former Chair, DRA, former member Downtown Advisory Committee, Downtown Service Providers

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Pamela Martin

From: webforms@victoria.ca
Sent: Thursday, December 08, 2016 3:33 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Robin Jones
Email : [REDACTED]
Reference :
Daytime Phone [REDACTED]
Re Cook and Oliphant

I am not in favor of the proposed project at Cook and Oliphant. I will not reiterate the many concerns others will be writing. But I would like to question the 5 storey height. The roof of the Building is proposed to be a deck for residents of the building., so in reality it is six USEABLE storeys.

I might be in favor of a 4 storey max in the cook st village. If they put a patio on the top that makes it 5 useable storeys.

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[REDACTED]

Pamela Martin

From: Ross [REDACTED]
Sent: Wednesday, December 07, 2016 5:56 PM
To: Public Hearings
Subject: 1041 Oliphant and 212-220 Cook Street

I am surprised to be writing you again about Rezoning Application No. 00472 and Development Permit Application No.000402 for 1041 Oliphant and 212-220 Cook Street.

I watched online the Committee of the Whole meeting in July about this Application where Council voted for it to be sent to a Public Hearing but at that evening's Council meeting you changed your mind. That was surprising because the proposal met the Official Community Plan for Cook Street Village. I had concerns about that proposal because I believed it could potentially have impacts on traffic and parking beyond what the Developer was required to address so the City needed to address them. I did not hear anything at that Committee of the Whole meeting to give me confidence these concerns were going to be addressed. The neighbours would just have to live with the consequences from the increased density.

Even though the new proposal does not meet the OCP it is in my opinion better suited to this area for a number of reasons:

- The building is now only 7 feet higher than the building I live in to the immediate south of the new development. My building is higher than that compared to the apartment block to the west.
- It no longer has structures for the mechanics of the building above the five stories. The comparison to a cruise ship was perhaps appropriate when the proposed design was larger and had these structures on top like the bridge of a cruise ship but seems a stretch now. People driving from the north on Cook St will see many four story buildings on their way here so I don't think many will be surprised to see a building one story more than all those four story buildings and only slightly higher than its neighbor to the south. Especially when it is in a prime residential and retail location.
- The reduced density has addressed many of my concerns about traffic and parking. The rear of the building now seems more like a green space and less like a parking lot. Most service vehicles and visitors will now go into underground parking rather than the above ground parking lot.
- The Live/Work units seem like a good compromise compared to full retail. The volume of traffic to these units should be significantly less than to full retail locations.
- As a cyclist I see this proposed building as being well equipped to handle owner's bikes, certainly better than my building is.

I therefore don't see any reason not to approve the development.

Ross Taylor
#101 – 1050 Park Blvd

Pamela Martin

From: Steve Koerner [REDACTED]
Sent: Thursday, December 08, 2016 10:42 AM
To: Victoria Mayor and Council
Subject: Cook St. and Oliphant St. Development Project Proposal.

Dear Mayor Helps and members of the City of Victoria Council,

I will not be attending the public hearing for the Cook St. and Oliphant St. Development Project Proposal, scheduled for later today. However, I would like my views on this project to be known to you and other Victoria City Council members.

I shall be brief.

Although I am not opposed to urban development as a matter of principal, I have some major concerns about this one.

First, the project is deficient in size, scale and design. With respect to size, its proposed height at six floors is FAR too high. I think it should be no more than three stories high which is far more consistent with other existing buildings in the Cook St. Village area.

Second, the proposed project allows for far too little parking for both residents and visitors. The fifty-five parking stalls provided in the project is actually LESS than provided for in the existing by-law. If this proposed project is to proceed, the developer must be required to provide at least seventy-five parking stalls, all ideally below ground.

In summary, it is my view that the Cook St. and Oliphant St. development project should not proceed as currently proposed.

I urge you and your Victoria City Council colleagues to reject this proposal and require the developer to submit a revised plan, one that is restricted to three stories in height, consistent with existing by-laws as well as with the scale and size of other existing buildings in the Cook St. Village area.

Yours Sincerely,

Steve Koerner.
62 Wellington Ave.
Victoria, B.C.
V8V 4H6.
Tel: 250-384-3367.

Pamela Martin

From: Steve New [REDACTED]
Sent: Wednesday, December 07, 2016 11:54 AM
To: Lisa Helps (Mayor)
Subject: Please reject the Cook & Oliphant rezoning

Hello Mayor Helps,

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 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
[REDACTED]

Pamela Martin

From: webforms@victoria.ca
Sent: Thursday, December 08, 2016 2:09 PM
To: Victoria Mayor and Council
Subject: SUPPORT for 212-220 Cook Street (and 1041 Oliphant Street)

From: Steven Hurst
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
To Mayor Helps and Victoria City Council

I'm writing to add my support to the proposed development at the corner of Cook St. and Oliphant St. in Cook Street Village.

I have lived in Cook Street Village area for 12 years on Leonard Street.

I believe the proposal will be a great asset in Cook Street Village and provide much needed housing options for many. Providing new housing along the main streets of existing neighbourhoods in Victoria should be a high priority as it will allow existing empty-nester homeowners to downsize AND stay in their neighbourhoods. This has the added benefit of bringing more existing single family homes to market to be used by families with kids at home, keeping Fairfield active with kids and schools well populated. Without housing options in the neighbourhood many would stay in their single family homes with unused bedrooms.

Also, arguments against 5 stories vs 4 stories seem weak. Most won't even be able to tell the difference when walking by a 5 storey or 4 storey building. Plus we already have a 7 storey condo in Fairfield not that far away. On a great street like Cook Street - that is quite wide - imagine if we had 5 storey buildings up to Fort St the extra number of condos and rental apartment that would be available - close to services and amenities.

I could go on but I hope you get a chance to consider my comments before tonight's public hearing which I'm unable to attend.

Thank you.

Steven Hurst

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[REDACTED]

December 8, 2016

To: Mayor and council,

We are writing to you once more to express our concerns regarding the proposed development at Cook and Oliphant.

First let us state that we are in way opposed to urban renewal or increased density. However, this development seems inappropriate for a variety of reasons.

- although the Cook Street Village was designated as a Large Urban Village in the last OCP, the neighbourhood disputes this and would prefer this area remain as a Small Urban Village with its neighbourliness and streets that can be easily walked or biked and with enough parking for those who need it. The new development would cause considerable increase in traffic and congestion, snarl the narrow streets and overload what limited parking is available as it does not have enough to meet the needs of its proposed residents.
- along the lines of a neighbourhood, the proposed development does not provide enough suitable housing for families, seniors or couples. The majority of the suites are tiny. The pricing is exorbitant. The lack of landscaping, elevators, and many other features make it an unfriendly space. The height of the building and the frontage proposed for the street are also not "Village" like and will negatively effect the flow of the sidewalks while also forcing the removal of the existing trees.
- we are also extremely disappointed that this new development proposal uses almost entirely old-style building methods. Although it meets the current building code requirements, there is no effort made to be a forward thinking, environmentally responsible project. We are all aware that codes are changing and 'green' technologies are the necessary and responsible methods of the future. This project does little to decrease its environmental footprint and will be antiquated technology within the next decade or so.

This project, while cashing in on the reputation the Cook Street Village has as a vibrant, friendly, unique community, will drastically change the neighbourhood if it goes ahead. We urge you to reject this development permit. We also ask that you consider reclassifying the Cook Street Village as a Small Urban Village and protect its integrity into the future.

Sincerely,

Susanna Solecki
Dave Holliss

36 Howe Street
Victoria BC
V8V 4K3

Pamela Martin

From: Tim de Lange Boom [REDACTED]
Sent: Thursday, December 08, 2016 2:41 PM
To: Victoria Mayor and Council
Subject: Development proposal Cook and Oipphant Streets

Madam Mayor and Councillors

I would like to be on record as being unsatisfied with Mr Cole's proposed condominium development. While I appreciate his good intentions as described in some of his public information, I have reluctantly concluded that as presented his building plan is not yet appropriate for this key location.

In my view:

- The height is wrong for the setting. Four stories may be acceptable depending on how that would be implemented
- Having 17 units available at 90% of market rates does nothing to address our unaffordable housing crisis as these will no doubt be sky-high tents due to it's unmatched location. Further gentrification of our neighbourhood is not what we need.
- Like most other people I've discussed this issue with I would like to see a building and its amenities that we can all be proud of. Based on the renderings I've seen, this has not yet been achieved.

There are other areas of concern, such as the exact footprint and the building's exterior finish but I feel it's best to be brief here.

It's my hope that Council weighs this proposal with utmost regard given to the immediate and future consequences for our neighbourhood that this or any other development in this location will have for the area. Let's not push over the first domino in the neighbourhood's decline.

Thank you all for your kind attention.

Regards,

Tim de Lange Boom
Vimy Place, Fairfield

Pamela Martin

From: Gwyn Thompson [REDACTED]
Sent: Thursday, December 08, 2016 3:05 PM
To: Lisa Helps (Mayor)
Cc: meribethburton@gmail.com
Subject: 220 Cook Street

Dear Mayor and Council,

Please accept this email as support for the Urban Core Ventures project proposed for 220 Cook Street. We live just around the corner from that location, and can confirm that the area is in desperate need of an upgrade. With the exceedingly low rental vacancy in Victoria, it is incumbent on all of us to support a project that increases the number of rental units.

We love living in Cook Street Village, and think that more people should have the opportunity to share the experience with us.

Sincerely,

Tom and Gwyn Thompson
102 - 1000 Park Blvd
Victoria BC V8V 2T4
[REDACTED]

--

Blog: <https://gwynspineapplesalsa.blogspot.ca/>

Pamela Martin

From: WAYNE HOLLOHAN [REDACTED]
Sent: Thursday, December 08, 2016 3:38 PM
To: Victoria Mayor and Council
Subject: Fairfield Local Area Plan

The Fairfield Local Area Plan will be completed in June
95 percent of the community who have spoken about the Cook Street Village and not just this development express there
wish to keep the village between 3/4 stories.

And they know you are aware of this

What message will it send the community to participate in the LAP process if your already going to ignore them and just
months before approve a 5 story building in the village.
response would be why bother to ever get involved in anything

If it happened to you, would you not think council is going to do what they want so why bother

I'm going to try and watch from here in Cambodia if I'm able to secure a good enough connection

Does it integrate into the village?

Live from Battambang Cambodia

Pamela Martin

From: robin dalziel [REDACTED]
Sent: Thursday, December 08, 2016 4:32 PM
To: Victoria Mayor and Council
Subject: Fw: 220 Cook St. Development

On Thursday, December 8, 2016 4:27 PM, robin dalziel [REDACTED] wrote:

Dear Mayor

I have just gone on over the revised preposal for 220 Cook St. I am in full support of the development .

I live in the neighbourhood and often visit and shop in Cook St. village . I believe this will be an addition and will set a high standard for future developments.

Yours Truly
Robin Dalziel
McClure St.