

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

From: webforms@victoria.ca [mailto:webforms@victoria.ca]
Sent: Wednesday, January 13, 2016 11:27 AM
To: Council Secretary
Subject: Thank you for your submission - City of Victoria - Address Council Form

Name: Sid Tafler **Date:** January 13, 2016

Address: 121 Howe Street

I wish to appear at the following Council meeting: January 14, 2016

I represent: self

Topic: Cook S Village

Action you wish Council to take:

ask for changes to Cook and Oliphant proposal. three attachments sent by email. This is for Jan. 14 meeting

CONTACT INFO:

Contact Name: Sid Tafler
Contact Address: 121 Howe St., Victoria BC V8V 4K5
Contact Phone Number: [REDACTED]
Contact Email: [REDACTED]

GETTING TO YES: Ten Reasons to Ask for Changes to Cook and Oliphant Proposal

- 1.** The building height, mass and site coverage are excessive for this gateway location to the Cook Street Village and Beacon Hill Park, proposing the maximum density but not following other OCP guidelines.
- 2.** Inappropriate design for the Village. The OCP calls for "enhancing quality of place" the Cook Street Village Guidelines indicate "redevelopment should respond to the area's established domestic character and scale."
- 3.** The proposal is contrary to the existing Suburban Neighbourhoods plan in Fairfield, which calls for smaller scale residential and commercial buildings.
- 4.** The development does not provide affordable family housing, such as currently exists on the site, but nine units of market rental housing for only a ten-year period.
- 5.** Lack of sustainable building and environmental practices such as a green roof, rainwater management and waste retention and electrical charging stations for electric vehicles, scooters and bicycles, as called for in the OCP. To paraphrase Justin Trudeau, "It's 2016."
- 6.** Size and/or anticipated cost of units are inappropriate for families and entry-level buyers. Building access and design are inadequate for seniors.
- 7.** Minimal landscaping. Removal of mature trees on city boulevard and mature trees on the site to be replaced by trellises in concrete planters.
- 8.** Additional commercial space is not appropriate at this location and is contrary to the OCP, as specified in the Cook Street Village Guidelines. The community would welcome more appropriate live/work ground floor residential units.
- 9.** The lack of setbacks impinges on sidewalk space for outdoor seating, pedestrians, and residents using walkers and scooters and is in further conflict with current Village design.
- 10.** One elevator for both residential and commercial use, located in the commercial parking area, is a safety issue for residents.

