



**Condensation of the results of the visioning project for changes to the**

## **St. Andrew's School Site**

**Located at**

**Pandora Ave. and Vancouver Street**

**Held on March 29, 2012**

**Facilitated by**

**North Park Neighbourhood Ass'n.**

## **Ideal Situation**

**The favored option of the majority would be if the City of Victoria were to buy the whole parcel and use the Gym as a Community Center and School for classes, studios and meeting space. The rest of the property would be connected to Franklin Green Park and contain Community Gardens.**

**Being that the City is not going to do that, the next best conclusion would be as follows:**

## **Zoning**

**Mixed use was the favored option.**

- Commercial on Pandora Ave. and possibly on Vancouver Street on the street level with residential above. There should be No commercial on Mason Street except possibly live/work.**
- There should be a community component. (gardens, community center, meeting rooms etc.)**
- The residential component should include an affordable component for purchase and rental.**

## **Design**

- **The commercial buildings on Pandora Ave. should be spaced or staggered to provide sightlines and light corridors for the interior spaces of the development. Provision for sidewalk seating should be considered.**
- **The residential on Mason Street should be Townhouses with set backs for a small front yard and with walk up entrances. They should be of a design that is complimentary to the existing streetscape.**
- **Don't pen in Franklin Green Park: there should be a flow of green space from the park throughout the development. Meandering pathways and sight lines through the complex should be considered.**
- **Rooftop gardens should be considered and incorporated.**
- **The Commercial/Residential component along Pandora Ave. should be no higher than 6 (six) stories.**
- **The Residential Townhouse component along Mason Street. should be no higher than 3 (three) stories.**
- **Buildings should be stepped down to the North and East of the property.**
- **Use of some of the school façade or existing corner sign should be incorporated.**
- **Bike racks, car share co-op use should be encouraged and promoted.**
- **Geo-Thermal heating and other sustainable options should be explored.**

## **Uses for Commercial Component**

- **Commercial space should be both Professional office and Retail.**
- **No Big Chains i.e. local owner/operator**
- **Food Co-op**
- **Financial institution**
- **Postal Outlet**
- **Walk in Medical and Dental Clinic**

**Meeting of the Board of the North Park Neighbourhood Association and the  
Downtown Victoria Residents Association  
August 8<sup>th</sup> – St. John Devine Church hall.**

Traffic concern on Mason Street:

- The community would like to see a blended model with parking access off of Pandora for residents and for the consumer/business parking.
- Alex Kerr spoke with Steve Hutchinson at the City and was given the impression that this was a possibility.
- Darryl and Robert responded to the concerns informing the group that the city had directed them to use Mason – and that a traffic study was underway to inform this decision. Darryl and Robert also said that they would be prepared to look at a blended model to address the community concerns.
- The attendees liked the “contained” aspect and the in and out flow of the underground commercial loading zone. They asked about “venting” of the parking lots including the commercial area.

Concerns about “rental” population:

- Councillor Gudgeon expressed concern/hope that the development would raise the caliber of resident. She also wanted to see “family” units (2 plus bedrooms)
- Attendees sited that there were lots of vacancies in the community and expressed concern about the ability of the developer to attract good tenants (might have to lower rents then opening up the market to poor quality tenants)
- Questions about types of units, quality of the finishing (materials, appliances etc.) and estimates for rental rates.
- Strong feeling that an onsite building manager is critical – prefer to have 2 given the size of the development.
  - Reputation risk to the developer is important as there is a history of problem buildings in the area.
- Darryl spoke about the family’s commitment to building quality developments and that this pride of ownership was going to become part of this community for the next 20 years as they would be fully committed to protecting their investment.

Building design:

- Liked the larger than necessary set backs from the street
- Liked the interface between Franklin Park and the townhouses – several questions about fencing .. is the chain link staying? What about the concrete walls?)
- Didn’t quite get the “staggered” stacking of the 6 stories until later in the presentation (need to consider how visually to better present this) – but once they got this, it was greatly appreciated especially for sunlight.

- Sunlight – there is an “urban farm” (which is a garden plot) on Mason and the questions was about shadowing for the farm.
- Balconies – they liked the size (min. 6ft x 8 ft glass)
- Amenity room in both buildings
- Request for community meeting space – with bathroom/kitchen sink area as these active groups rely on the churches and not for profits for their meeting space (\*church space was very nice ...)
- Question about public art?
  - Robert spoke about rain gardens, benches along the walkways to encourage community use, commitment to protect/include the Church tower/memorial plaque in the design.
- Why not build two towers to allow for greater view corridors?
  - Darryl responded that this was a matter of economics for the development and was in response to the visioning session conducted by the NPNA (thanked them for this early work)
- Bike racks
- Is the courtyard accessible by the community (no)

#### Building materials:

- Not fans of hardy-plank or artificially stressed/aged brick.
- Lots of interest in the materials so we need to explain when this information will be presented and why this is early for us to be committing to materials (design phase for the rezoning – this will inform the next phase with is the materials phase.)

#### Commercial tenants:

- Interest in the array of tenants assembled in the Atrium building (philosophy of these businesses and the mix) – restaurant, wine bar/store, retail, ... small interesting businesses.
- Bank, post office, walk in clinic
- No big box large retail chains – more community small business focused
- Day care?



**North Park Neighbourhood Association**  
**P.O. Box 661, #185 - 911 Yates Street**  
**Victoria, B.C., V8V 4Y9**  
**www.npna.ca**

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Date: September 28, 2012

Mayor and Council  
City of Victoria  
c/o 100 Centennial Square  
Victoria, B.C.

Mayor and Council

This letter is in regard to the CALUC meeting for the property located at 1002,1008,1012 Pandora Ave.

The North Park Neighbourhood Association hosted a CALUC meeting for the above mentioned property on September 6, 2012.

There were 35 neighbours present at the meeting.

The North Park Neighbourhood Assn. cannot approve of the project in its present form for the following reasons.

1/ The Traffic entering and leaving the development via Mason Street is not acceptable. Mason is a narrow one way street which runs past a heavily used park; the additional traffic would cause safety and peace and quiet concerns. The consensus was that Mason Street should remain a one way.

2/ The size or mass of the development is just too big and out of place for the neighbourhood. The height along Pandora and Vancouver could be lived with but not along Mason Street and Franklin Green Park.

(1)





**North Park Neighbourhood Association**  
**P.O. Box 661, #185 - 911 Yates Street**  
**Victoria, B.C., V8V 4Y9**  
**www.npna.ca**

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3/ The increased height variance for Mason Street met with opposition as there is quite a difference between what is allowed and what is proposed. There would no doubt be shadow implications for the houses and the farm on Mason Street, particularly in the seasons where the sun is low in the southern sky.

4/ The lack of public space was also a concern, not only for the neighbourhood but for the future residents of the development using the courtyard which would have a lot of shadow.

While we do appreciate the developer's time and effort to meet with the neighbourhood, we must oppose this project in its present form.

It should be noted that the neighbourhood is not opposed to it on the grounds of it being a rental property.

If there were to be significant changes to address our concerns then we would have a second look at the project.

Respectfully

A handwritten signature in black ink, appearing to read 'Alex Kerr', is written over the typed name.

Alex Kerr  
President  
NPNA  
(Acting Land Use Chair)

cc  
Planning Department, Engineering Department,  
Bosa Developments (Blue Sky Properties)  
Downtown Harris Green Residents Assn.

(2)



RECEIVED  
JAN 18 2013  
LEGISLATIVE SERVICES

North Park Neighbourhood Association  
Box 661, 185-911 Yates Street, Victoria BC V8Y 4Y9  
npna@npna.ca

January 18, 2013

Mayor and Council  
City of Victoria  
cc Planning and Development Dept.

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave

Thank you for the opportunity to comment on the rezoning letter and plans. While the North Park Neighbourhood Association (NPNA) strongly supports residential density and rental housing, we are opposed to some fundamental aspects of the rezoning application (hereafter Bosa Plan).

**BUILDING HEIGHT**

We do not support rezoning the northern half of the St Andrew's site from R-2 (2 family dwellings) to C-2 (commercial/residential) for the main reason that we do not support a 6-storey development on Mason Street.

The North Park Local Area Plan (NPLAP) recommends rezoning the northern half of the site to R-K (medium density attached dwelling district) (see Map 1). R-2 and R-K zoning allow for up to 2.5 stories and a maximum building height of 7.6m and 8.5m respectively.

C-2 zoning allows for up to 5 storeys and a maximum building height of 15m. The Bosa Plan is going beyond these limits and requesting an increase to 6 stories and a height of 19.6m. The shading implications on the surrounding area are a significant concern for us<sup>1</sup>. The City's new Design Guidelines for Multi-Residential, Commercial and Industrial (July 2012) asks developers to "consider building orientation and design to minimize the impact of shading on public areas including parks, plazas and open spaces."

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<sup>1</sup> We understand that the City has commissioned a new shadow study as the one completed by Bosa (drawing A118) has been found to be insufficient – perhaps because it only analyzed shadows for the months of June and September (ie not the lowest light months).



We know redevelopment is coming to North Park, and that the new Official Community Plan's North Park Strategic Directions (see Map 2) designates the north side of Mason and areas nearby as "urban residential."<sup>2</sup> However, we assert that 3- or 4-storey buildings work best for our neighbourhood now and into the future. Six-storey buildings on our local streets are and will continue to be the exception to the rule.

The NPNA is advocating for a better transition in terms of building height from busy Pandora to quiet residential Mason. It is precisely this transition that the NPLAP achieves with its rezoning recommendation from R-2 to R-K. The NPLAP's Housing Objectives stipulate "Height of new apartments should be related to its neighbours, e.g. where adjacent to 2-3 storey houses or townhouses, limit to one additional story."

This principle of transition is reinforced in the City's new Downtown Core Area Plan and Design Guidelines for Multi-Residential, Commercial and Industrial. We want to see this principle better applied to the Bosa Plan. As it stands now, the Bosa Plan does not facilitate a sufficient transition.

We recognize that the new Downtown Core Area Plan includes the northern half of the site, and that the Bosa Plan is being reviewed in this context. However, the Government and Priorities Committee Report on the Downtown Core Area Plan (DCAP) dated March 24, 2011<sup>3</sup> states clearly that the DCAP does not replace local area plans, including North Park's Local Area Plan<sup>4</sup>. Therefore the stated intentions of the North Park Local Area Plan for the northern half of the site must take precedent.

## **CIRCULATION**

We are opposed to the location of commercial vehicle and residential traffic access/egress on Mason Street. By locating access/egress on this small local street, traffic from 40,000sf of commercial space and 200 residential units will interrupt pedestrian and cycling movement on Vancouver and Mason, and compromise safe access to Mason Street Park - a walk-in park.

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<sup>2</sup> The "urban residential" designation allows for attached/detached buildings up to 3-storeys and low-rise/mid-rise buildings up to approximately 6-storeys.

<sup>3</sup> Accessed on City of Victoria website on January 15, 2013.

<sup>4</sup> Page 2, Government and Priorities Committee Report, Downtown Core Area Plan, March 24, 2011.

Vancouver is the oldest bikeway in the City and a significant part of the City's Greenway Plan (see Map 3) and Capital Regional District Bicycle and Pedestrian Master Plan. Vancouver is a busy pedestrian and cycling thoroughfare, and Mason is actively used as an alternative to Pandora for pedestrians and cyclists.

Pedestrian and cycling modes of transportation are given top priority in the new Downtown Core Area Plan. Similarly the new Design Guidelines for Multi-Residential, Commercial and Industrial states that safe movement of pedestrians should be prioritized above all other modes of transportation. The North Park Neighbourhood Transportation Plan also favours bicycles and pedestrians and seeks to moderate traffic on local streets within the neighbourhood.

We cannot understand why the City is considering interrupting pedestrian and cycling traffic on Vancouver and Mason. We have been advised that the Highways Access Bylaw requires that vehicular traffic access/egress be shifted to the lowest priority road, but we encourage the City to find a better solution.

We assert that Pandora is the ideal location for vehicular access/egress. Pandora has relatively low traffic counts and lower levels of pedestrians and cyclists than Vancouver Street. Pandora is sufficiently wide to accommodate a turning lane into and out of the Bosa Plan development without slowing west-bound traffic.

Bosa expressed sympathy with our concerns about access/egress on Mason in meetings held last fall, and we feel they could do a good job making it work on Pandora.

We also wish to draw to Council's attention that the Bosa Plan does not contain a mid-block walkway – a vital component of the North Park Local Area Plan (see Map 1), particularly for larger and mixed-use projects.

Perhaps Bosa did not include a mid-block walkway due to the jagged eastern edge of the St Andrew's site. However, we do not want to miss an opportunity to achieve a mid-block walkway, and so request that consideration be given to an easement (in conjunction with the property immediately to the east on Pandora - Lot 4, Plan 30174) that would facilitate a continuous, direct pathway between Pandora and Mason in the future once Lot 4 is up for redevelopment.

To this end the Bosa Plan partial-block sidewalk that abuts Mason Street Park must be widened to at least 2m and included in the abovementioned easement. We also suggest that Bosa consider modifying their design for the eastern-edge blank wall that separates their development from the property immediately to the east on Pandora so that this wall might accommodate small commercial units that would face the mid-block walkway. The mid-block walkway at the new Hudson Building on Fisgard exemplifies this concept of commercial businesses facing the internal walkway.

One other sidewalk that needs widening in the Bosa Plan is on the south side of Mason Street. The Bosa Plan suggests a 1.3m sidewalk while generally accepted standards for redevelopment suggest a 2m sidewalk<sup>5</sup>. A wider sidewalk would reinforce Mason's pedestrian qualities and support the walk-in nature of Mason Street Park.

#### **GREENSPACE AND COMMUNITY SPACE**

We feel the Bosa Plan contributes little to the overall enhancement of the neighbourhood. There is minimal landscaping at street-level (i.e. some trees and slightly wider sidewalks on Pandora and Vancouver). The majority of landscaping is reserved for the residents of the building and contained in internal, elevated courtyards (that may also be impacted by shading).

The provision of a community meeting space on Mason Street is a nice gesture on the part of Bosa, but we feel it is too small of a contribution to the neighbourhood in light of the size/scale of the development. Instead we would benefit from a multi-use, flexible space that opens up on the park, not Mason Street. Such a space would allow NPNA to enhance our ability to put on events such as our summer festival, art shows, outdoor theatre and the like.

In conclusion, we wish to reiterate our support for increased density and rental housing in our neighbourhood, with the caveat that redevelopments must adhere to planning policies and best practices around transition, circulation and community enhancement.

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<sup>5</sup> From NPNA conversation with Engineering Department staff, January 15, 2013.

Please reply to this letter to let us know next steps regarding this rezoning application process.

Respectfully submitted,

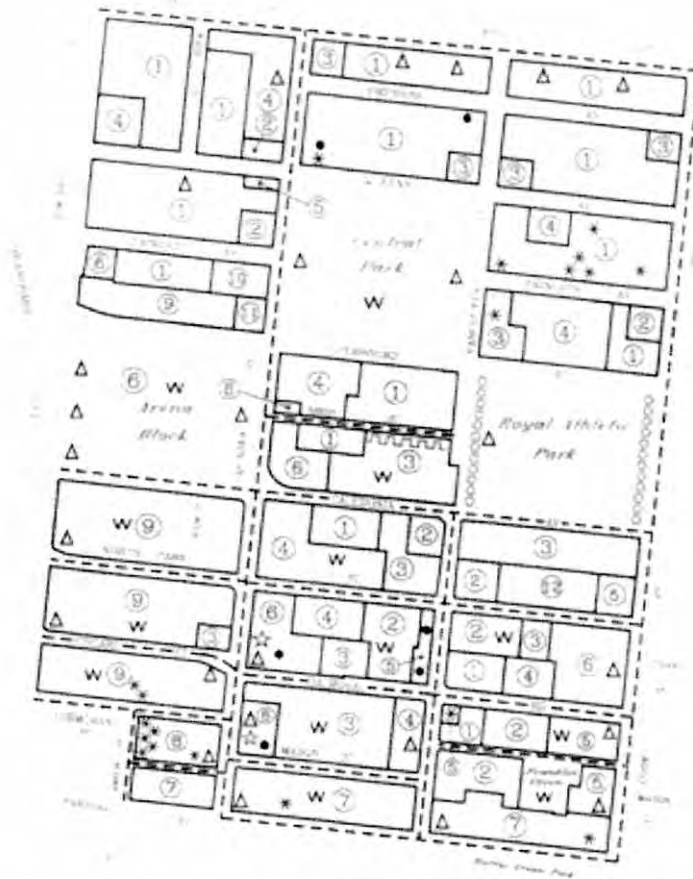
North Park Neighbourhood Association Board and Active Committee Members

Linda Bain	Penny Bond	Al Gallupe
Deirdre Gotto	Claudia de Haan	Charles Joerin
Sharon Klein	Kanoux Larsen	Kim Persley
Cameron Speedie	Tristan Trotter	Alex Kerr
Tim Hewett (250-884-8562)	Jenny Farkas (250-721-1579)	

Attachments:

MAP 1: North Park Plan Summary  
Map 2: North Park Strategic Directions  
Map 3: Greenways Map

**MAP 1: North Park Plan Summary, from 1996 North Park Local Area Plan**



**MAP 1: NORTH PARK PLAN SUMMARY**

LAND USE DENSITY & ZONING POTENTIAL

PRIMARY RESIDENTIAL

100

200

300

400

500

600

700

800

900

1000

1100

1200

1300

1400

1500

1600

1700

1800

1900

2000

2100

2200

2300

2400

MIXED USE RESIDENTIAL, COMMERCIAL & ARTISTIC/DNA

100

200

300

400

500

600

700

800

900

1000

1100

1200

1300

1400

1500

1600

1700

1800

1900

2000

MIXED USE SERVICE RESIDENTIAL, COMMERCIAL & ARTISTIC/DNA

100

200

300

400

500

600

700

800

900

1000

1100

1200

1300

1400

1500

1600

HERITAGE BUILDINGS (SEE ALSO APPENDIX MAP 1)

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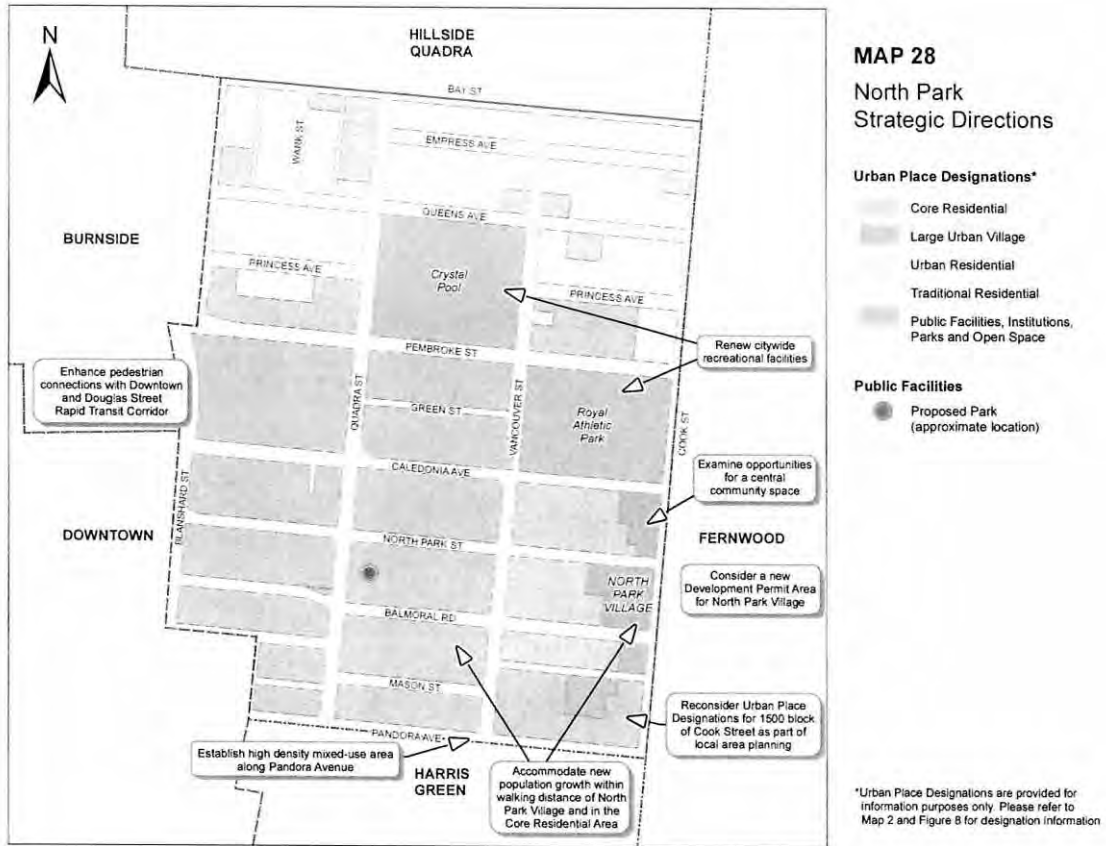
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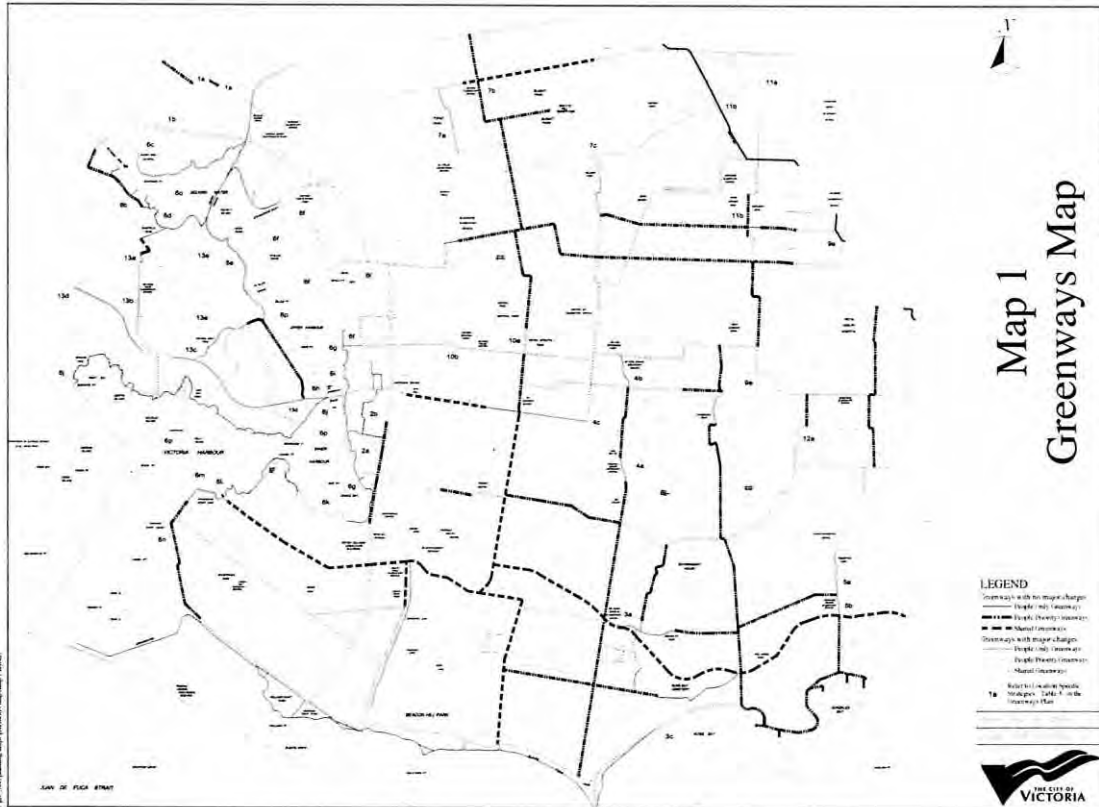
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**Map 2: North Park Strategic Directions, from City of Victoria 2012 Official Community Plan**



Map 3: Greenways Map, from City of Victoria 2003 Greenways Plan



## Christine Havelka

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**Subject:** FW: Mayor and Council email: 1002 Pandora Avenue - Proposed Development

Dear Mr. Charles Joerin:

Thank you for your e-mail of August 10, 2012, to Mayor and Council, outlining your concerns and providing comments regarding the proposed development at 1002 Pandora Avenue.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was forwarded to the Director of Planning & Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department  
The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

-----Original Message-----

From: [REDACTED]  
Sent: Friday, Aug 10, 2012 9:02 AM  
To: Ming Moodrey  
Subject: Mayor and Council email

From: charles joerin  
Email: [REDACTED]  
Reference: [REDACTED]  
Daytime Phone: [REDACTED]

I am pleased to have this forum to voice my concerns. Thank you.

I am one of the current members on the North Park Neighborhood Association's Board and a home owner and resident on North Park Street. On Wednesday, August 8th we had a presentation from Bosa Properties (Blue Sky Properties) regarding their proposed development for the former St. Andrew's Elementary School property, Pandora and Vancouver streets. The developer is currently seeking rezoning from the City in order to build a combination of residential rentals and commercial business leased units.

A couple of concerns: one about the proposed design and the other a systems issue.

1. The drawings presented to the NPNA Board members showed entry and exit to underground parking and commercial delivery bays on the west end of Mason Street. Along with other residents living and/or working in the neighborhood I am strongly opposed to this proposed change to the Mason Street traffic. The safety enjoyed by children and their families when they use Franklin Green Park will be severely compromised. The 1000 block of Mason, of which I write, is currently one way and is relatively low traffic use. Without the benefit of a traffic flow study I would choose to locate the entry and exit points for both residential, customer and commercial traffic on Pandora street which, with its 3 lanes, is suited to this kind of use. There will be less disruption of other traffic than when the school children were being dropped off and picked up from the school. They formed a long cue of cars on Pandora. For the new development, vehicles will immediately pull off the street and off street delivery bays and turning room is provided for the commercial vehicles delivering goods to the proposed stores.

2. In my simple way of thinking I am surprised when a developer, in this case Bosa (Blue Sky), who claims they wish to listen to the voices of those who live in the immediate neighborhood of their proposed development arrives with such complete plans to present to neighborhood gatherings. From a process point of view I would recommend to council that



any developer be required to present only their vision to locals and then together (developer and locals) with the aid of an independent designer/architect/artist begin to draw out a concept as it develops through the ensuing discussions. The eventual result will be something the city and neighborhood needs and wants while at the same time respecting the developer's practical financial considerations and their desire to truly build with and for the city/neighborhood they are investing in. Who knows, the design may well be what the developer had drawn up themselves, by themselves, but there will be a change in the community that is more highly welcomed and supported. Therefore I would respectfully request council to consider developing policy around this process idea.

cc Mike Wilson, City Planner for NPN  
Shellie Gudgeon, Councillor assigned to NPNA

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IP Address: 24.68.133.35



September 5<sup>th</sup>, 2012

Mayor Dean Fortin and Victoria City Council  
1 Centennial Square  
Victoria, BC V8W 1P6



Your Worship,

I am writing this letter in support of the new proposed Blue Sky Properties mixed-use re-development plan for the St. Andrew's Elementary School property at 1002, 1008 and 1012 Pandora Avenue.

As a long term property owner and resident on Pandora Avenue, we have experienced many of the social problems that have plagued this community for many years. As a result of the work of the 900 block Pandora Good Neighbour Group and the outstanding efforts of the Mayor and Council, we have seen a marked improvement over the last year. The fact that developers now believe this area to be worthy of re-development is, in my opinion, nothing short of miraculous!

It is exciting to think that this area could be home to an upper scale rental property which will provide market housing for families, empty nesters and young professionals. This, mixed with new and much needed commercial space, will fill a real and existing gap in the area and attract a long awaited vibrancy to this transitioning neighbourhood. It has been our dream to exist in a vital and thriving community which provides increased economic and lifestyle opportunities that actually bring people to the area, as opposed to driving them away.

We feel that the Victoria Conservatory of Music would also benefit greatly from the proposed re-development plans, providing new residents and businesses alike the chance to experience, within a one block walking distance, over 150 musical performances each year as well as music education programs for people of all ages and all abilities. The VCM has become a thriving home of musicians and music lovers over that last number of years, and we are so very anxious to be able to share our passion with every new member of a growing local neighbourhood.

We believe that the Blue Sky developers are leading the way in the re-development of this area and we applaud them for taking the risk and making a long term commitment to our neighbourhood. In return, we will do everything we can to support them in achieving our shared vision for an active, engaging, and prosperous community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Butler McGregor". The signature is fluid and cursive.

Jane Butler McGregor  
CEO

cc: Gail Stephens, City Manager  
Marianne Alto, Councillor  
Chris Coleman, Councillor

Shellie Gudgeon, Councillor  
Lisa Helps, Councillor  
Ben Isitt, Councillor

Pamela Madoff, Councillor  
Charlayne Thornton-Joe, Councillor  
Geoff Young, Councillor



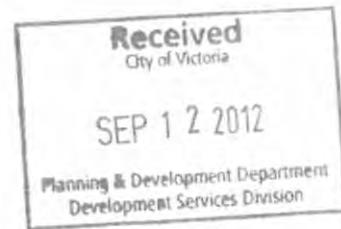
re: 1002-1012 Pandora Ave.

*City of Victoria*

*This is to advise that we, the undersigned are in total agreement with the Land Use Proposal as proposed by Blue Sky Properites for the property now housing St. Andrews School at the corner of Pandora and Vancouver Sts.*

*Dwayne and Joyce Thompson, 901-1026 Johnson St.  
Victoria. V8V3N7.*

*Dwayne Thompson  
Joyce V. Thompson  
Sept. 7, 2012*



Heather Joyce  
802 – 1026 Johnson Street  
Victoria, BC V8V 3N7

September 10, 2012

Manager  
Planning and Development Department  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Sir:

Re: Development Proposal  
1002, 1008, 1012 Pandora Avenue  
Victoria, BC V8P 3P5

I attended the meeting held on Thursday, September 6, 2012 at the North Park Manor Hall, 875 North Park, Victoria, BC regarding the above proposal.

**I wish to advise I approve of the proposal as presented.**

Sincerely,

A handwritten signature in cursive script that reads "H. Joyce".

H. Joyce

TO: CITY OF VICTORIA

MAYOR AND MEMBERS OF CITY COUNCIL

COPY TO ENGINEERING DEPT., STEVE HUTCHISON

COPY TO PLANNING DEPARTMENT



RE: RE-ZONING PROPOSAL BY BLUE SKY/BOSA DEVELOPMENTS FOR ST. ANDREWS SCHOOL SITE, Pandora Ave. and Vancouver St.

September 11, 2012.

Dear Mayor and Council:

As a follow-up to my August 20 letter, we attended the meeting Sept. 6 sponsored by the North Park Neighbourhood Assoc. and heard another presentation by Bosa Developments. The critical subjects of building mass and traffic pattern remained unchanged. More alarmingly, one of the architects said the city's long-term plan for our street was for more high-density development and for two-way traffic from Cook St.

Many of us wondered what has been going on in the background that leaves the neighbourhood (the people who are actually here NOW as voting citizens) out of the development loop until it is too late to plan significant new developments. We are not talking about the renovation of old buildings but a major incursion of high density and traffic onto a quiet one-way street.

But I digress.

As I said, Bosa's plan remains unchanged and is unacceptable.

In terms of traffic, the worst-case scenario is the one Bosa says is promoted by Engineering - bringing all traffic in from Mason St. The second-worst scenario would be using the supposed greenway, bicycle route of Vancouver St. The best and only logical route is Pandora but that removes commercial retail units and Bosa says they are opposed to this. They offer no creative solutions, like a greenway walk through the development flanked by commercial space or separating the loading bays from the park with a cement wall overhung by apartments.

The massing of the development, as I said in my earlier letter, offers no reasonable buffer for the park or the duplex neighbourhood to the north.

And Franklin Green Park, accessible for both North Park, the Downtown, and all the new development that will take place in your Urban Villages, is to be hemmed in by six storeys and reduced in size by two-way traffic on Mason Street.

This development is a bad precedent for future high density in North Park. It is unimaginative with its bulk, its inward-looking walled community, its treatment of the surrounding community as a back lane, and the park as land to provide a green outlook for TIS residents but one that can be reduced in size for the

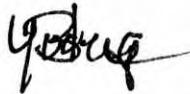
economic benefit of the developer. Their claims to provide eyes on the street and the park are hollow when we've seen a natural evolution of the park in the past three years that prove a well-used park frequented by ALL CLASSES OF PEOPLE is a truly safe park. The fact that city staff could entertain the idea of this six-storey development next to the park and reducing the park to allow two-way travel on Mason Street (BECAUSE WE'RE NOT MOVING AND NOR ARE THE BALMORAL ADDRESSES) shows the consultation process between the citizens and their public servants needs fixing. We should have a round-table discussion with neighbours, city staff, and developers before any truly new and imposing development is considered and plans are made.

In conclusion, and for all these reasons and more, we urge you to reject Rosa's proposal and wait for another developer for this site.

Yours sincerely,

A handwritten signature in black ink, appearing to read "L. Trotter". The signature is fluid and cursive, with a large initial "L" and a long, sweeping tail.

Larry Trotter for Red Brick Holdings Ltd, #3 - 1046 Mason St

A handwritten signature in black ink, appearing to read "Yoka Van Den Berg". The signature is cursive and somewhat stylized, with a prominent "Y" and "V".

Yoka Van Den Berg, Yoka's Coffee, #5 - 1046 Mason St

January 5, 2013

RECEIVED

JAN 11 2013

LEGISLATIVE SERVICES

Land use Committee Members,

This is regarding the proposed high density building project presently being discussed in committee. The area being Pandora, Vancouver and the area.

There are certainly a variety of requests and responses to those requests before you from the developers and the current residents and business owners of that neighborhood. I have read through most of the issues. I'm aware of the practical requirements of the developers to make a return on their financial investment. I also know the developers are personalities some more flexible than others. The appetites of the developers will yield results that we individuals as citizens will live with and our reputation as a civil experiment must endure for a long time. The rationales of the opposing groups are different in texture and scope. I hope in your deliberations you will balance the scales in favor of human aesthetic and function rather than financial opportunity. Humans comfortably embracing their environment will always pay off over time when weighed against financial investment. Please listen to the business people and residents of the present Pandora and

Marion street neighborhood. The developers will leave.  
You and I will live with the results of their expedi-  
encies and your good guidance.

Sincerely yours,

Steven Cook

1936 Artgrove St.

Victoria V8R 4N7



**Christine Havelka**

---

**Subject:** FW: Proposed apartment building, Mason Street

----- Original Message

From: Miranda Harvey [REDACTED]  
Sent: Wednesday, January 09, 2013 06:35 PM  
To: Pam Madoff (Councillor)  
Subject: Proposed apartment building, Mason Street

Good evening Pam. I am writing you in light of the recent Times Colonist article and as a concerned member of the Mason Street neighbourhood.

As Tristan Trotter's fellow Mason Street neighbour, I share a lot of his and others' concerns regarding the proposed apartment building on the site of St. Andrew's school. He is right that there is no need to duplicate the businesses already in the area, especially when most of the businesses in the area are small businesses. Accessing a parkade from Mason Street is ludicrous given the size of the street, and would kill the family feel the street has -- kids playing, street hockey games, visiting with neighbours.

I share many of our neighbours' views regarding the building and its site as well. I'd prefer to see St. Andrew's, a heritage building and city landmark, preserved and transformed to suit the needs of the lower income residents of the area, with the addition of other smaller buildings to suit the community's needs. Offering 200 rental suites does not necessarily mean universal accessibility. The proposed building is far too large for the neighbourhood and, like the Times Colonist article suggests, would significantly impose a threat to light and greenspace vital to the flourishing of the Mason Street Farm (which recently spent a lot of time, money, and effort to upgrade their property) and the community which takes advantage of the Franklin Green Park (which hosts the lively North Park Festival and cultural showcase every summer). And the noise! The traffic, whether on Mason Street or Vancouver Street, will certainly irritate the neighbours who are very happy living in this neighbourhood (including myself: even as a former resident of Oak Bay, I truly love the friendly small town feel that Mason Street offers, despite such close proximity to downtown).

Thank you for supporting our push to reform the developer's plans to suit the needs of the neighbourhood and its residents. It is in everybody's best interest to create vibrant and liveable neighbourhoods, not just dense ones. I would appreciate if you could forward my sentiments through the appropriate channels to help reclaim our neighbourhood (or let me know who I should contact).

Many thanks,

Miranda Harvey

## Ming Moodrey

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**From:** Ming Moodrey  
**Sent:** Friday, Feb 8, 2013 10:37 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Mike Wilson  
**Subject:** Mayor and Council Contact: North Park Neighbourhood response to Bosa proposal  
**Attachments:** NPNA\_response\_to\_Bosa\_Jan\_18\_2013\_lowres.pdf; ATT00001.htm; NPNA feedback on Bosa process.docx; ATT00002.htm

Jenny Farkas, NPNA Member  
North Park Neighbourhood Association

Dear Ms. Farkas:

Thank you for your e-mail of February 7, 2013, plus attachments, to Mayor and Council, providing North Park Neighbourhood Association's (NPNA) response to the proposed development of the St. Andrew's School site at Vancouver and Pandora Streets.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department  
The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

---

**From:** Jenny Farkas [REDACTED]  
**Sent:** Thursday, Feb 7, 2013 9:14 PM  
**To:** Mayor (Dean Fortin); Marianne Alto; Shellie Gudgeon; Chris Coleman (Councillor); Lisa Helps; Ben Isitt; Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Subject:** North Park Neighbourhood response to Bosa proposal

Hello Mayor and Council

Here is the North Park Neighbourhood Association's (NPNA) official response to Bosa's proposed redevelopment of the St. Andrew's School site at Vancouver and Pandora Streets (attached PDF).

We submitted this document to City Hall in mid January as requested by the Planning Department. At that time we also submitted a copy for Mayor and Council, but have since learned that following up with an email version is a good idea.

Also attached you will find a Word document that contains observations about impediments we encountered preparing our response to the Bosa proposal.

Thank you in advance for reviewing our material.

Jenny Farkas, NPNA Member

Submitted on behalf of the North Park Neighbourhood Association

North Park Neighbourhood Association  
[npna@npna.ca](mailto:npna@npna.ca)

February 7, 2013

Mayor and Council  
City of Victoria

Re: Impediments encountered preparing NPNA's response to Bosa proposal

This letter documents two vital pieces of information we received after submitting our official response to the Bosa Properties' proposed re-development of the St Andrew's School site on January 11, 2013.

We do not believe that the City intentionally withheld these pieces of information, but need you to understand that by not helping us be better informed, you impair our ability to represent our neighbourhood's interests and support the goals of the City.

The first piece of information we learned was that our Neighbourhood Plan had been modified last fall without our knowledge, as part of the new OCP adoption process. The modification was perhaps considered minor from an administrative perspective, and functioned to harmonize our plan with the new Downtown Core Area Plan. However, it modified our Neighbourhood Plan in a way that directly impacted our ability to comment on some components of the Bosa proposal.

We were not provided with an updated version of our Neighbourhood Plan, as courtesy might allow, and only found out about this change when meeting with our area's planner, Mike Wilson. We do not think this is an acceptable practice and would like to receive more information about the process surrounding this amendment.

The second piece of information we learned was that the new OCP's Design Guidelines for Multi-Residential, Commercial and Industrial that we cited in our submission were not applicable to our area. Apparently we are not the only people to misunderstand the correct application of these design guidelines. This was another discouraging discovery, as we had hinged a key part of our submission's argument on these guidelines.

.../2

There is an easy fix to this second situation: In the future we request that when the Planning Department sends out a development proposal for comment from a neighbourhood association, the request very clearly outline the policies, bylaws, plans etc. that apply to the proposal.

This does not represent extra effort for planning staff as they themselves need to compile a list of relevant planning documents when preparing their staff report. In other words, help us to help you - don't make us do a lot of guesswork and extra work. We are a passionate group of volunteers and wish to apply our time and energy productively and efficiently.

In closing we assert that these two information gaps in no way diminish our position on and concerns about the Bosa proposal. Our January 11, 2013 submission contains strong and compelling reasons to insist that Bosa do a better job of applying planning and community enhancement best practices.

Respectfully submitted,

North Park Neighbourhood Association Board and Active Committee Members

Linda Bain

Deirdre Gotto

Sharon Klein

Cameron Speedie

Tim Hewett (250-884-8562)

Penny Bond

Claudia de Haan

Kanoux Larsen

Tristan Trotter

Jenny Farkas (250-721-1579)

Al Gallupe

Charles Joerin

Kim Persley

## Christine Havelka

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**Subject:** FW: Mayor and Council Contact: Rezoning application concerns St Andrews School

**From:** Brett Dowler [REDACTED]

**Sent:** Tuesday, Feb 19, 2013 9:10 AM

**To:** Ming Moodrey

**Cc:** Deborah Day

**Subject:** Re: Mayor and Council Contact: Rezoning application concerns St Andrews School

Thank you.

Sent from my toyPhone

On Feb 19, 2013, at 8:34 AM, Ming Moodrey <[mmoodrey@victoria.ca](mailto:mmoodrey@victoria.ca)> wrote:

Dear Mr. Brett Dowler:

Thank you for your e-mail and letter of February 18, 2013, voicing your concerns regarding the proposed development at the St. Andrew School site.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.\

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department  
The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

-----Original Message-----

From: Brett Dowler [REDACTED]

Sent: Monday, Feb 18, 2013 7:04 AM

To: Marianne Alto; Pam Madoff (Councillor); Lisa Helps; Ben Isitt; Charlayne Thornton-Joe (Councillor); Chris Coleman (Councillor); Geoff Young (Councillor); Shellie Gudgeon; Mayor (Dean Fortin)

Subject: Rezoning application concerns St Andrews School

Hello,

I have emailed this letter to those who's email address I could locate. I have also submitted this through the City of Victoria website. I apologize for any duplication.

I do not know all of the parties that I should be addressing, so please forward to anyone whom I have missed.

Please see the attached letter regarding some of the concerns I have regarding the proposed rezoning of the lands at St Andrews School.

Sincerely,

Brett Dowler

.....

<image005.jpg>Brett Dowler  
1018 Mason St., Victoria, B.C. V8T 1A3  
c/o 575 Berry Rd. Bowen Isl. V0N 1G1  
[REDACTED]

<image006.png>

February 19, 2013

To: The Land Use Committee, City Planners, Councilors and Mayor of the City of Victoria,  
B.C.,

Re: Land Use Application for Rezoning the St Andrews School property

I am the owner of 1018 Mason Street, directly across from the St. Andrews School playground. I hope to maintain the peaceful enjoyment of my residential property for decades to come and would like to voice my concerns about the rezoning application currently under review for the St Andrews School lots.

The piece of land under discussion has 2 or more separate titles with different zonings. The section of land fronting Mason Street is zoned R2, like my property. The dividing line between that lot and the lots that front Pandora is approximately where Mason St. should have passed through the block, if not for the playground and park. There is a clear delineation of commercially zoned land fronting Pandora and the adjoining R2 zoned property fronting Mason Street. This should be taken into consideration when looking at the overall plan, and how it interfaces with the neighbourhood on Mason Street.

The densification of the land for residential use is a good idea. However, it is not reasonable to over densify a site with a deleterious affect on the neighbouring properties that are currently covered under the exact same R2 zoning. I believe the city should not approve the level of intense development currently proposed since it is greater than what is required to provide for the projected growth of the city. The city of Victoria website states;

"Victoria is forecast to need an additional 13,500 apartment units and an additional 2,700 ground-oriented housing units over the next 30 years. Land capacity analysis prepared for this plan indicates that there is just enough capacity available under existing zoning to meet this demand."

This indicates to me that the level of densification of the property fronting Mason St. does not need to be as extreme as the current proposal is requesting.

There are several aspects of the current proposal that I feel could negatively affect my property and neighbourhood. I have the following points to make;

R2 zoning for land fronting Mason Street should not be densified to the same extent as the land zoned CA1 fronting Pandora, and should be looked at as a gradual transition to the R2 zoned properties across the street where my neighbours and I have property.

There should also be NO expansion of any other zoning restrictions of the R2 land, other than densification, in order to prevent further impositions on the neighbours by introducing variances There should be no allowance for roof decks or balconies that provide views back into the residential neighbourhood on Mason, and infringe upon their privacy. The current R2 zoning forbids this, as it was seen as an imposition on the similarly zoned properties across the street.

Mason street should remain residential in nature; with the height of the buildings; the character of frontage to the street; and traffic for residents and visitors. It should not be subjected to tractor-trailer delivery trucks heading to commercial parking and loading bays on land that is zoned residential.

I am concerned about the property fronting mason street being treated as the backside of a commercial development that is focused on Pandora. Increased vehicular traffic for commercial space should be kept to the main arterial roadway on which it has room to maneuver; Pandora St. This would be in keeping with the commercial zoning for the property fronting Pandora.

The entrance to an underground parkade is not an appropriate face to present to a residential neighborhood. It is accompanied by high volumes of traffic, and noise that incessantly reminds the neighbours of the perceived need for security gates 24 hrs a day. The entrance to the underground parking should be located on Pandora where the commercial zoning would expect its inclusion.

If the increased density for the property requires a greater allotment of parking, perhaps the city could lower that requirement in order to promote non-car-user accommodation, in line with higher density city core living. Discouraging the use of cars must be as clearly embraced as all other sustainability community development principles.

The interface with the existing community should be pedestrian friendly and not exclusive and intimidating with fences, gates, and heightened facades. Tiered development from garden focused to density focused. This is the edge of the new downtown core development zone, it should not be a precipice, it should be a friendly transition.

The current concept rendering from the proponent is misleading. It shows Mason Street with a yellow line down the centre indicating a two-way street. Future presentations from the developer should be required to present concept sketches of the plan that include both sides of Mason street at scale. This will more clearly represent how the change of height from one side of the street will contrast the other, and how the human scale of the neighbourhood may suffer.

I understand that the sunlight path for the property was presented using a 12-noon time frame. That is obviously biased in favor of the proponent that plans to block the light of properties across the street, such as my property and my neighbours. Sunlight is essential for a healthy garden. Urban farming across the street that requires as much sun as possible at all times of the year and the day. Sustainability focus towards food security includes small urban gardens that subsidize larger shipments from out of town and continue the tradition and example of growing our own food.

I believe a pleasant gateway to the downtown core may be achieved if the Land Use Committee, City Planners, Council and Mayor are able to take a stance of maintaining true sustainable community developments principles as stated on your website.

My property will be greatly impacted by whatever development is permitted across from my front door, and I would like to see a welcoming addition to the residential neighbourhood rather than an intimidating wall of development.

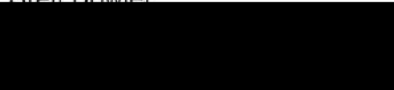
Thank you for taking the time to review public regarding land use changes. I appreciate the need to balance forward-looking development with community impact.

If you have any questions, please feel free to call or email me at your convenience.

Thank you.

Sincerely,

Brett Dowler





## Ming Moodrey

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**From:** Ming Moodrey  
**Sent:** Tuesday, Mar 19, 2013 2:54 PM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Christine Havelka  
**Subject:** Mayor and Council Contact: Proposed Development at 1002, 1008, 1012 Pandora Avenue

**Expires:** Sunday, Sep 15, 2013 12:00 AM

Dear Mr. Duncan MacConnell:

Thank you for your e-mail of March 18, 2013, to Mayor and Council, expressing your opposition to the proposed development located at 1002, 1008, 1012 Pandora Avenue.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department  
The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

---

**From:** [REDACTED] **On Behalf Of** Duncan MacConnell  
**Sent:** Monday, Mar 18, 2013 6:22 PM  
**To:** Mayor (Dean Fortin); Marianne Alto; Shellie Gudgeon; Chris Coleman (Councillor); Lisa Helps; Ben Isitt; Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Subject:** Mason Street Rezoning Application

Hello, thanks for taking the time to read this.

I recently became aware of the rezoning application through a local business in the area. I read a little about it, and I find it quite troublesome. I would side with the North Park Neighbourhood Association's views that this block should be considered a transition block from downtown to the residential areas, and that any new structures moving forward should be scaled appropriately, not to infringe on the current environment and any structures already present. Aside from my disbelief that the proposed property would not effect the local environment, I also have a problem with the services this building would actually provide. This is not low-income housing, or really even affordable for young people. If residential units are to be introduced, I would really hope that a different price point would be considered.

Thanks  
Duncan

## Ming Moodrey

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**From:** Ming Moodrey  
**Sent:** Tuesday, Mar 19, 2013 11:15 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Christine Havelka  
**Subject:** Mayor and Council Contact: Proposed Development at 1002, 1008, 1012 Pandora (St. Andrew School Site)

**Expires:** Sunday, Sep 15, 2013 12:00 AM

Dear Carolyn McKellar:

Thank you for your e-mail and letter of March 16, 2013, voicing your concerns regarding the proposed development at the St. Andrew School site.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.\

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Saturday, Mar 16, 2013 12:59 PM  
**To:** Ming Moodrey  
**Subject:** General Inquiry

**From:** Carolyn McKellar  
**Email:** [REDACTED]  
**Reference:**  
**Daytime Phone:** Not provided  
**attn:** Land Use Committee:

I am a frequent visitor and shopper in the direct vicinity of the proposed Bosa development on the St. Andrews school site on Pandora St. I have always enjoyed the ambience of the community along the Cook and Mason Street area and do not wish to see the 'village feeling' altered in a negative way. I have become aware of a proposal to develop the school site with a six-storey mega-structure that accesses via Mason St. Since Mason St is a one-way narrow road (more like a lane) I would question the validity of using Mason St. as a major access to the six-storey structure. This would be a mistake. Mason St. cannot handle congestion of this magnitude. For this reason alone the development in its current design would be impossible and I urge you to reconsider approving it. There are other considerations which make the proposal unfitting: a massive shade hole would block the playground and residents behind it, this would negatively affect the families and children who live and play there; there are a number of grocery stores already operating in the local area (Wellburns and Market-On-Yates) and these would undoubtedly be hurt by the proposed grocery store within the development; the scale, design and composition of the proposed project does not fit the existing area which is single family dwellings, small apartments and small businesses.

In closing, I wish to register my adamant opposition to the proposed Bosa Development on the St. Andrews School site. I vote. Thankyou for hearing my concerns, Sincerely, Carolyn McKellar

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 184.151.231.225

## Ming Moodrey

---

**From:** Ming Moodrey  
**Sent:** Tuesday, Mar 19, 2013 3:50 PM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Christine Havelka  
**Subject:** Mayor and Council Contact: Proposed Development at 1002, 1008, 1012 Pandora  
**Expires:** Sunday, Sep 15, 2013 12:00 AM

Dear Zoe Mason:

Thank you for your e-mail of March 18, 2013, to Mayor and Council, expressing your opposition to the proposed development located at 1002, 1008, 1012 Pandora Avenue.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department  
The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

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**From:** [REDACTED] **On Behalf Of** zoe mason  
**Sent:** Monday, Mar 18, 2013 4:51 PM  
**To:** Mayor (Dean Fortin); Marianne Alto; Shellie Gudgeon; Chris Coleman (Councillor); Lisa Helps; Ben Isitt; Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Subject:** Mason/Vancouver st development

Thank you for your e-mail and letter of March 16, 2013, voicing your concerns regarding the proposed development at the St. Andrew School site.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.\

Hello,

I live in a house on Mason st with 3 other roommates and I want to voice my opposition to the proposed development in the old St Andrew's school lot. I moved into the house in August 2012 and was enamoured with all the delights that Mason st had to offer while being so close to downtown. I am not alone in this sentiment. It is home to some of the tallest most beautiful trees in Victoria, and is enjoyed by people from all walks of life. Because it is one-way with little traffic, I've noticed that it especially gets used by people with varying mobility concerns, providing an accessible and friendly

route.

While I would support a development that would provide affordable housing, I cannot support the proposal of the rumoured 1 bedroom apartments for \$1300. This is far from affordable and would only serve to gentrify one of Victoria's most affordable neighbourhoods. Rumour also has it that there might be a Whole foods on the ground floor of the development. This news is shocking to me, as it obviously hails the end of locally owned businesses Wellburns and Market on Yates in favour of a corporate American business that offers only disgustingly expensive products. This is not an ethical choice and I would expect better from a council that run on platforms of upholding a focus on local community that puts the concerns of citizens before profit.

I believe that widening Mason st and bringing in large businesses would destroy all the aspects of the North Park community that makes Victoria such a unique and special place to live.

Thank you for your attention,  
Zoe Mason

## Janice Appleby

---

**From:** Janice Appleby  
**Sent:** Thursday, Apr 4, 2013 3:23 PM  
**To:** [REDACTED]  
**Cc:** Deborah Day  
**Subject:** RE: Mayor and Council email

Dear Mr. Iannone,

Thank you for your email of April 4, 2013, to Mayor and Council outlining your concerns regarding the development at the St. Andrew's School site.

Your email has been forwarded to Mayor and Council for information. A copy has been provided to the Director of Planning and Development for information and review. Should this matter proceed to the Planning and Land Use Standing Committee (PLUSC) / Council, your letter will be part of the agenda package.

In the event this matter moves forward to a public hearing, immediate neighbours will be informed of the date of the appropriate Council meeting and the hearing will be advertised in a local newspaper. For your information, the public has the opportunity to speak to a proposed rezoning application during a public hearing at a Council meeting but not at a PLUSC meeting.

Sincerely,

Janice Appleby  
Committee Secretary  
Legislative Services  
City of Victoria  
1 Centennial Square, Victoria, BC V8W 1P6  
Phone: 250.361.0598  
[www.victoria.ca](http://www.victoria.ca)

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Thursday, Apr 4, 2013 2:04 PM  
**To:** Janice Appleby  
**Subject:** Mayor and Council email

**From:** Louis Iannone

**Email :** [REDACTED]

**Reference :** [REDACTED]

**Daytime Phone :** [REDACTED]

I just want to register my concerns about the proposed development on what is now St Andrews School on Pandora. I feel that Mason St will be negatively impacted by all the traffic, as will the park. I'm also concerned about the size of the project, especially the Mason St side - too large. Let the Pandora side handle it. Also, I like the idea of a grocery store there, but the projected size seems like a big box store, and I don't like the precedent it may present. I live in and like the area. The city has done a great job thus far cleaning this area up. Believe me, it's changed a lot. The park is now filled with pickleball players and families. Let's be sensitive - please. Louis

**IMPORTANT NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of

## Janice Appleby

---

**From:** Janice Appleby  
**Sent:** Thursday, Apr 11, 2013 11:26 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day  
**Subject:** RE: building scheduled for the corner of Vancouver St. and Pandora (St. Andrew's school)

Thank you for your email of April 11, 2013, to Mayor and Council outlining your concerns regarding the development at the St. Andrew's School site.

Your email has been forwarded to Mayor and Council for information. A copy has been provided to the Director of Planning and Development for information and review. Should this matter proceed to the Planning and Land Use Standing Committee (PLUSC) / Council, your letter will be part of the agenda package.

In the event this matter moves forward to a public hearing, immediate neighbours will be informed of the date of the appropriate Council meeting and the hearing will be advertised in a local newspaper. For your information, the public has the opportunity to speak to a proposed rezoning application during a public hearing at a Council meeting but not at a PLUSC meeting.

Janice Appleby  
Committee Secretary  
Legislative Services  
City of Victoria  
1 Centennial Square, Victoria, BC V8W 1P6  
Phone: 250.361.0598  
[www.victoria.ca](http://www.victoria.ca)

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Thursday, Apr 11, 2013 11:15 AM  
**To:** Janice Appleby  
**Subject:** building scheduled for the corner of Vancouver St. and Pandora (St. Andrew's school)

**From:** Christine Terry  
**Email:** [REDACTED]  
**Reference:** [REDACTED]  
**Daytime Phone:** [REDACTED]

I live in North Park neighbourhood and I frequently go to Mason St. to the Mason Street Urban Farm as well as Yoka's coffee and Welburne's grocery store. I'm disturbed with the height of the building that is planned for that area, as well as the large grocery store. Six stories will block out sun for the houses on Mason St and the urban farm. The entrance for commercial vehicles will invade and disturb unnecessarily, the peace of the residents on Mason St. There is no reason for the entrance NOT to be on Pandora Av. It is already a busy street and will cause less disturbance to neighbourhood north of Pandora. Six stories does not fit in this mixed use area. We also do not need another grocery store in this area with Welburn's in the same block and Market on Yates just a few blocks away.

Consider four stories at most. Also will you be having low come housing in this building and if so how many suites and at what rental price?

Please consider the existing neighbourhood and make the changes to suit.

Sincerely  
Christine Terry

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 24.68.130.133



## Janice Appleby

---

**From:** Janice Appleby  
**Sent:** Friday, Apr 12, 2013 8:19 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day  
**Subject:** St. Andrew's School Site

Thank you for your email of April 11, 2013, to Mayor and Council outlining your concerns regarding the development at the St. Andrew's School site.

Your email has been forwarded to Mayor and Council for information. A copy has been provided to the Director of Planning and Development for information and review. Should this matter proceed to the Planning and Land Use Standing Committee (PLUSC) / Council, your letter will be part of the agenda package.

In the event this matter moves forward to a public hearing, immediate neighbours will be informed of the date of the appropriate Council meeting and the hearing will be advertised in a local newspaper. For your information, the public has the opportunity to speak to a proposed rezoning application during a public hearing at a Council meeting but not at a PLUSC meeting.

Janice Appleby  
Committee Secretary  
Legislative Services  
City of Victoria  
1 Centennial Square, Victoria, BC V8W 1P6  
Phone: 250.361.0598  
[www.victoria.ca](http://www.victoria.ca)

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Thursday, Apr 11, 2013 10:00 PM  
**To:** Janice Appleby  
**Subject:** Mayor and Council email

**From:** Harold Stanley  
**Email:** [REDACTED]  
**Reference:** [REDACTED]  
**Daytime Phone:** [REDACTED]

As a resident of North Park and a member of the NPRA I'd like to comment on the proposed development on the St. Andrew's school site at Vancouver and Pandora. I support the NPRA's position regarding its review of the proposed development. My main concerns are with the use of Mason St. for vehicle access to the development and the sheer imposing bulk the proposed building will have on Mason St., a quiet character street with small scale historic buildings, an urban garden, a church, art gallery, a retro furniture store, the best coffee shop on the west coast, and a wonderful park and playground which fills with young families on warm days. This has become a special street that announces that you're no longer in the downtown but in a unique eclectic neighbourhood. Businesses, and even industry, manage to blend in with adjoining residential development giving it a "Village" feel. The proposed development, filling a half a city block, would overwhelm Mason St. and disrupt the small scale rhythm of the street. It's a pity that Victoria has no alleyways to divide the block. Six storey development on Pandora and even fronting onto Vancouver is okay in my view but should be scaled down as it enters into the interior of the neighbourhood. 3 storey townhouses with individual entranceways facing onto Mason as well as the park would convey a welcoming front to the street and the park and a desire to partake in the life of the neighbourhood. Taking some if not all of the space proposed for the interior courtyard and putting it adjacent the park would add to the development's street appeal and acceptance of the surrounding environment, giving the development more of an urban look as opposed to the insular suburban look proposed. Having

the main motor vehicle access to the development off of Mason St. makes no sense and goes against several planning principles. Vancouver St. is a greenway and should be trying to shed traffic not add traffic. Vehicles turning east off Vancouver onto Mason will cross bike lanes. The increase in traffic will be disruptive to the quiet nature of the street and be a safety concern to residents using the park, especially children. Access should be off Pandora, a one way street from which access and egress to the proposed development would be right in/right out using the curb lane only. There might be minor disruption to pedestrians on Pandora but would prevent additional traffic on the Vancouver St. greenway, which likely sees more pedestrians than Pandora. I hope you find these comments useful. This is a key decision for a community that's trying to shape its own future. Let's add to what we already like about Mason St. and make this a showcase development for North Park and the City.

**IMPORTANT NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 24.68.137.243

## Ming Moodrey

---

**From:** Ming Moodrey  
**Sent:** Wednesday, Apr 17, 2013 10:37 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day  
**Subject:** Mayor and Council Contact: Bosa Development  
**Attachments:** Letter April; 2013\_0001.pdf; Letter April; 2013.pdf

Dear Ms. Mary Adams:

Thank you for your e-mail of April 15, 2013, to Mayor and Council, providing a letter with 33 signatures expressing opposition to the proposed development located at 1002, 1008, 1012 Pandora Avenue.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department  
The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

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**From:** Cayne [REDACTED]  
**Sent:** Sunday, Apr 14, 2013 10:56 AM  
**To:** Councillors; [secretary@npna.ca](mailto:secretary@npna.ca); Deborah Day  
**Cc:** [REDACTED]  
**Subject:** Bosa Development

Please find attached letter with 33 signatures regarding the proposed Bosa Blue Sky development at Vancouver & Pandora St, Victoria B.C. for your consideration.

Please send any further correspondence to: [REDACTED] (Mary Adams)

Thank you

Mary Adams

Shaw Webmail 2.0



Bosa/Bluesky

From : MARY ADAMS

Wed, Apr 10, 2013 09:37 PM

Subject : Bosa/Bluesky

To: : councillors@victoria.ca

To whom it may concern: This is to register my objection to the development proposed for the St. Andrews Elementary School property at the corner of Vancouver St. and Pandora Ave. Bosa plans for something so much too large for the neighbourhood that it would be detrimental to the most attractive qualities there. At the same time, it would do nothing to ameliorate the less attractive qualities: the halfway houses, the needle exchanges, the drunk tank, the mounds of recumbent bodies in the doorways at night. There's no doubt that this development is intended as a precedent so that others of similar character can follow. The Cubbon Apartments for Seniors is the only seniors' rental building in Victoria that offers individual locked bicycle storage, acceptance of dogs and cats, and 22 garden plots in the courtyard. We are across Balmoral Rd. from the Urban Farm and 2 blocks from the Compost Education Centre. We can't go anywhere else, so Bosa must go or change. I'm e-mailing this letter for efficiency, but I will also print it for my fellow-tenants to endorse and I will mail that copy. Sincerely, Mary Adams

- Mary Adams (408)
- Carl L. Forsberg Cubbon Apartments (450)
- Elizabeth Phillips (438)
- Betty Carpenter (446)
- Clare Wells (444)
- Kim Starley 402-1044 Balmoral
- Jan Leisen 411-
- E. Jones #415
- Jay Pressman #420
- Gordy Winter #419
- Annmarie K... #204
- Dick Hoogland Manager of Cubbons #311
- Rebekah Taylor #406
- Zeki #205
- Sylvia Jackson 404
- Betty & John Duke #29
- Harry Towner #31
- Helen Landry #351
- Margaret M. O'Connell - (313)
- D. Machado 317
- Laurie Lawson (321)
- Lesley Daulton apt 323

Barbara Dery #201  
J. Miller (#240)

Ronald Lenny #252

Yvonne Durr #427

Burton Buech #427

Thomas Bate #336

Bernie Gallagher #340.

Bye 409

B. Hammond #342

Rob Marsh #442

## Christine Havelka

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**Subject:** FW: Mayor and Council Contact: Property Tax exemptions

**From:** Elaine Hasler  
**Sent:** Monday, Apr 22, 2013 9:56 AM  
**To:** Mayor (Dean Fortin)  
**Subject:** Property Tax exemptions

To the Mayor and Victoria City Council

Re: Property tax exemptions for Charitable and non-profit organisations.

Further to my previous correspondence on this matter, I have read with interest your letter to the Times Colonist dated April 20, 2013. I am pleased that Council is taking the time to review these tax exemptions and trust you are doing so with the utmost accountability to the taxpayer.

In your article you mention several worthy causes receiving tax exemptions. Notable by its absence is the mention of Glenlyon Norfolk School and I trust this means that this institution will no longer be receiving a tax exemption.

In no way, shape or form does this private school meet the definition of "charity", i.e. "an organisation set up to provide help and raise money for those in need". It is what it is - a private school mainly for financially, socially or academically privileged children already receiving compensation from the public purse.

I trust you will do the right thing on May 2 and discontinue the City of Victoria tax exemption.

Elaine Hasler

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### **Comment: Charities, non-profits enhance our quality of life**

Dean Fortin / Times Colonist  
April 20, 2013

This week, a special council meeting was held. It was expected to be a hard meeting for council members.

Actually, it was an inspiring meeting.

Council held a special meeting Tuesday to hear from non-profit agencies and charities who would be affected by a proposed reduction to the city's permissive tax exemptions.

The current focus on tax relief to residents led to a review of permissive tax exemptions that provide property-tax relief to certain properties, such as those owned or occupied by charitable or non-profit organizations.

The review was brought in to see if we can better reflect the city's strategic priorities and address budget challenges. Our goal is to create an affordable city, a livable city. What we heard on Tuesday was that cutting support to these organizations would counter our shared goal of livability.

We heard from representatives from faith organizations, social-service agencies, health-service providers, arts groups, recreation centres and youth service groups.

The Single Parent Resource Centre talked about the work they do to assist vulnerable families and low-income single parents in our community. The YMCA told us how they share the City of Victoria's goal of providing for the health, welfare and recreational needs of our citizens. The Red Cross spoke of the value that they bring to residents through their medical

equipment loan program, emergency response and safety training. The MS Society told us about the counselling services, physical therapy and equipment that they provide for people with multiple sclerosis and their caregivers.

We heard that cutting permissive tax exemptions for these groups would destabilize organizations, risking service reductions, even closure.

Music halls and stages could go silent.

Others would have to divert their volunteer efforts from providing services and supports to fundraising.

The Scouts raise \$6,000 from bottle drives each year — without a tax exemption, they would be required to double their efforts to raise \$12,000. The Girl Guides hit a nerve when they shared that they would have to sell 14,500 extra boxes of cookies each year to pay for the cost of their grant removal.

The money that some organizations make through thrift-store sales or parking to support poverty-relief programs and food banks would be diverted to pay for the lack of tax exemption.

The concern was that, without support from the city through tax exemptions, these organizations would have to spend all their time raising funds instead of doing good work and supporting youth, families, the vulnerable and the ill.

I left the meeting with an understanding that our city and our society would be a lesser place if these services, supports, programs and cultural activities were reduced. We would lose vibrancy and a sense of caring and community. The community would be poorer for it.

At city hall, we will constantly explore options to keep taxes affordable for residents, but we should not do it at the expense of the quality of life of our residents, the quality of our community.

Victoria has amazing people who are doing extraordinary things. They should be celebrated and supported.

Council will make a final decision on the city's permissive tax-exemption policy on May 2.

Dean Fortin is mayor of Victoria.

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March 1, 2013

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

Re: Feedback related to the review of the Permissive Property Tax Exemption Policy  
Property: Permissive Tax Exemption, 1803 Cook Street, Folio # 07481028

Dear Mayor and Council,

I am writing in response to the proposed changes to the Permissive Property Tax Exemption Policy. I will start by addressing the importance of the property tax exemption to our organization, and the concern that a change in policy will negatively affect our sustainability and our community impact. I will then share our concerns with the policy changes themselves and propose solutions for your consideration.

I would like to start by saying that the Permissive Property Tax Exemption that we receive for our property located at 1803 Cook Street (Folio # 07481028) is greatly appreciated, and has a significant impact on our capacity to provide programs to women in Victoria. The money that we would need to allocate to property tax would directly reduce our capacity to provide these programs. Our Cook Street location houses one of our thrift stores and our donation drop off centre. Both are central to our capacity to provide programs for women in the community and both have a significant positive environmental impact in the community. Our thrift store is in fact an integral part of the service delivery model for our programs. In this way, our enterprise itself meets social goals.

The benefits that we provide to our community through the operation of our social enterprise at this property are as follows:

1. We provide goods at no cost to women through our Gift Certificate program. This allows women to be able to freely choose the goods that they need for themselves and their children in an empowering and respectful environment (the thrift store itself). We support over 400 women each year through this program and work with 15 local organizations to help support their clients through this program.
2. Providing the community with access to low cost good quality second hand goods
3. The creation of employment and volunteer opportunities for women
4. The revenue generated by our three thrift stores allows us to support over 1300 women each year through our Gift Certificate, New Start, Self Sufficiency and Transformational programs for women.
5. Providing the community with a means to donate goods thereby ensuring a significant reduction in waste. Through our donor education, recycling and innovative partnerships we work hard to ensure the maximum re-use of goods in the community. In 2011 we achieved a 49% reduction in waste compared to the prior year and we were awarded a CRD Eco Star Award for waste reduction in 2012.

## **Victoria Women in Need Community Cooperative**

A not-for-profit social enterprise

785 Pandora Avenue Victoria, BC V8W 1N9  
ph 250-480-4006 · fax 250-412-0654 · mail win@wincooperative.ca  
www.womeninneed.ca



We have two concerns regarding the proposed changes to the policy.

**First: The suggested amendments to the definition of allowable commercial activity for non-profits is centered on the requirement for non-profits to be charging less than market value rates for their products or services.**

**Non-profit organizations are working hard to create sustainable revenue sources to accomplish their missions. For many non-profit organizations, the way in which they are going about creating revenue is in fact central to the accomplishment of their mission. The policy as it is currently written puts those organizations at risk of having to become unsustainable in order to meet the requirements of the policy.**

Proposed solutions:

Create a definition of commercial activity that is linked to the purpose and benefits of the activity:

- Commercial activity can be defined as a business activity that is intended to generate revenue.
- Property tax exemption will be available for non-profit organizations that engage in commercial activity provided that (1) the commercial activity is owned by the non-profit, and (2) that the revenue generated by the commercial activity is received directly by the non-profit entity thus providing it with revenue to be able to continue its core mission, and (3) the public benefit provided by the non-profit entity as a result of the commercial activity is compelling and relevant for the community and is related to the mission of the non-profit organization.
- Property that is used for commercial activity that results in private benefit to individuals or shareholders will not be considered for property tax exemption.

WIN is an example of a social enterprise. Social enterprise can be defined as a non-profit commercial activity that uses the enterprise itself as a means to accomplish social goals as well as providing revenues to the non-profit entity to use to further its core mission. Other examples of social enterprises include:

- the creation of employment for marginalized populations through commercial activity where goods are sold at fair market value to ensure the sustainability of the enterprise
- the provision of training programs for the community on a sliding scale basis. In this model the people who pay the market rate for the course allow the non-profit entity to create a revenue stream to sustain the provision of training at no or low cost to members of the community who cannot pay the market rate
- the operation of a coffee shop that generates revenue for the non-profit entity as well as creating opportunities for on the job training for youth

There are many other examples of non-profit commercial activity that directly benefit the non-profit entity, and ensure the long-term sustainability of their capacity to provide significant and relevant benefit to the community.

## **Victoria Women in Need Community Cooperative**

A not-for-profit social enterprise

785 Pandora Avenue Victoria, BC V8W 1N9  
ph 250-480-4006 · fax 250-412-0654 · mail [win@wincooperative.ca](mailto:win@wincooperative.ca)  
[www.womeninneed.ca](http://www.womeninneed.ca)

We believe that the connection between the value of the public benefit to the community through non-profit commercial activity and decisions made by council relating to permissive property tax exemptions is really important. The definition that I have suggested allows for the dual purpose of looking at both the kind of enterprise non-profits are engaged in and the consideration of the key question of who is benefitting from the enterprise. It also does not put non-profits in the position of being required to approach commercial activity or social enterprise in an unsustainable manner, and ensures that the City can weigh the public benefit of non-profit commercial activity in its decisions relating to property tax exemptions.

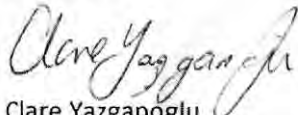
We would like to suggest that non-profit organizations be asked to submit an application clearly detailing the benefits to the community of the commercial activity they are engaged in, and be asked to make a presentation to council when further information is required.

**Second: We have a concern that the requirement for new applicants to be registered charitable organizations will have a negative impact on the capacity of non-profit entities (who do not have charitable status) and are engaged in social enterprise from making valuable contributions in the community. Charitable status is one but not the only indicator of the capacity of an organization to make extremely valuable contributions to the community, and many non profit entities who do not have charitable status face greater challenges in being self sustaining.**

Solution: We would like to propose that this amendment to the policy be removed and replaced with a requirement for all new registrants to be one of a registered non-profit society, a registered charity or a non-profit cooperative (community service cooperative, social cooperative or housing cooperative). Each entity is required to provide an annual report and financial statements.

I look forward to the opportunity to discuss this further, and thank-you for your consideration.

Sincerely,



Clare Yazganoglu  
Executive Director

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## Victoria Women in Need Community Cooperative

A not-for-profit social enterprise

785 Pandora Avenue Victoria, BC V8W 1N9  
ph 250-480-4006 · fax 250-412-0654 · mail [win@wincooperative.ca](mailto:win@wincooperative.ca)  
[www.womeninneed.ca](http://www.womeninneed.ca)

## Christine Havelka

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**Subject:** FW: Mayor and Council email: Permissive Tax Exemption policy

-----Original Message-----

From:]

Sent: Wednesday, Apr 24, 2013 8:31 AM

To: Ming Moodrey

Subject: Mayor and Council email

From: Chuck Bellanger

Email :

Reference :

Daytime Phone :

I appreciated Steve Fortin's article in the paper about Charities and the tax exemption they receive. I would just like to bring forth one thought.

I very definitely think the tax exemptions should continue for the charities that are helping the poor and homeless people on the streets.

BUT THE ARTS COUNSEL, YOU HAVE TO BE KIDDING! This should not receive anything from the city. They are mostly paid or if not are doing this type of action because they want to. Plus they charge for their performances. They definitely are not doing anything for the real people in need!

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IP Address: 184.66.11.44

## Ming Moodrey

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**From:** Ming Moodrey  
**Sent:** Wednesday, May 22, 2013 12:56 PM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Dwayne Kalynchuk; Julie Vachon  
**Subject:** Mayor and Council Email: Proposed Development on the St. Andrews site and Mason Street

**Expires:** Monday, Nov 18, 2013 12:00 AM

Dear Mr. Randall Filan:

Thank you for your e-mail of May 18, 2013, to Mayor and Council, outlining your concerns regarding the proposed development at the St. Andrews School site and the use of Mason Street.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Planning and Development and Director of Engineering and Public Works for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Saturday, May 18, 2013 6:55 AM  
**To:** Ming Moodrey  
**Subject:** mason street Mayor and Council email

**From:** randall filan  
**Email:** [REDACTED]  
**Reference:** [REDACTED]  
**Daytime Phone:** [REDACTED]

i do not want mason street to be used as a corridor for access to development of the st andrews site. i also think that the development proposal is not suitable for the neighbourhood...too big.

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IP Address: 108.180.145.170

## Ming Moodrey

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**From:** Ming Moodrey  
**Sent:** Thursday, Jun 20, 2013 8:50 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Janet Hawkins; Christine Havelka  
**Subject:** Mayor and Council email: Proposed Development at 1002, 1008, 1012 Pandora Ave, and OCP

**Expires:** Tuesday, Dec 17, 2013 12:00 AM

Dear Ms. Marilyn Kan:

Thank you for your e-mail of June 19, 2013, to Mayor and Council, providing comments regarding the proposed development at 1002, 1008, 1012 Pandora Avenue and the Official Community Plan.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

-----Original Message-----

From: [REDACTED]  
Sent: Wednesday, Jun 19, 2013 7:02 PM  
To: Ming Moodrey  
Subject: Mayor and Council email

From: Marilyn Kan  
Email: [REDACTED]  
Reference :  
Daytime Phone : Not provided

RE: Mason St / Bosco Rezoning application :-- NO!

RE: Official Community Plan(s): Greenway, cycliable, walkable, neighbourly, people oriented streets & public transit!! YES!

Today I walked & cycled on Mason St by the park, by the gardens across from the park.

This QUIET, urban oasis should become the hub for complimentary development!!! NOT just a bleak future as back alley for vehicle access to Promontory / Walmart / West Edmonton Mall style development.

Gated communities promote mono-cultures. Jane Jacobs says biodiversity makes for healthy, resilient communities... both human communities and natural!!

RECEIVED  
MAY 14 2013  
LEGISLATIVE SERVICES

2568 Deffenau  
Victoria BC  
V8P3K4  
4/13

Re Proposal for St Andrew's school  
Vanouver St + Pandora Ave

Dear Mayor + alder people,  
How?

Re what I read in the <sup>13</sup>  
T-Colonist, I don't agree that it is  
better to give the building a  
proper 'burial' than retain the  
front with the above-like depression  
on the front etc (statue in niche)

I see the old St Louis College  
building as a 'heritage' structure worthy  
of retention in its entirety but  
if that is impossible, I think it is  
much better to retain at least the  
front out of respect <sup>with</sup> for the past  
& the religious order (M.C.C.) as  
currently proposed, I believe.

I recall that a young man  
who attended there was on the  
youth crew in Manning Park in '59.

Ty - best G.A. Magher  
- Garth also says

## HEARINGS – REQUEST TO ADDRESS COUNCIL

It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following speakers be permitted to address Council.  
Carried Unanimously

3. **Allan Gallupe, re: St. Andrews School Site Development Proposal:** He co-owns a house on Mason Street. At the land use meeting of the North Park Neighbourhood Association (NPNA) concerns were raised about the St. Andrews School site development and clarification on what action Council has taken. He would like to thank Councillors for coming out and hearing the neighbours' concerns. The Planning and Land Use Standing Committee deferred consideration until five main concerns were addressed and Council listened and knows there are problems. NPNA also sent in five points they have issues with and are still waiting for active participation in molding the site. It was with great dismay to discover Council has already made a decision on where traffic will enter and exit the site. Has Council made a decision on traffic and does it limit input of creative ideas? Has Council given the green light to the development that Bosa proposes? Are you going to sacrifice the greenway to allow this development? He rides on Vancouver as traffic moves slowly; Vancouver works for cycling and if you put a large commercial development on the corner, there are concerns. How can a bylaw come before safety? Using Mason and Vancouver as an entrance and exit for commercial and residents will create an accident.

**Janet Hawkins**

---

**From:** [REDACTED]  
**Sent:** Monday, Jun 24, 2013 5:35 PM  
**To:** Council Secretary  
**Subject:** Thank you for your submission - City of Victoria - Address Council Form

**Name:** Allan Gallupe **Date:** June 24, 2013

**Address:** 1016 Mason Street

**I wish to appear at the following Council meeting:** June 27, 2013

**I represent:** self

**Topic:** St. Andrews School site development proposal

**Action you wish Council to take:**

clarification and a reconsidering of traffic routing, as decided at last week's meeting,

**CONTACT INFO:**

**Contact Name:** Allan Gallupe  
**Contact Address:** 1016 Mason Street  
**Contact Phone Number:** [REDACTED]  
**Contact Email:** [REDACTED]





**MAKING A PRESENTATION TO VICTORIA CITY COUNCIL**

Completed request or letter must be received by the Legislative Services Department **BY 11:00am ON THE WEDNESDAY IMMEDIATELY PRIOR TO THE SCHEDULED MEETING.**

Presentations are a maximum of five (5) minutes in duration.

Name: Allen Gallego Date: June 24, 2013

Address: 3050 Jackson St Victoria

I wish to appear at the following Council meeting: June 27, 2013

I represent: North Park Neighborhood Association  
(Name of organization, if applicable)

Topic: St. Andrews site development

Action you wish Council to take: to declare support for the

~~NPA~~ NPNA 5 point proposal. To get clarification on previous June Council Mtg on St. Andrews site.

Are you providing any supporting documentation (a letter or a PowerPoint presentation)?  
Yes  No

*If you are providing supporting documentation the documentation **must** accompany this request or your letter. Placement on the agenda cannot be confirmed until supporting documentation has been received. Handouts will not be distributed at the meeting.*

Supporting documentation may be emailed to: [councilsecretary@victoria.ca](mailto:councilsecretary@victoria.ca)

**Please note** that all presentations are held at a public meeting, therefore, the first page of this form, along with the supporting documentation is added to the agenda, which is made available to the public and posted on the City of Victoria's website. The second page of this form, containing your contact information, does not form part of the agenda, but may be released pursuant to the provisions of the *Freedom of Information and Protection of Privacy Act*.

Completed forms should be submitted to:  
Council Secretary  
Legislative Services Department  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6  
T 250.361.0571 loc 2302  
F 250.361.0348  
Email: [councilsecretary@victoria.ca](mailto:councilsecretary@victoria.ca)

## HEARINGS – REQUEST TO ADDRESS COUNCIL

It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following speakers be permitted to address Council. Carried Unanimously

4. **Tristan Trotter, re: St. Andrews School Site Development Proposal:** He is not opposed to redevelopment of the site and wants to enhance the site. He thought Bosa was to address Council and community concerns regarding traffic. The safety concern for not using Pandora is bogus; ICBC decides where traffic accidents are expected. Vancouver is a greenway and an existing bicycle pathway and it trumps the bylaw. The technical review should have looked at all options. North Park was not consulted when the OCP bumped up density. The Bosa development presents issues with traffic, massing and density. As the rezoning is not completed and the Development Permit not issued, this is still in process and is not over. Section 21, subsection 2 of the Highway Access Bylaw gives the traffic engineer wiggle room if Council directs them to use it. Removing the key element, the traffic plan, is subversion of a public transition process. Bosa people came into his shop one hour after the Planning and Land Use (PLUSC) meeting, saying that the community concerns could not be addressed without redesign of the development. Bosa wants to put a large grocery store on the corner which is twice the size of the Market on Yates and it will kill their business and Wellburn's, a grocery store that size would attract people from the peninsula. There is also no covenant on the condos to stop their rental. This development will make the traffic more dangerous than it already is with the school. It will also cause shading on the park. City Councillors are elected by the people who live here now, and he would ask that they defend what is sensitive and logical. PLUSC can reject the Bosa development on traffic alone. A local developer is interested if Bosa walks away. Show some creativity.

**Janet Hawkins**

---

**From:** [REDACTED]  
**Sent:** Monday, Jun 24, 2013 5:38 PM  
**To:** Council Secretary  
**Subject:** Thank you for your submission - City of Victoria - Address Council Form

**Name:** Tristan Trotter **Date:** June 24, 2013

**Address:** 1046 Mason Street

**I wish to appear at the following Council meeting:** June 27, 2013

**I represent:** self

**Topic:** St. Andrews School site development proposal

**Action you wish Council to take:**

clarification and reconsidering of traffic routing, as decided at last week's council meeting

**CONTACT INFO:**

**Contact Name:** Tristan Trotter

**Contact Address:** 1046 Mason St

**Contact Phone Number:** [REDACTED]

**Contact Email:** [REDACTED]



**MAKING A PRESENTATION TO VICTORIA CITY COUNCIL**

Completed request or letter must be received by the Legislative Services Department **BY 11:00am ON THE WEDNESDAY IMMEDIATELY PRIOR TO THE SCHEDULED MEETING.**

Presentations are a maximum of five (5) minutes in duration.

Name: Tristan Trotter Date: June 27, 2013

Address: Mason St. Victoria

I wish to appear at the following Council meeting: June 27, 2013

I represent: North Park Neig  
(Name of organization, if applicable)

Topic: St. Andrews Site development proposal

Action you wish Council to take: to deduce support for NPMA 5 point proposal for the development of the site

To get clarification on the Council's discussion at private

Are you providing any supporting documentation (a letter or a PowerPoint presentation)? <sup>have Council mtg.</sup> Yes  No

*If you are providing supporting documentation the documentation **must** accompany this request or your letter. Placement on the agenda cannot be confirmed until supporting documentation has been received. Handouts will not be distributed at the meeting.*

Supporting documentation may be emailed to: [councilsecretary@victoria.ca](mailto:councilsecretary@victoria.ca)

**Please note** that all presentations are held at a public meeting, therefore, the first page of this form, along with the supporting documentation is added to the agenda, which is made available to the public and posted on the City of Victoria's website. The second page of this form, containing your contact information, does not form part of the agenda, but may be released pursuant to the provisions of the *Freedom of Information and Protection of Privacy Act*.

Completed forms should be submitted to:

Council Secretary  
Legislative Services Department  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6  
T 250.361.0571 loc 2302  
F 250.361.0348  
Email: [councilsecretary@victoria.ca](mailto:councilsecretary@victoria.ca)

1331 Grant St  
Victoria, B.C  
V8R 1M2



July 3, 2013

Dear Mayor Fortin and City Councillors,

I want to address the issue of the proposed development on Pandora at Vancouver. I'm a longtime resident in this area and I must add my voice to the serious concerns of the Mason street neighbours. These nooks and corners of heritage here and there about our city are what make us alive with our story and proud of our interesting neighbourhoods.

Genuine old-time buildings as seen on Mason street are becoming a rarity, please don't allow them to become ruined. There should be nothing over two stories facing Mason street, and there should be generous greenery set-backs from the street. Any development must have entry and exit from Pandora, certainly not from quiet and lovely Mason St! The city does not have to assume all development must be accommodated. If our requirements as a neighbourhood cannot be met by this developer there are others who would build townhouses or such instead of a huge monolithic structure which offers us nothing we don't have already and which would take away so much.

Of course housing is important, but that does not mean we should give up thoughtful planning of what kind of housing we need to create livable neighbourhoods.

Please , reconsider height, density, and access. It is bad enough that the beautiful St. Louis College is considered for demolition, lets not ruin the Mason St. neighbourhood with unwise choices.

Yours truly,

*Susan Pollock*  
Susan Pollock

## Ming Moodrey

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**From:** Ming Moodrey  
**Sent:** Friday, Jul 19, 2013 1:39 PM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Don Schaffer  
**Subject:** Mayor and Council Contact: Proposed St. Andrews School Site  
**Expires:** Wednesday, Jan 15, 2014 12:00 AM

Dear Mr. Allan Gallupe:

Thank you for your e-mail of July 3, 2013, to Mayor and Council, enquiring about the proposed development of the St. Andrews School Site.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.

The information that we have on this matter was discussed at Governance and Priorities (GPC) Meeting of June 6, 2013, and at the Council Meetings of June 6, 2013 and June 27, 2013.

### **Minutes of the June 6, 2013 GPC Meeting:**

#### **7.1 Rezoning Application # 00381 for 1002 – 1008, 1012 Pandora Avenue**

*At its meeting of May 23, 2013, Council made the following resolution:*

*That Rezoning Application No. 00381 for 1002-1008, 1012 Pandora Avenue be referred, in its entirety, to the June 6, 2013, Governance and Priorities Committee meeting. The Chair of the Planning and Land Use Standing Committee (PLUSC) outlined for Committee the PLUSC recommendations with respect to this application. The applicant was requested to review four of the recommendations, but one recommendation, with respect to the proposed Mason Street entrance, may be the issue that Committee should consider today.*

**Action:** Councillor Alto moved that Committee approve:

1. That 4 of the 5 actions recommended by PLUSC at its May 2, 2013 meeting proceed as directed by PLUSC, being:
  - i. reconsideration by the applicant of: massing to reduce building height on Mason street in favour of Pandora,
  - ii. consider a mid-block public access through the development,
  - iii. the appropriateness of the comprehensive development zone, and
  - iv. the retention of the school tower;
2. The 5th recommendation from the May 2, 2013 PLUSC meeting, revised at its May 16th meeting to read 'That City staff provide Council with more information regarding amending the City of Victoria Highway Access Bylaw to allow all new development sites to provide vehicular access and egress from any road; and that a site specific solution be explored to enable further consideration of the development proposal that addresses Committee's concern regarding vehicle access from Mason Street', be the sole item of discussion at today's Governance & Priorities Committee.

Committee discussed the motion as follows:

- This is a complicated application and due to the high public interest, a discussion on the entire project should include all Council members. Focusing the discussion on the implications of the Highway Access Bylaw would be appropriate.

CARRIED UNANIMOUSLY 12/GPC300

Staff provided Committee with information on this issue, and directed Committee's attention to the memo dated May 13, 2013 in their agenda package regarding the Mason Street vehicle access. Staff recommend that vehicle access be permitted on Mason Street and staff will work with the applicant to minimize the impact of vehicle access on the street.

**Action:** Councillor Helps moved that Committee recommends that Council recommend that vehicle access and egress be permitted from Mason Street, in accordance with the City of Victoria Highway Access Bylaw, and that the applicant work with staff to re-examine the location and design of the vehicle entry, as well as the landscape treatment on Mason Street in order to maximize the impact of the vehicle access point on adjacent properties.

Committee discussed the motion as follows:

- Looking at this proposal with a mind to the future with respect to the OCP and the zoning in place for two to three storey buildings across Mason Street; greater density is expected along Mason Street;
  - This area falls on the boundary of the Downtown Core Area and North Park neighbourhood; three to six storey buildings with densities ranging from 1.2:1 up to approximately 2:1 are envisioned for the north side of the 1000 block of Mason Street.
- Pandora Avenue and concerns about a potential gap in the street wall for vehicle access.
- The mid-block walkway and creating a viable public space.
- The importance of re-examining the design of the entry.
- The OCP is a guiding document as Council looks for solutions to different applications; not being slavish to the plan.
- The importance of valuing the neighbourhood and having discussions about the intersections and boundaries that impact a neighbourhood.
- Having the entrance on Pandora Avenue may provide some traffic calming.
- Notions about growing populations or growing communities.
- The urban farm and shadow studies showing it won't be compromised.
- Looking for a creative solution to the Highway Access Bylaw so that the entrance is not off of Mason Street;
  - The philosophy behind the Highway Access Bylaw is that there are fewer conflict and safety issues when the access is on the minor street. Pandora Avenue is being reviewed for more cycling and pedestrian amenities and additional access points would introduce conflict.
- Exploring site specific solutions and receiving more information and options for the entrance.
- Noting that the Market on Yates and Fairways on Harris Green has options for entrances on busier roads.
- Concerns regarding how the proponent will be able to address these options;
  - The suggestion that the proponent has to look at all options;
  - The applicant has advised, from a retail leasing perspective, that an entrance off Pandora Avenue is not viable.
- Noting that Mason Street will be widened as part of the proposal;
  - Mason Street would be widened for approximately 15 meters from the intersection to allow two way traffic on the westerly side of Mason Street.

DEFEATED 13/GPC301

For: Acting Mayor Young, Councillors Coleman and Helps  
Against: Councillors Alto, Gudgeon, Madoff and Thornton-Joe

**Action:** Councillor Alto moved that Committee recommends that Council direct staff to work with the applicant to explore site specific vehicle access options from Mason Street, Vancouver Street and Pandora Avenue and return with those options to the Governance and Priorities Committee.  
CARRIED UNANIMOUSLY 13/GPC302

A Committee member questioned if this would be the right time to have a discussion about the Highway Access Bylaw. The Chair advised that such a discussion may be more appropriate at a subsequent Governance & Priorities Committee meeting. Staff advised they can report back on the implications on traffic to provide context with respect to the Highway Access Bylaw and options for this application. The Committee member advised that this would be beyond this application and that she may provide a notice of motion.

**Minutes of the June 13, 2013 Council Meeting:**

**6. Rezoning Application # 00381 for 1002 – 1008, 1012 Pandora Avenue**

*It was moved by Councillor Alto, seconded by Councillor Helps, that 4 of the 5 actions recommended by PLUSC at its May 2, 2013 meeting proceed as directed by PLUSC, being:*

- 1. Reconsideration by the applicant of massing to reduce building height on Mason street in favour of Pandora,*
- 2. Consider a mid-block public access through the development,*
- 3. The appropriateness of the comprehensive development zone, and*
- 4. The retention of the school tower.*
- 5. That the applicant work with staff to re-examine the location and design of the vehicle entry on Mason street, as well as the landscape treatment on Mason street, in order to minimize the impact of the vehicle access point on adjacent properties*
- 6. That the application proceed through the regular Planning and Land Use Standing Committee process.*

*Mayor Fortin asked if the recommendation from PLUSC to Council and then to GPC if required, or can it move straight from PLUSC to GPC?*

*Robert Woodland (Corporate Administrator): It is preferable to follow the usual process. Matters addressed at PLUSC would normally proceed to Council with a recommendation to proceed to public hearing with a list of conditions that must be met. If there is an associated Development Permit, that would wait for the public hearing and be dealt with at that time.*

*Carrie*

*d Unanimously*

**7. Rezoning Application # 00381 for 1002 – 1008, 1012 Pandora Avenue**

*It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council direct staff to work with the applicant to explore site specific vehicle access options from Mason Street, Vancouver Street and Pandora Avenue and return with those options to the Governance and Priorities Committee.*  
*Defeated Unanimously*

**Minutes of the June 27, 2013 Council Meeting:**

*It was moved by Councillor Coleman, seconded by Councillor Madoff, that the following speakers be permitted to address Council.*

*Carried*

*Unanimously*

- 4. Tristan Trotter, re: St. Andrews School Site Development Proposal:** *He is not opposed to redevelopment of the site and wants to enhance the site. He thought Bosa was to address Council and community concerns regarding traffic. The safety concern for not using Pandora is bogus; ICBC decides where traffic accidents are expected. Vancouver is a greenway and an existing bicycle pathway and it trumps the bylaw. The technical review should have looked at all options. North Park was not consulted when the OCP bumped up density. The Bosa development presents issues with traffic, massing and density. As the rezoning is not completed and the Development Permit not issued, this is still in process and is not over. Section 21, subsection 2 of the Highway Access Bylaw gives the traffic engineer wiggle room if Council directs them to use it. Removing the key element, the traffic plan, is subversion of a public transition process. Bosa people came into his shop one hour after the Planning and Land Use (PLUSC) meeting, saying that the community concerns could not be addressed without redesign of the development. Bosa wants to put a large grocery store on the corner which is twice the size of the Market on Yates and it will kill their business and Wellburn's, a grocery store that size would attract people from the peninsula. There is also no covenant on the condos to stop their rental. This development will make the traffic more dangerous than it already is with the school. It will also cause shading on the park. City Councillors are elected by the people who live here now, and he would ask that they defend what is*



sensitive and logical. PLUSC can reject the Bosa development on traffic alone. A local developer is interested if Bosa walks away. Show some creativity.

3. **Allan Gallupe, re: St. Andrews School Site Development Proposal:** He co-owns a house on Mason Street. At the land use meeting of the North Park Neighbourhood Association (NPNA) concerns were raised about the St. Andrews School site development and clarification on what action Council has taken. He would like to thank Councillors for coming out and hearing the neighbours' concerns. The Planning and Land Use Standing Committee deferred consideration until five main concerns were addressed and Council listened and knows there are problems. NPNA also sent in five points they have issues with and are still waiting for active participation in molding the site. It was with great dismay to discover Council has already made a decision on where traffic will enter and exit the site. Has Council made a decision on traffic and does it limit input of creative ideas? Has Council given the green light to the development that Bosa proposes? Are you going to sacrifice the greenway to allow this development? He rides on Vancouver as traffic moves slowly; Vancouver works for cycling and if you put a large commercial development on the corner, there are concerns. How can a bylaw come before safety? Using Mason and Vancouver as an entrance and exit for commercial and residents will create an accident.

For future reference, the Minutes to the GPC and Council Meetings are posted at the City Website: <http://www.victoria.ca/EN/main/city/mayor-council-committees/committees.html>

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department  
The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

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**From:** Allan Gallupe [REDACTED]  
**Sent:** Wednesday, July 03, 2013 11:52 AM  
**To:** Councillors  
**Cc:** Mayor (Dean Fortin)  
**Subject:** St. Andrews School site development questions

Thank you for your attention at last Thursday's council meeting when I addressed you on the subject of the St. Andrews School site redevelopment. I posed a number of questions at the time. Could you please answer these questions now?

1. What actions has council taken on the development proposal since the LUC meeting of May 2?
2. Will the revised proposal go back to LUC for review, as the process requires?
3. Has a decision been made on routing of traffic for the development in a meeting the neighbourhood was not privy to, as was indicated to me by one councillor and the mayor on June 15?
4. Have you given the green light to a comprehensive development on the site, in spite of the fact it straddles the downtown core and the North Park neighbourhood?
5. Have you precluded discussion of a big box retail outlet, likely a grocery store, that will substantially increase traffic in the neighbourhood?

6. Are you planning to sacrifice the Vancouver Street greenway and the 1000 block of Mason Street to increased traffic and delivery vehicles?

I would appreciate clarification on all of the above.

Thanks,  
Al Gallupe

## Ming Moodrey

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**From:** Ming Moodrey  
**Sent:** Wednesday, Aug 21, 2013 1:35 PM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Janet Hawkins; Christine Havelka  
**Subject:** Mayor and Council email: Proposed Development-1002, 1008, 1012 Pandora Street

Dear Ms. Lindsay Ross:

Thank you for your e-mail of August 21, 2013, to Mayor and Council, outlining your concerns regarding the proposed development located at 1002, 1008, 1012 Pandora Street.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Engineering and Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Legislative and Regulatory Services Department The Corporation of the City of Victoria  
#1 Centennial Square, Victoria, B.C., V8W 1P6  
Phone: Office: 250.361.0571 / Direct Line: 250.361.0346  
Facsimile: 250.361.0346  
[www.victoria.ca](http://www.victoria.ca)

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Wednesday, Aug 21, 2013 11:50 AM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email

**From:** Lindsay Ross  
**Email:** [REDACTED]  
**Reference:** [REDACTED]  
**Daytime Phone:** [REDACTED]  
**Mayor & Councillors:**

Re: Mason St. - Proposed Development

I believe that Mason St. between Vancouver St. and Cook St. with its urban farm, heritage houses, and children's park, right on the edge of the city is an urban space that should be an example to other cities, and although I don't live there. I go there often to enjoy its peace and charm. I've been so impressed with the community and the City for making it possible, so I was really shocked yesterday to discover the details of the proposed development. I am very concerned about the impact of a six-storey building with a 32,000 grocery store and access along Mason St.. I'm not opposed to new development, but new development should not be at the expense of what is already there. I have always assumed Mason St. is a source of pride for both the community and the City, so I don't see why the developer, the City, and the community can't work together to come up with a solution to enhance, rather than destroy, such a unique heritage neighbourhood.

Sincerely,  
Lindsay Ross

## Christine Havelka

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**Subject:** FW: Mayor and Council Contact: St. Andrews School site proposed development

-----Original Message-----

From: deirdre gotto []

Sent: Monday, Aug 27, 2012 8:14 AM

To: Mayor (Dean Fortin); Marianne Alto; Chris Coleman (Councillor); Shellie Gudgeon; Lisa Helps; Ben Isitt; Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)

Cc: North Park Neighbourhood Assoc; Engineering Email inquiry; Steve Hutchison; Brad Dellebuur

Subject: St. Andrews School site proposed development

Mayor and councillors,

After attending the August 14 North Park Neighbourhood Association meeting with the developers who are proposing a plan for the St. Andrew's school site on Pandora, Vancouver and Mason Street, we would like to summarize our concerns as homeowners who have recently purchased 1016 Mason Street, across the street from the north side of the proposed development.

Our concerns with the proposal and areas where we see it is contrary to the Official Community Plan are:

### 1. Size

(a) This is a massive development: six-storeys tall on all sides, taking up more than half a block. There are no buildings even close to this size and scale north of Pandora and east of Quadra in the North Park or Fernwood neighbourhoods. (8.22 of the OGP encourages human scale in design)

(c) The homes and urban gardens on the 1000 block of Mason Street will be deprived of sun to the south, blocked out by the six-storey development. (Local food systems 11.5.6 and food production on private land 16.6 OCP)

### 2. Traffic

(a) Using the 1000 block of Mason Street to accommodate a loading bay for delivery trucks and vehicle traffic would radically change it from a quiet, one-way street to a far busier commercial road. Safety issues would result from large transport trucks moving around on this short narrow street (even if widened for half of the block) or backing in and out around tight corners. Entrance via Pandora for delivery trucks makes more sense and would impinge less on the residential neighbourhood to the immediate north.

(b) Mason St residents currently have access to street permit parking for residents only. Street parking for residents would likely have to be forfeited to accommodate transport trucks.

(c) Vancouver Street is a key bicycle route to the downtown core (see 7.19 of OGP and map 6 of the OGP). The increased transport truck and vehicular traffic would reduce this route's utility and safety.

(d) The traffic plan would place truck and other vehicular traffic priorities above pedestrian and cycling modes of transport (7.2 OCP traffic hierarchy).

(e) The houses on Mason Street are built close to the street with minimal setback so that an increase in traffic on the street, particularly by large trucks, creates an additional safety hazard as well as a impediment to the peaceful enjoyment of these homes.

### 4. Design

(a) There appears to be no attempt to blend in the proposed development with the existing residential neighbourhood on the north property line.

(b) The plan offers no harmonious transition from the six-storey development to the two-storey residences and small businesses on the 1000 block of Mason Street. Transition should allow for an appropriate step down from high to medium to low density. The 1000 block of Mason Street is presently characterized by turn-of-the century two-storey buildings. The gated, six-storey envelope of the development will butt up to the property line (or a mere 14 feet back from it) effectively turning its back on the neighbourhood in favour of an exclusive, inner courtyard.

(c) The interior courtyard design surrounded by six-storeys serves to wall out the neighbourhood, creating a fortress mentality, rather than blending with it.

In summary, this proposed development is not in keeping with the OCP in many areas. In addition it requires the existing residents on Mason Street to forfeit many of the conditions that they have relied on for a century: natural light for their houses and gardens, a quiet street, street parking where needed, similar scale of surrounding buildings and a walkable, rideable street for residents and neighbours. We oppose this development in its proposed form for these reasons.

Thank you for your attention.  
Sincerely,

Allan Gallupe, Deirdre Gotto & Caitlin Gallupe  
1016 Mason Street  
Victoria, BC V8T 1A3

**Christine Havelka**

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**Subject:** FW: Mayor and Council Contact: St Andrew's school & Bosa re-development plan

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**From:** Jenny Farkas [  
**Sent:** Monday, Aug 20, 2012 3:08 PM  
**To:** Mayor (Dean Fortin); shellie@shelliegudgeon.com  
**Cc:** [REDACTED] info@blueskyproperties.ca; tderewinkin@bosaproperties.com; Marianne Alto; Chris Coleman (Councillor); Shellie Gudgeon; Ben Isitt; Lisa Helps; Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Subject:** Citizen input re: St Andrew's school & Bosa re-development plan

Dear Mayor and Council,

Please find attached my response to last week's presentation by Bosa Properties (aka Blue Sky) regarding their plans to re-develop the St Andrew's School property at 1002 Pandora.

Bosa gave this presentation to the North Park Neighbourhood Association, of which I am a member.

Councillor Gudgeon was in attendance at this meeting as the North Park neighbourhood representative, so will be aware of many of the points raised in the attached.

With thanks,

Jenny Farkas  
Victoria BC

Jenny Farkas  
1033 Queens Avenue  
Victoria BC V8T 1M7

August 20, 2012

Mayor and Council  
City of Victoria

Re: Proposed re-development of St Andrew's School, 1002 Pandora Street

Last week I attended a presentation by Bosa Properties (aka Blue Sky) at the North Park Neighbourhood Association's monthly meeting. Bosa was outlining their plan for re-developing the St Andrew's property. At the end of this letter I have some urgent and specific requests for the City of Victoria related to this re-development plan, and also for Bunt Engineering – the firm conducting a traffic study for this plan.

I was completely underwhelmed and disappointed by Bosa's proposed concept, and was not alone. Bosa's proposal was poorly received by everyone in attendance at the NPNA meeting. Instead of embracing current, integrated planning best practices worthy of a neighbourhood as important as North Park (more on this below) such as pedestrian- scale interfaces, pathways, greenspaces, and interior roadways, Bosa gave us an auto-dominated, medium-box, gentrification project that belongs to a different era.

What upset me more than Bosa's lackluster effort was that they had gotten this far in their re-development application process without any alarm bells going off at City Hall. For example, Bosa read out a letter from City staff directing them to locate access/egress to their massive commercial/residential development on Mason Street, with Vancouver Street as a back-up option.

What an outrage! A directive to put access/egress for trucks and cars anywhere but on Pandora is an affront to the livability of this neighbourhood. Other similarly sized developments such as the London Drugs mall on Yates offer very workable models.

Mason is a narrow, one way street that is home to a revitalized park, a longstanding urban farm and small single-family dwellings. Vancouver is a vital greenway and bicycling and pedestrian corridor that is only going to increase in importance with the implementation of the CRD's Bicycling and Pedestrian Master Plan and the City's pending update of its now retired Bicycle Master Plan (1995-2012)

Clearly City Hall does not understand the flavour and structure of North Park, and this probably has to do with how outdated the planning documents for this neighbourhood are (North Park's Local Plan was last updated in 1996, and its Transportation Management Plan in 1998).

As you know, North Park is on the priority list to have these fundamental planning documents brought up to date, but realistically new plans won't be in place for at least a year or two.

North Park can't wait this long. There are major development pressures coming right now to this neighbourhood, including three on one block (1002 Pandora, 1075 Pandora and 1580 Cook). It is paramount that decisions being made today are not adhoc and one offs (like what seems to be happening with Bosa), but are instead measured, thoughtful, collaborative and beneficial, and absolutely factor in 'who North Park is' to the City of Victoria.

So who is North Park? A recent “community table” planning exercise sponsored by the United Way helped crystallize what many of us who live here already intuitively know about this neighbourhood.

North Park is the City's 'go to' or 'yes in my back yard' neighbourhood. North Park shoulders a disproportionate burden of the City's urban complexities (homeless shelters and half-way houses, sports facilities, unconventional mixed use developments), and does so remarkably agreeably. In fact, one of the most common phrases heard around the community table is that residents like the 'unpolished' feel of North Park. North Park is also very willing to be the City's 'testing ground' for innovation from City Hall as well as from developers.

But North Park is not the City's 'dumping ground.' North Park residents cannot be taken for granted. In exchange for being the City's YIMBY neighbourhood, North Park needs to know that the City will respond in ways that support the strengthening of this community's unique fabric.

Said another way, North Park is poised and ready for development. This neighbourhood is not afraid of growth and instead embraces it as a way of addressing longstanding deficiencies and becoming even more diverse and livable. For this reason, North Park needs to quickly firm up its vision and potential, so that developers have the kind of direction, confidence and assurance they need to invest in this community in the long term in ways that benefit all.


To this end, I urge the City to:

- Make North Park even more of a priority by directing the planning and transportation departments to allocate resources now to updating outdated plans.
- Immediately arrange a meeting between the planning and transportation departments and the neighbourhood (through the North Park Neighbourhood Association) to help us navigate the St Andrews re-development process, and help us understand the implications of other developments coming down the pipe.

I also specifically request that Bunt Engineering (or any other transportation consulting firm involved in a traffic study of the St Andrew's property):

- Consider the strong recommendation/preference heard at the recent NPNA meeting to make access/egress off Pandora
- Include in the traffic study a thorough examination of Vancouver Street (in addition to an already stated commitment to examine Mason Street).

Thank you for considering my concerns. Sincerely,

Jenny Farkas   
1033 Queens Avenue  
Victoria BC

Cc: Blue Sky/Bosa Properties



From: Alison Acker  
Sent: Tuesday, April 01, 2014 02:09 PM  
To: Councillors

Subject: st. andrews proposal

Members of the committee to end homelessness are very disappointed with the Bosa plan for the St. Andrews site. The building is too big, has too many apartments and the commercial space is huge.

This site is an opportunity for public green space and for much needed affordable housing, not just for now but guaranteed in the future.

And the throw-away offer of a tiny space for meetings is not enough.

Council has the chance to insist that this site be a real asset to the local people - all of them. there must be real opportunities for wide consultation before anything is improved. Let's get this right.

<b>Planning &amp; Land Use Standing Committee</b>
APR 2 2014
Late Item# <u>4</u>
Page# _____

From: Ann Kujundzic  
Sent: Tuesday, April 01, 2014 07:31 PM  
To: Councillors

Subject: re: Bosa's redevelopment plans

Dear Councillors:

I have been watching the plans for the development of the St Andrews School site with interest. I'm a fairly recent resident of Victoria, having moved here two years ago to be close to family, and I am familiar with Mason Street through using the small commercial business in that area.

The downtown area really doesn't need more large commercial building structures. Victoria has a good complement of older buildings which are unique and provide a special quality that few cities have. And interspersed, there is a real need for public green space which that area provides.

I would ask Council to present this issue at a Public Hearing, as it is important that the voices of residents and citizens be heard.

Thank you for your attention,

Ann Kujundzic

From: Anne Moon  
Sent: Sunday, March 30, 2014 11:23 PM  
To: Councillors  
Subject: St. Andrews redevelopment

Dear Mayor and Council:

I have lived in this neighbourhood for a little over a year and have come to appreciate its sense of community, its mixed use housing and its small stores and businesses. The proposed Bosa development on the St. Andrew's school site negates what I value: It is too big, too high and will generate far too much traffic for our neighbourhood.

I am not opposed to growth, but the traffic should be routed on to Pandora--the idea of huge refrigerator trucks on tiny residential Mason St. is ridiculous.

I trust that the Planning and Land Use Standing Committee will reject this current proposal and urge a re-drafting of the arcane traffic rules so that trucks serving the grocery store come off Pandora. I can't think of another grocery store in the city that is served by a truck route down a small street. Thrifty's in James Bay uses Menzies, not Croft; Fairway uses Quadra; the re-named Save-On uses Fort and Foul Bay; Thrifty's in Fairfield uses St. Charles. Please respect our neighbourhood.

Regards,

Anne Moon

302-1613 Quadra St.  
Victoria BC V8W 2L5

From: CAM MILLAR  
Sent: Monday, March 31, 2014 11:09 AM  
To: Councillors

Subject: St Andrews development

I am opposed to this development as proposed by Bosa and strongly recommend that council reject the current plan.

From: charles joerin  
Sent: Monday, March 31, 2014 09:52 AM  
To: Councillors

Subject: St Andrew's School site, proposed development

On April the 3rd the PLUSC will be discussing the subject property also known as 1002, 1008, 1012 Pandora Avenue.

The former PLUSC sent the developer away asking for significant changes to their design that would address the concerns coming out of the North Park Neighbourhood's CALUC meeting, September 2012.

While I appreciate attending meetings with Bosa's representatives (as recently as March 2014), to date the developer (Bosa/ Bluesky) has not significantly addressed all those concerns either in fact or to my satisfaction.

I wish the council to know that I am still opposed to rezoning the property that will allow for its development in a way that does not address all of the concerns expressed at the North Park Neighbourhood's CALUC meeting.

Charles Joerin  
North Park Neighbourhood resident  
and NPNA Board member.

**From:** Christine Terry  
**Sent:** Tuesday, April 01, 2014 09:23 PM  
**To:** Councillors  
**Subject:** St Andrews

Please reconsider the Bosa plan for the St. Andrews site. It is not a neighbourhood friendly plan at all.

I agree with the reasons stated below from an email I received from 'St. Andrews- A Better Plan.'

I live on Caledonia Av. and love the walk down Mason St. when I go to either Angela's urban garden or Yoka's. To have a huge complex literally over shadowing that street would probably ruin this amazing garden and certainly destroy the gentle ambience of this street. Please, please reconsider!

Sincerely

Christine

- ~ large footprint needs to be broken up with public access through the site
- ~ gated design with greenspace on inside for residents only is not neighbourly
- ~ no contribution to the neighbourhood in greenspace, site lines or other amenities (like public walkway through the site)
- ~ site is over half a city block with 210 residential units and commercial space: too massive
- ~ all traffic access off Mason St turns a unique one-way street with heritage homes, small businesses and a kids playground into a service lane for the developers
- ~ shading of Mason Street city farm, a unique urban farm supplying greens to local businesses
- ~ Vancouver Street greenway and cycling route is diminished by increased traffic and commercial trucks turning on Vancouver and Mason
- ~ 35,000 sq. ft. chain store is too big for neighbourhood and will increase traffic in an area where walking and cycling should be encouraged
- ~ no energy efficiency built in; cheap wood construction
- ~ rental units now but no guarantee of rental housing in the future
- ~ offer of a small meeting room to the community is insignificant and of little use.

This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!

Reflexology Plus  
Christine Terry

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**From:** Claire Lynch [REDACTED]  
**Sent:** Tuesday, Apr 1, 2014 11:44 AM  
**To:** Councillors  
**Subject:** St. Andrews School site

Mayor Dean Fortin and Victoria City Councillors,

I encourage you to rethink the development idea proposed by Bosa for this site, given that it entails rezoning. A new recreation center replacing the Crystal pool, a downtown U.Vic campus, anything but what has been proposed. The idea of a big supermarket in this residential neighbourhood is most distasteful to me. Here's the list of negatives to this development:

**Why this is not a good plan:**

- ~ large footprint needs to be broken up with public access through the site
- ~ gated design with greenspace on inside for residents only is not neighbourly
- ~ no contribution to the neighbourhood in greenspace, site lines or other amenities (like public walkway through the site)
- ~ site is over half a city block with 210 residential units and commercial space: too massive
- ~ all traffic access off Mason St turns a unique one-way street with heritage homes, small businesses and a kids playground into a service lane for the developers
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- ~ offer of a small meeting room to the community is insignificant and of little use.

This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!

Thank you for your consideration. Sincerely, Claire Lynch and James Starck

--

Claire Lynch  
1156 Balmoral Rd.  
Victoria, B.C. V8T 1B1  
[REDACTED]

From: Debra Skelton  
Sent: Tuesday, April 01, 2014 07:34 AM  
To: Councillors

Subject: St Andrews Site: Bosa Development

Dear Councillors,

I belong to the Open Door Sanctuary and as such, have been part of the St Andrews/ Mason Street community for many years.

I respectfully ask you to continue your efforts on behalf of our neighbourhood's concerns about the proposed development. It will be yet another step toward making Victoria another Vancouver, devoid of sunlight, riddled with commercial property, and squeezing out the human beings that have made our community a people place.

Many thanks for your kind attention.

Sincerely,  
Debra Skelton



**From:** Garry Curtis  
**Sent:** Tuesday, April 01, 2014 06:03 PM  
**To:** Councillors  
**Subject:** St. Andrews Site Development

Dear Mayor and Councillors,

I urge you to reconsider the plan for developing the St. Andrews site.

There are many aspects of the proposal that raise serious concerns including the very large footprint, the lack of any contribution to neighbourhood green space accessible to the public, and the proposal for a 35,000 square foot store that is much too large for the area.

Thank you,

Garry Curtis  
Victoria

**From:** janet ellen simpson  
**Sent:** Monday, March 31, 2014 10:52 AM  
**To:** Councillors  
**Subject:** the St. Andrews school site

Dear Mayor and Council,

Please add my voice to those of the many neighbours voicing their opposition to the revised plans from the developer, Bosa.

The massing of the building is inappropriate in an area of heritage homes and small businesses, especially in the way that it threatens to shade Mason Street city farm. If Victoria is truly committed to green space and encouraging walking and cycling, we should be discouraging giant chain stores that exacerbate traffic problems.

This proposal does not add to the livability or ambience of the neighbourhood.

Sincerely,

Janet Simpson  
(1336 Richardson Street, Victoria)

: John K Jeglum

**Sent:** Monday, March 31, 2014 09:53 AM

**To:** Councillors

**Subject:**

Dear Major and City Councillors,

I have visited stores on Mason Street between Cook and Vancouver, and am familiar with the plans to develop a large , high grocery store on Vancouver and Mason. Mason St. will be turned into a truck delivery street with very little interest for the local neighborhood or the local community. In other words, from an atmospheric, interesting nook that people can enjoy, it becomes a sacrifice to larger scale business, and the automobile and truck. I It seems to me this development is NOT a good idea, it goes against creation of a dynamic and interesting small scale neighborhood. Wellburns grocery store already serves the neighborhood. Mason St should remain a small scale park-like area that accomodates walking, biking, green spaces, and local small scale shops and businesses.

Thank you for your kind attention.

John K. Jeglum

406-225 Belleville St.  
Victoria, B.C. V8V 4T9  
Canada

---

**From:** Claire Lynch [REDACTED]  
**Sent:** Tuesday, Apr 1, 2014 11:44 AM  
**To:** Councillors  
**Subject:** St. Andrews School site

Mayor Dean Fortin and Victoria City Councillors,

I encourage you to rethink the development idea proposed by Bosa for this site, given that it entails rezoning. A new recreation center replacing the Crystal pool, a downtown U.Vic campus, anything but what has been proposed. The idea of a big supermarket in this residential neighbourhood is most distasteful to me. Here's the list of negatives to this development:

**Why this is not a good plan:**

- ~ large footprint needs to be broken up with public access through the site
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- ~ rental units now but no guarantee of rental housing in the future
- ~ offer of a small meeting room to the community is insignificant and of little use.

This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!

Thank you for your consideration. Sincerely, Claire Lynch and James Starck

--  
Claire Lynch  
1156 Balmoral Rd.  
Victoria, B.C. V8T 1B1  
[REDACTED]

<b>Planning &amp; Land Use Standing Committee</b>
APR _ 2 2014
Late Item# _____
Page# _____

**From:** Bond Penny [mailto:secretary@npna.ca]  
**Sent:** Friday, March 28, 2014 03:17 PM  
**To:** Mayor (Dean Fortin); Councillors  
**Subject:** NPNA letter: re-zoning application #00381

Dear Mayor Fortin and Councillors,

Attached is a letter from Timothy Hewett, the President and Land Use Chair of the North Park Neighbourhood Association, concerning the development proposal for 1002, 1008 and 1012 Pandora Ave. The NPNA wishes to express its current views on the revised proposal for this site by Bosa Developments/Blue Sky Properties.

Thank you for your attention to the concerns of the North Park neighbourhood.

Regards,  
Penny Bond  
NPNA Secretary/Membership  
[secretary@npna.ca](mailto:secretary@npna.ca)

North Park Neighbourhood Association  
Box 661, 185-911 Yates Street  
Victoria, BC V8Y 4Y9  
npna@npna.ca

Mayor and Council

City of Victoria

Cc: Planning and Development Dept.

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave- St Andrews Site

The NPNA sent letters to Council dated September 25, 2012, and January 18, 2013, as well as May 2013 recommendations, outlining our concerns with the St. Andrews site redevelopment. This letter summarizes those recommendations as well as the NPNA's current thoughts on this issue.

A committee of the board met with Bosa/Blue Sky representatives on February 11 and 26, 2014, to view revised development plans. We are grateful to the developer for allowing us the opportunity of meeting with them. Heights have been changed to seven story's on Pandora, six story's on Vancouver, four story's on Mason and Franklin Green Park.

A pathway may be incorporated along Franklin Green in a zigzag to Pandora, pending approval from the city. Doorways have been added to the Franklin Green side but not the Mason Street side. While the NPNA was glad to see the heights on Mason Street and Franklin green reduced, no other significant changes have been made.

NPNA concerns, as documented in our attachments, have not yet been fully addressed. Neither have concerns outlined by Councillors Alto, Madoff and Helps at the May 2, 2013

Planning and Land Use Standing Committee been addressed in the revised plans. Still of significant concern are:

1. Traffic: Access and Egress

All residential and commercial traffic entering and leaving the development via Mason Street is not acceptable, reducing Mason Street to a service lane for the for the commercial services and sole access and egress route for resident automotive traffic. There is also the issue of traffic entering and exiting onto Vancouver St, a bike path and green way. Further exacerbating traffic issues, is the proposed 35,000 square-foot commercial retail space. It's large size would likely draw traffic from outside the area. The NPNA suggests that traffic access and egress would be much better on Pandora St., but if Council's decision was to reject that, then in the alternative, there could be measures taken to lessen the impact of the increased traffic on Mason St. The City could:

- Prevent left turns onto Mason St. from Cook St. as it is limited on other residential local

North Park Neighbourhood Association  
Box 661, 185-911 Yates Street  
Victoria, BC V8Y 4Y9  
npna@npna.ca

streets such as Queens Ave or Princess. This would also have the benefit of removing a potential traffic hazard on Cook St.

- Limit the weight of vehicles to 7,000 lbs on Mason St. Mason St. is a narrow one-lane street with a children's park beside it. so this would also have the benefit of providing a safer Mason St. for children, pedestrians and cyclists.
- Require that a green barrier be installed across from the access and egress on Mason St. This would help alleviate some of the worst effects for the neighbours on the west end of Mason St. Since these four houses on Mason St. are built very close to the street, this would have an effect of reducing traffic and gate noise from cars and trucks entering and leaving the site and improving both safety and visual impact.
- Insist on covenants registered with the property that would prevent truck traffic into the site during nighttime hours between 11:00 pm and 8:00 am. This would help alleviate the disturbance to the sleep of neighbours across from the egress and access.
- Consider that Development Cost Charges associated with the development be directed at increasing the capacity for active transportation modes by enhancing cycling infrastructure along Vancouver St. and improving pedestrian amenities along Mason St.

## 2. Green Space and Community Space

The proposal offers no public green or community space, taking up a large footprint with minimal aesthetic transition into the surrounding neighbourhood. Green space is designed to be on the inside for the benefit of the building residents only.

The NPNA suggests that the City could:

- Require that more green space be offered through increased set-backs around the property or breaking up of the comprehensive site so that green space can be added in other locations on the site.
- Require that an indoor space that is large enough for community use be provided.

## 3. Mid-block walkway

The proposed mid-block walkway is a narrow corridor with two right angles obstructing a clear view through the corridor and posing significant Crime Prevention Through Environmental Design (CPTED) concerns. The proposed statutory right of way is greater than of equal to only 1.8 metres in width as it skirts the development and would pose significant safety issues if fenced in from the abutting property owner to the east.

North Park Neighbourhood Association  
Box 661, 185-911 Yates Street  
Victoria, BC V8Y 4Y9  
npna@npna.ca

4. Massing

While massing has been partially addressed with the staggered building heights, which is a definite design improvement, it is still one large dominating building on a significant-sized footprint that makes it an imposing addition to the neighbourhood without enough mitigation to be acceptable. We propose breaking up the development from one large comprehensive building unit to a design that allows for more community access through the property.

While we applaud the developer for the efforts to meet with the North Park Neighbourhood Association, the developer has not addressed our initial concerns enough to warrant an approval of the current design of the proposed development at this time.

We trust council will agree that more attention to neighbourhood concerns is required from the developer and further revision to the plans is needed.

Thank you for your attention.

A handwritten signature in black ink, appearing to read "Tim Hewett", written in a cursive style.

Tim Hewett , Chair

North Park Neighbourhood Association



**From:** Serina Zapf **Sent:** Monday, March 31, 2014 01:15 PM  
**To:** Councillors  
**Subject:** Bosa's plans for redeveloping the St. Andrews school site

Dear Councillors,

I am profoundly disappointed by the plan that Bosa has for the St. Andrew's School site. Victoria, which occupies the unceded territories of the Lekwungen People, is a wash in towering, unwelcoming, unaffordable condominiums with chain stores and boutiques serving only the most wealthy members of our community. Allowing such a wonderful location and site to be turned into another uncreative bastion of the wealthy is irresponsible. BC has spent the last decade with the highest child poverty rate on the occupied territories called Canada. The majority of people in Victoria live below the arbitrary and incredibly precarious poverty line and if 'representatives' of us, all people, not just the ones who own property and withhold wealth from others, continue to allow business as usual, then there will be no change. The mark of the truly great is to take risks and try new things.

Thus, I implore the committee to turn down the proposal for the St. Andrews School site and to demand better for the community of North Park. We need affordable spaces to meet, offer each other workshops, prepare community dinners and meals, a place for affordable community childcare, a place for elders and young to meet and a space where the most vulnerable members of our community, those with mental illness, addictions and no shelter to call their own may find safety, services and clean harm reduction supplies.

Sincerely,

Serina Zapf

**From:** Shauna Johnson  
**Sent:** Monday, March 31, 2014 02:15 PM  
**To:** Councillors;

**Subject:** St. Andrews site decision, April 3

I oppose the revised plan that the developer (Bosa) has come back with for the above-noted property at Vancouver and Pandora/Mason. The issues I identified in my earlier letter (height, traffic, park/green space, gating the development, no walkways, etc, etc) are not being addressed by the revised plan. In fact the revised plan with its increased height on the south side of the building and the gated green space will further segregate this development from the community of North Park and decrease sunshine for residents and gardeners to the north. I believe that it is also in direct opposition to our community plan of integrating neighborhoods (not building fences to keep people in or out)!

Further, the traffic pattern changes proposed to accommodate this development again segregates us both physically and figuratively (the haves from the have not) ensuring that this huge development and its developer get what they want at the expense of North Park residents (huge increase in traffic to the neighbourhood, infringement on the existing residents, park and local businesses - I shop locally and will continue to do so post development). This is not the Victoria I signed up for 13 years ago when my husband I moved here and bought our home in Fernwood - we began walking everywhere, shopping locally; I've been able to walk to and/from work everyday since making Fernwood my home.

The walk-ability and bike ride-ability of the city should be encouraged and enhanced with every new development proposed to the city. Food security should be considered by council whenever new developments are tabled, especially given that we live on an island and have increasing transportation costs to bear which will most likely lead to more isolation. I would like to see us growing our own food in the city as much as possible, reducing the environmental costs of the food we eat and supporting the local economy. The urban farm that sits just north of said property will lose the sun with the increased height of the building - please consider less height such as 4 or 5 stories at most. If we continue down this path of placing more value on economic growth than on food growth we will soon find ourselves and many more people in Victoria going hungry long after the developers have left the neighbourhood.

Please ensure that the revised plan is not approved and direct the developer to rethink and re-plan this development. Consider breaking up this huge development into smaller buildings with fewer stories and include all manner of safe public access whether playing, walking, bike riding, shopping in and around the neighbourhood. Re-design traffic access so

that quaint Mason Street and its businesses, community and residents, including children and bicyclers, can survive this development.

"This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!"

Sincerely,  
Shauna Johnson  
1-1220 Pembroke Street  
Victoria BC V8T 1J8

**From:** Tom Baker  
**Sent:** Monday, March 31, 2014 09:22 AM  
**To:** Councillors  
**Subject:** St. Andrews school site redevelopment

Dear Councillors,

I am writing to ask you to reject the current version of the Bosa plan for the St. Andrews school. This is not a building redevelopment: it is a neighbourhood overhaul. There are many problems with the plan, and these are the most serious:

1. A 35,000 sq. ft. chain store. This is too big for neighbourhood and will increase traffic in an area where walking and cycling should be encouraged.
2. Public Greenspace - none (there is private greenspace)
3. Mason St. subjected to all kinds of increased traffic and intensity, including commercial trucks. I myself frequently use Mason St. as a safer, quiet cycling route, and enjoy seeing park users in the green and playground.
4. Vancouver St, which is a great cycling street, will also become laden with extra traffic and commercial trucks.

In essence, this plan is leveraging the surrounding neighbourhood to provide amenities to the private owners of the new building complex. This is not in the interest of the common good.

The plan should be rejected and Bosa should be told to leave Mason Street alone, add public green space, fix the Vancouver Street problems with their plan, use modern LEED building standards (e.g. Gold), take out the giant supermarket and more.

Some of the plan is due to the City's planning department wanting to reduce the impact of all the increased traffic on Pandora Street. This should be a clear indication that the development is too big. Sacrificing Mason and Vancouver to save Pandora: isn't this cutting off our nose to spite our face?

Finally, I would suggest that if the City is going to completely overhaul this neighbourhood, as the current Bosa proposal would do, a wider discussion is needed, not just a development permit / rezoning process. The tiny building permit sign in front of St. Andrew's does not appropriately alert passers by to the massive changes which would occur.

Sincerely,  
Tom Baker  
Victoria

**Sent:** Wednesday, Apr 2, 2014 12:11 PM  
**To:** Councillors  
**Subject:** St.Andrews a better Plan

Dear Victoria City Councillors,

I have become aware that two Large food stores with be existing in the same Block between Cook st. and Vancouver St.

One is the existing **Wellburn's Food Market at 1058 Pandora @Cook St.** The other will be at the present St. Andrews

School site at the 1000 block of Vancouver st. one block away. I can see that the large

Welburn's Market, a family owned

business will be forced out of the picture within a year or more of this opening. I think there is a law against that. And if

there isn't there should be. It is called "**Forced out by bigger business and neighborhood saturation**".

I personally find this disgusting. Wellburn's has been my favorite place to shop for over 20 years. And there is also

another large market, two blocks over on Yates st. called **Yates Market**. So, who is trying to take over our neighborhood.

I believe they call themselves **Thrifty's Market**. Sorry, Thanks but no thanks. We just don't need it. We already have two

very fine Food Markets to shop at. **Three's a crowd.**

Carl Forsberg  
450-1035 North Park St.  
Victoria, B.C. Canada  
V8T 5A1

**Sent:** Wednesday, Apr 2, 2014 12:49 PM

**To:** Councillors

**Subject:** St. Andrews development

I am a North Park homeowner and dweller. Living here with my two small children, I have a real interest in the development of the neighbourhood. Currently, there are some wonderful things about the community as an urban residential area, but there also some challenges. Obviously, a street like Pandora is a major traffic thoroughfare, but many of the smaller streets foster a community atmosphere. The two blocks of Mason St between Cook and Quadra offer a good example of the striking contrast between a people-friendly community and the opposite. Between Cook and Vancouver, Mason St is welcoming. There is a playground, green space, small business, gardens and charming character homes. People are generally friendly. It is a nice street to walk down with my kids on the way to and from home. On the other hand, between Vancouver and Quadra, Mason St is sketchy. Lack of green space and prominence of loading bays make it a truck-focussed street full of graffiti and drug use. The proposal for the St Andrews development will turn the community-friendly 1000 block of Mason St into a dead zone. It will become the ass-end of a huge building, meant for trucks and not for people. Please indicate to the developer that their plan will only be acceptable if residential Mason St stays residential, with a green space buffer and with residential and/or light commercial fronts facing the street. North Park's residential streets should not be turned into industrial alleyways. The families here love the neighbourhood for its walkability and friendliness; don't let big developers change that.

Thanks,  
Brooke

Sent: Wednesday, Apr 2, 2014 1:57 PM  
To: Councillors  
Subject: St. Andrews School redevelopment plan

Mayor and Council,

I understand that the St. Andrews School redevelopment is on the April 2nd PLUSC agenda. I would like to again express my concerns with this particular proposal from Bosa Properties.

This is a significant site. It has a very large footprint and is strategically located on the edge of downtown, straddling the North Park neighbourhood. What happens here will have a big impact. We have a special opportunity here to do something for the city to be proud of into the future.

It is too big. It needs to be broken up. This proposal serves the developer's interest for maximum utilization of a large footprint but has no regard for adding a signature building to the downtown or fitting into a residential neighbourhood.

Traffic off Vancouver and Mason further impacts the neighbourhood it is shoehorned into. Mason Street is a unique and pleasant one-way street of heritage homes, small businesses, a kids playground and the one and only urban farm in the city. It will be turned into a service lane for the developer if this plan goes through. Cycling and pedestrian traffic will suffer. Again, the car is king.

There are no concessions to the community for greenspace, sight lines, public walkways breaking up the site, or any other amenities. The offer of a small community room is hardly a concession and is of little or no use to the neighbourhood, which has an abundance of churches and other welcoming public space.

A 35,000 square foot space for a chain store does not add to downtown vibrancy or to the neighbourhood. It is a magnet for more vehicle traffic as a destination shopping centre.

The design is nothing stellar. In fact, the gated-community, fortress-like design is a detraction from building an engaged, livable neighbourhood. It shuts out the neighbourhood rather than accommodating itself to the neighbourhood.

Thank you for your attention. I trust council will weigh its decision carefully.

Sincerely,  
Deirdre Gotto  
1016 Mason Street  
3050 Jackson Street

## Janet Hawkins

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**From:** Ming Moodrey  
**Sent:** Thursday, Apr 3, 2014 10:55 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Janice Appleby; Janet Hawkins  
**Subject:** Mayor and Council e-mail: St. Andrew's site redevelopment

Dear Ms. Kate Fillion:

Thank you for your e-mail of April 2, 2014, to Mayor and Council, regarding the proposed development at the St. Andrew School site, 1002-1008 & 1012 Pandora Avenue.

Your e-mail was provided to Mayor and Council for information. A copy of your e-mail was forwarded to the Director of Sustainable Planning and Community Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Department of Legislative and Corporate Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346 F 250.361.0348



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**From:** Katie Fillion [REDACTED]  
**Sent:** Thursday, Apr 3, 2014 10:12 AM  
**To:** Councillors  
**Subject:** St. Andrew's site redevelopment

I'm writing to express my concerns over the proposed plan for the redevelopment of the St. Andrew's school site. I am particularly worried about the impact the development will have on Mason St., and the increase in traffic we can expect as a result of the residential and commercial space.

The 1000 block Mason St. is a unique part of our neighbourhood. Within a single block of the quiet one-way street, you'll find beautiful heritage houses, a unique local coffee shop that serves as a gathering place for neighbours, an art gallery, a local vintage furniture shop, a park, and one of the neighborhood's crowning jewels: the Mason St. urban farm, that provides fresh produce, jobs, and educational opportunities. It's impossible to deny that this gem of a block is an absolutely unique and integral part of the North Park neighbourhood.

The addition of a 35,000 sq. foot chain store would cause a devastating increase in traffic in the area, especially if Bosa's plans for the entrance to the public and residential parking to be on Mason St. The increase in traffic is especially worrying when you consider that there is a large playground on the block,

The lack of green space and setbacks from the sidewalk will negatively impact the street space. Townhouses



with small front yards facing Mason St., similar to other townhouse developments in the neighbourhood, would go a long way to improving the design of the project.

I am also concerned about the negative impacts of shade on the Mason St. farm.

Mayor and council, as a resident of North Park, I'm asking you to put your citizen's needs first. Bosa will make money on the project no matter what, and it is unfair to ruin our neighbourhood in the interests of Bosa's profit margins.

This development will have a negative impact on the neighbourhood. We need a better plan!

Sincerely,

Katie Fillion  
937 Caledonia Ave.  
Victoria BC

## Janet Hawkins

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**From:** Ming Moodrey  
**Sent:** Thursday, Apr 3, 2014 11:05 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Janet Hawkins; Janice Appleby  
**Subject:** Mayor and Council Contact: Bosa development, St. Andrews School site

Dear Ms. Joyce Irvine:

Thank you for your e-mail of April 2, 2014, to Mayor and Council, regarding the proposed development of 1002-1008 & 1012 Pandora Avenue, known as the St. Andrews School Site.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Sustainable Planning and Community Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Department of Legislative and Corporate Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346 F 250.361.0348



-----Original Message-----

**From:** Joyce Irvine [REDACTED]  
**Sent:** Wednesday, Apr 2, 2014 4:23 PM  
**To:** Councillors  
**Subject:** Bosa development, St. Andrews School site

To Mayor and Councillors, City of Victoria.

This is to inform you of my opposition to the plans put forward by the Bosa Company for the redevelopment of the St Andrews School site.

The large site in question is basically a transitional location between the city core, with its large buildings, and the North Park neighborhood of modest buildings, homes, gardens, and small businesses. What is required here is a concept that will bridge the two distinct areas.

Bosa's plans totally fail to meet this need. They are a brutal intrusion into this space -- a massive building whose main contribution to the neighborhood will be a major increase in traffic, noise, and other disruptions of various kinds. Instead of a bridge, the building offers a significant barrier to area communication on the ground, to say nothing of sunlight and neighborhood ambiance. Suitability and scale are not in the picture.

This is an important and strategic location, calling for an appropriate response from the developer. The project's rental spaces, however needed, should not be a reason to forgive the plan's over-riding defects. An imaginative developer should be able to offer more appropriate architectural ideas and planning for the community.

We need a better plan.

Joyce Irvine

## Janet Hawkins

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**From:** Ming Moodrey  
**Sent:** Thursday, Apr 3, 2014 11:10 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Janice Appleby; Janet Hawkins  
**Subject:** Mayor and Council Contact: Proposed Development of the St Andrews School Site

Dear Ms. Caitlin Gallupe:

Thank you for your e-mail of April 2, 2014, to Mayor and Council, regarding the proposed development at the St. Andrew School site, 1002-1008 & 1012 Pandora Avenue.

Your e-mail was provided to Mayor and Council for information. A copy of your e-mail was forwarded to the Director of Sustainable Planning and Community Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Department of Legislative and Corporate Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346 F 250.361.0348



-----Original Message-----

**From:** caitlin gallupe [REDACTED]  
**Sent:** Wednesday, Apr 2, 2014 10:15 PM  
**To:** Councillors  
**Subject:** St Andrews North Park development

Hello,

I want to voice my opposition to the proposed development in the old St Andrew's school lot. As a homeowner, community member and a lifetime North Park inhabitant, I believe that we need and deserve a better plan.

I believe that the proposed 35,000 sq. ft. chain store is far too big for neighbourhood and will increase traffic in an area where walking and cycling should be encouraged, never mind the overwhelming and possibly devastating impact it will have on our local business and family-owned operations in that area. As a city that is known and respected for its emphasis on greenspace and local businesses, we should be prioritizing these elements that contribute to our local economy and the sustainability and health of our neighbourhoods.

I also see the widening and traffic access point as being off Mason St as being too invasive for this neighbourhood. The buffer that Mason St provides the neighbourhood to the rough pandora st area and the downtown core will be gone and the massive development and traffic changes will severely negatively impact the way this space is used and will definitely destroy its unique character. This is a special one-way thoroughfare that is well-used by pedestrians, cyclists, families and people with various mobility issues. I hope that city council will be perceptive to the character of this street and prioritize its preservation.

Thank you for your concern,

Caitlin Gallupe  
1016 Mason St, V8T 1A3

## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Thursday, Apr 3, 2014 11:15 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Janet Hawkins; Janice Appleby  
**Subject:** Mayor and Council Contact: Proposed Development at St. Andrew School site

Dear Mr. Robbie Clarke:

Thank you for your e-mail of April 3, 2014, to Mayor and Council, regarding the proposed development at the St. Andrew School site, 1002-1008 & 1012 Pandora Avenue.

Your e-mail was provided to Mayor and Council for information. A copy of your e-mail was forwarded to the Director of Sustainable Planning and Community Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Department of Legislative and Corporate Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346 F 250.361.0348



---

**From:** Robbie Clarke [REDACTED]  
**Sent:** Thursday, Apr 3, 2014 12:05 AM  
**To:** Councillors  
**Subject:** Bosa Proposal

Dear Mayor Fortin and Victoria City Council:

I consider the Bosa proposal bounded by Pandora Avenue, Vancouver Street, Mason Street, and Franklin Green to be bad design.

The project design is way over-scale, and will harm the North Park neighbourhood.  
The proposed heights and resulting blockage of sunlight to nearby properties is simply wrong.

In my view, our City appreciates having good things like yards, gardens, sunlight, and open space.  
We should not be encouraging developments that, by their very nature, severely degrade these valued assets.  
This is not downtown Vancouver.  
We should not be thinking in overly greedy terms.

The public interest is not served by putting up huge blocky buildings in our currently very livable communities.

Thanks for your consideration of these comments.  
Yours sincerely,  
Robbie Clarke, Fernwood.

## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Thursday, Apr 3, 2014 11:19 AM  
**To:** Mayor (Dean Fortin)  
**Cc:** Deborah Day; Janet Hawkins; Janice Appleby  
**Subject:** Mayor and Council Contact: Proposed Development of the St. Andrews School Site

Dear Ms. Erica Wilson:

Thank you for your e-mail of April 3, 2014, to Mayor and Council, regarding the proposed development of 1002-1008 & 1012 Pandora Avenue, known as the St. Andrews School Site.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Sustainable Planning and Community Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Department of Legislative and Corporate Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346 F 250.361.0348



---

**From:** Erica Wilson [REDACTED]  
**Sent:** Thursday, Apr 3, 2014 5:25 AM  
**To:** Councillors  
**Subject:** The Bosa Proposal

To whom it may concern,

I live in the neighbourhood affected by this proposal. I feel it does not take into account for green space, the nearby properties, and what is needed in the surrounding area. I hope you vote to have them change their design plan. Thank-you for your time.

Erica Wilson

## Janet Hawkins

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**From:** Ming Moodrey  
**Sent:** Thursday, Apr 3, 2014 11:20 AM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Janet Hawkins; Janice Appleby  
**Subject:** FW: Mayor and Council Contact: Proposed Development of the St. Andrews School Site

Dear Ms. Erica Wilson:

Thank you for your e-mail of April 3, 2014, to Mayor and Council, regarding the proposed development of 1002-1008 & 1012 Pandora Avenue, known as the St. Andrews School Site.

Your e-mail was forwarded to Mayor and Council for information. A copy of your e-mail was provided to the Director of Sustainable Planning and Community Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Department of Legislative and Corporate Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346 F 250.361.0348



---

**From:** Erica Wilson [REDACTED]  
**Sent:** Thursday, Apr 3, 2014 5:25 AM  
**To:** Councillors  
**Subject:** The Bosa Proposal

To whom it may concern,

I live in the neighbourhood affected by this proposal. I feel it does not take into account for green space, the nearby properties, and what is needed in the surrounding area. I hope you vote to have them change their design plan. Thank-you for your time.

Erica Wilson



## Janet Hawkins

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**From:** Ming Moodrey  
**Sent:** Thursday, Apr 3, 2014 12:15 PM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Janet Hawkins; Janice Appleby  
**Subject:** Mayor and Council Contact: Proposed Development at the St. Andrews School Site

Dear Ms. Miranda Harvey:

Thank you for your e-mail of April 3, 2014, to Mayor and Council, regarding the proposed development at the St. Andrew School site, 1002-1008 & 1012 Pandora Avenue.

Your e-mail was provided to Mayor and Council for information. A copy of your e-mail was forwarded to the Director of Sustainable Planning and Community Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Department of Legislative and Corporate Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346 F 250.361.0348



---

**From:** Pam Delaney **On Behalf Of** Mayor (Dean Fortin)  
**Sent:** Thursday, Apr 3, 2014 12:10 PM  
**To:** Ming Moodrey  
**Cc:** Linda Rains  
**Subject:** FW: St. Andrews site decision - FWD FROM Mayor - to Mayor & Council

---

**From:** Miranda Harvey [REDACTED]  
**Sent:** Thursday, Apr 3, 2014 10:54 AM  
**To:** Councillors  
**Subject:** St. Andrews site decision

Hello Council,

Please consider rejecting Bosa's plans to re-develop St Andrew's school site. The buildings are too high and will cut light off for the residents of Mason Street (which includes a farm). The design is too exclusive and does not blend the complex into the neighbourhood but, instead, cuts it off from other residents of the area by restricting use of the green space and grounds. The lovely quiet setting that Mason St currently enjoys will become filled with speedy cars, making the neighbourhood less safe for pedestrians, residents, and children, again hammering a wedge in this community. The plans don't offer any reasonable compensation to the existing community, and the increased retail space for a chain store is antithetical for the community which is already working hard to promote local and sustainable commercial opportunities. The building itself is also of poor design, neglecting any attempts to be ecologically friendly or supportive

of our natural environment. I hope you will take these grave pitfalls into consideration and reject Bosa's plans at the most immediate opportunity.

Thank you,

Miranda Harvey

## Janet Hawkins

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**From:** Ming Moodrey  
**Sent:** Friday, Apr 11, 2014 3:50 PM  
**To:** [REDACTED]  
**Cc:** Deborah Day; Janet Hawkins; Alison Meyer  
**Subject:** Mayor and Council email: St. Andrews School Site\_1002-1008 & 1012 Pandora Avenue

Dear Mr. Charles Joerin:

Thank you for your e-mail of April 11, 2014, to Mayor and Council, providing your comments regarding the proposed development known as the St. Andrews School Site, located at 1002-1008 and 1012 Pandora Avenue.

Your e-mail was provided to Mayor and Council for information. A copy of your e-mail was forwarded to the Acting Director of Sustainable Planning and Community Development for information.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Department of Legislative and Corporate Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346 F 250.361.0348



-----Original Message-----

**From:** [REDACTED]  
**Sent:** Friday, Apr 11, 2014 3:27 PM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email

**From:** charles.joerin  
**Email:** [REDACTED]  
**Reference:** [REDACTED]  
**Daytime Phone:** [REDACTED]

I have reviewed the video of council's meeting last night (April 10 2014) and am left wondering if council has unwittingly put themselves in a situation of irregularity and possible illegality concerning due process when dealing with the proponent's presentation regarding 1002 - 1012 Pandora Avenue property (St. Andrew's site) At best, to this citizen and resident of North Park, the optics (literally) of shifting to first reading all the updated material presented by BlueSky Properties looks like pushing to public hearing an important proposal about which a majority of council has already concluded how they will vote. It appears (emphasis on appears) that some members of council have forgotten that not only must justice be done, it must be seen to be done. I was very disappointed that I did not hear a request (or instruction) from council to BlueSky that they consult with the North Park Neighbourhood Association at the earliest opportunity in order that the neighbourhood has ample time to consider the new aspects of the BlueSky proposal as presented to council. Alsoâ€¦

I do want to draw council's attention to several points (not all) made to them last night by BlueSky Properties. These points are ephemeral to the extreme, carrying no legally binding agreement between the city and the proponent nor between the proponent and their anchor grocery tenant. The points are:

1. entertaining restriction of hours that trucks will deliver goods.
2. restricting access down (Mason) street.
3. looking at the possibility of windows on mid-block walk-way to make it safer.

4. looking at installation of bike racks at grade 5. building to an equivalency !? of LEAD standard Silver Frankly I am surprised, given the controversial nature of the proposed development, that the council agreed to allowing the presentation without notification of the neighbourhood so they could be apprised of the changes at the same time as council. This may not have been procedurally possibleâ€¦.

Thanks you for listening.

Charles Joerin

**IMPORTANT NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 24.68.152.195

## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Monday, Jun 23, 2014 4:08 PM  
**To:** [REDACTED]  
**Cc:** Janet Hawkins  
**Subject:** St Andrews development /Advisory Panel - FWD from Mayor - to Mayor & Council

Dear Ms. Marilyn Kan:

Thank you for your e-mail of May 26, 2014, to Mayor and Council, outlining your concerns regarding the proposed development of 1002-1008 & 1012 Pandora.

Your e-mail was forwarded to Mayor Fortin and members of Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.

A Public Hearing date will be set for this development in the near future and will form part of the Council Agenda. Members of the public are allowed to speak at the Public Hearings. Please visit the City Website for the agendas and minutes of the Council/Committee meetings at <http://www.victoria.ca/EN/main/city/mayor-council-committees/committees.html>. If you do not wish to speak at the Public Hearing regarding this development but still wish to view the proceedings, the City has a live webcast of each Council/Committee meeting and archived videos of Council/Committee webcasts.

The staff report for this proposed development is posted on the City website: <https://victoria.civicweb.net/FileStorage/7355FF8422BE4D1A9157657184EFD716-Pandora%20Avenue%20Report.pdf>

If you have any questions, please contact us.

Ming Moodrey  
Corporate Administration Secretary  
Department of Legislative and Regulatory Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346 F 250.361.0348



---

**From:** Ming Moodrey  
**Sent:** Wednesday, Jun 4, 2014 4:27 PM  
**To:** Deborah Day  
**Subject:** FW: St Andrews development /Advisory Panel - FWD from Mayor - to Mayor & Council

**From:** Pam Delaney **On Behalf Of** Mayor (Dean Fortin)  
**Sent:** Tuesday, May 27, 2014 4:20 PM  
**To:** Ming Moodrey  
**Cc:** Linda Rains  
**Subject:** FW: St Andrews development /Advisory Panel - FWD from Mayor - to Mayor & Council

---

**From:** Marilyn Kan [REDACTED]  
**Sent:** Monday, May 26, 2014 10:59 AM  
**To:** Councillors  
**Subject:** St Andrews development /Advisory Panel

Hello Council

**Why this is not a good plan:**

- ~ large footprint needs to be broken up with public access through the site
- ~ gated design with greenspace on inside for residents only is not neighbourly
- ~ no contribution to the neighbourhood in greenspace, site lines or other amenities (like public walkway through the site)
- ~ site is over half a city block with 210 residential units and commercial space: too massive
- ~ all traffic access off Mason St turns a unique one-way street with heritage homes, small businesses and a kids playground into a service lane for the developers
- ~ shading of Mason Street city farm, a unique urban farm supplying greens to local businesses
- ~ Vancouver Street greenway and cycling route is diminished by increased traffic and commercial trucks turning on Vancouver and Mason
- ~ 35,000 sq. ft. chain store is too big for neighbourhood and will increase traffic in an area where walking and cycling should be encouraged
- ~ no energy efficiency built in; cheap wood construction rather than sound-proofing, fire-proofing concrete construction
- ~ rental units for ten years but no guarantee of rental housing in the future; market rates, that is, no affordable housing
- ~ offer of a small meeting room to the community is insignificant and of little use.

Surely Mason Street & community attributes including the park, playground, urban farm ... could be more respectfully addressed:

Thank you for your consideration

Marilyn Kan  
104 450 Simcoe St  
Victoria BC  
V8V 1L4



## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Monday, Jun 23, 2014 4:14 PM  
**To:** [REDACTED]  
**Cc:** Janet Hawkins  
**Subject:** Proposed development of 1002-1008 & 1012 Pandora\_St. Andrews - FWD from Mayor - to Mayor & councillors

Dear Ms. Marilyn van Imschoot:

Thank you for your e-mail of May 25, 2014, to Mayor and Council, outlining your concerns regarding the proposed development of 1002-1008 & 1012 Pandora.

Your e-mail was forwarded to Mayor Fortin and members of Council for information. A copy of your e-mail was provided to the Director of Planning and Development for information.

A Public Hearing date will be set for this development in the near future and will form part of the Council Agenda. Members of the public are allowed to speak at the Public Hearings. Please visit the City Website for the agendas and minutes of the Council/Committee meetings at <http://www.victoria.ca/EN/main/city/mayor-council-committees/committees.html>. If you do not wish to speak at the Public Hearing regarding this development but still wish to view the proceedings, the City has a live webcast of each Council/Committee meeting and archived videos of Council/Committee webcasts.

The staff report for this proposed development is posted on the City website:  
<https://victoria.civicweb.net/FileStorage/7355FF8422BE4D1A9157657184EFD716-Pandora%20Avenue%20Report.pdf>

If you have any questions, please contact us.

Sincerely,

Ming Moodrey  
Corporate Administration Secretary  
Department of Legislative and Regulatory Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346 F 250.361.0348



---

**From:** Ming Moodrey  
**Sent:** Wednesday, Jun 4, 2014 4:11 PM  
**To:** Deborah Day  
**Subject:** FW: St. Andrews decision - FWD from Mayor - to Mayor & councillors

This e-mail has already gone directly to Mayor and Councillors.

---

**From:** Marilyn van Imschoot [REDACTED]  
**Sent:** Sunday, May 25, 2014 7:35 PM  
**To:** Councillors  
**Subject:** St. Andrews decision

Dear councillors,

It has been brought to my attention that you will be meeting on Wednesday May 28th at noon to discuss the Bosa/Blue Sky project for the St. Andrews site.

I am opposed to this extremely large project which will affect the neighbourhood in a negative way. The design is massive covering over half a city block. It will affect the parking on Mason Street which is currently a one-way street and it has a playground on it. The members of my church use this street and the adjoining streets for on street parking. With over 210 residential units in this proposed building the on street parking will disappear.

The building will shade the unique Mason Street city farm.

I understand that this proposed building will use Mason Street as a delivery site which will be detrimental for the residences who live on Mason Street as well as the small businesses located on this street.

I understand that this proposed building is not going to be energy efficient and it will be cheap wood construction.

Thank you.

Regards,

Marilyn Van Imschoot



## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Thursday, Sep 4, 2014 8:23 AM  
**To:** Public Hearings  
**Subject:** Mayor and Council email: Vancouver / Pandora Project

This must be the one for the public hearing - 1002-1008/1012 Pandora

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Wednesday, Sep 3, 2014 7:22 PM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email

**From:** Jarren Butterworth

**Email :** [REDACTED]  
**Reference :** [REDACTED]  
**Daytime Phone :** [REDACTED]  
Hi Mayor and Council.

I'll keep it short as I'm sure you all get hundreds of emails, but I just wanted a voice my support, or at least non-hate towards the Pandora and Vancouver project. I live just a few blocks down Vancouver and walk this stretch every day to work, and it seems like a lovely project. The few houses against it seem to have whipped up a mob against it, but after listening to all their concerns they seem to be baseless and it all boils down to the worst sort of NIMBYism.

There could be nothing better to help our reliance on driving than a rental project on the border of downtown along a transit corridor, their concerns about this project somehow adding to our car-dependent society couldn't be more wrong.

Affordable housing isn't the mandate of private developers, it's the mandate of government/society. Why does a single developer need to address affordable housing? Raise property taxes and give more money to our excellent not for profit housing groups. Provide subsidies and incentives. The home owners on mason st have just as much responsibility as the developer does to address affordable housing.

The shadow issue is ridiculous too. Outside of the worst days of winter the building won't even cast shadows across the street. All buildings make shadows, we all live in buildings, even the home owners on Mason St. Apparently their shadows don't stink.

Big box?? What? Only the most dishonest twisting of the term could possibly be applied to this project. If the small retail and grocery space is big box then everything is big-box and the term loses all meaning.

This project falls well within the OCP for the area and will be a huge benefit to the struggling stretch of Pandora. It will also add eyes and building frontage along the park, making it much safer.

I'm a resident of the area, I walk this street every day, and I vote. I hope council will not pander to the noises of a few over the benefit of the city.

-Jarren Butterworth.

**IMPORTANT NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

**RE: REZONING APPLICATION # 00381 FOR 1002-1008 AND 1012  
PANDORA AVE.**

**Subject: Number of parking spots for tenants and visitors is  
inadequate**

Approximately half the units in the proposed St Andrews project will have a parking space. We live on Pandora Ave, directly across from this proposed building site. Each of the condos in our building has an assigned parking spot but even that is not enough. Our building's residents are a mixture of younger working people, retired folks, renters and owners. We have residents, desperate for parking who are forced to utilize the limited street parking and the various lots scattered throughout the area.

The representatives for the developer insist that the parking ratio, which meets the minimum allowable standards, is based on studies done in areas similar to ours. For this reason, they think it will be "more than adequate". We suggest that they visit our building (directly across the street) to get a reality check.

We agree that folks will probably take public transport or ride a bike if they work downtown. But even these people like to venture further afield on their days off. For this reason, they will want a car as well as their bike and walking shoes.

*Submitted by -Gwyn and Linda Hughes, 1015 Pandora Avenue*

**Janet Hawkins**

---

**From:** [REDACTED]  
**Sent:** Thursday, Sep 4, 2014 1:19 PM  
**To:** Council Secretary  
**Subject:** Thank you for your submission - City of Victoria - Address Council Form

**Name:** Dr. Anthony Mathews **Date:** September 04, 2014

**Address:** 916 Pandora Avenue

**I wish to appear at the following Council meeting:** September 11, 2014

**I represent:** Self

**Topic:** Public Enquiry-1002 Pandora-Development

**Action you wish Council to take:**

To approve the development plan with regards to Blue Sky Ltd.

**CONTACT INFO:**

**Contact Name:** anthony mathews

**Contact Address:** 916 Pandora Avenue

**Contact Phone Number:** [REDACTED]

**Contact Email:** [REDACTED]

## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Friday, Sep 5, 2014 8:17 AM  
**To:** Public Hearings  
**Subject:** FW: St Andrew's redevelopment (North Park)

-----Original Message-----

From: [REDACTED]  
Sent: Thursday, Sep 4, 2014 12:42 PM  
To: Ming Moodrey  
Subject: St Andrew's redevelopment (North Park)

From: Jody Klymak  
Email: [REDACTED]  
Reference :  
Daytime Phone : Not provided  
Dear Mayor and Council,

My family lives at 845 Yates, are strongly considering a move to North Park proper, and are frequent visitors to Franklin Green.

I am very surprised by the local opposition to the proposal brought forth by Bosa. The proposed buildings are attractive, and another grocery store serving NP and Harris Green would be fabulous. Far from a "mega-store" this store would be of similar size to the Thrifty's in James Bay or the Fairways in Quadra Village. I would say that it is about time NP and HG had a full-sized grocery store if we expect people to live in the neighbourhoods.

I think vocal opponents have some legitimate criticisms with respect to traffic routing, and I hope that this can be worked on with the developer. But small changes like this aside, I think this project would be great for the area.

A question I hope council answers if they decline this proposal is "what should be built at this location?" Its hard to imagine any sensible use other than high-density housing, but hopefully that will be identified.

Sincerely, Jody Klymak  
901-845 Yates St  
Victoria BC

**IMPORTANT NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 142.104.154.137

## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Friday, Sep 5, 2014 10:51 AM  
**To:** Public Hearings  
**Subject:** FW: Mayor and Council email

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Friday, Sep 5, 2014 10:47 AM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email

**From:** Dorothy Field  
**Email :** [REDACTED]

**Reference :**

**Daytime Phone** [REDACTED]

Regarding the proposed St. Andrews development at Vancouver and Mason Sts.:

I cannot attend the hearing on this development so I am writing with my concerns.

First, I am concerned that despite some changes, the buildings will still shade the Mason Street garden which is core to our commitment to creating a local food sustainability.

Second, I'm concerned that the plan is designed to house a very large supermarket. This plan threatens the viability of Wellburn's Supermarket which truly is a community enterprise offering a phenomenal range of groceries, many of them organic, at reasonable prices. I have shopped there for years and am constantly surprised and impressed at the extraordinary choice in a relatively small store. This grocery store is a magnet for many who can't afford the prices at some of the trendier markets in Victoria. The commercial space now slated for a bigbox grocer was originally designed for smaller, locally owned shops which would provide real services to local residents.

This development is being sold to us as a community-building change to our neighbourhood. Unfortunately, as designed now it will be a detriment to the community that with a bit of real support could become truly vibrant.

I urge you to demand a design that will in fact support community vitality, not undermine the efforts of many years to create such community.

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IP Address: 216.113.222.39

## Janet Hawkins

---

**From:** Miranda Harvey [REDACTED]  
**Sent:** Friday, Sep 5, 2014 2:06 PM  
**To:** Councillors; Public Hearings  
**Subject:** Bosa proposal

Dear City,

I am a former Mason St resident and, having only moved two blocks up on Pandora, am still very close to this neighbourhood and the people in it. I used to love the quiet, the view of the school, the pleasant walk through the park to Wellburns, and sitting on the street, chatting with the people passing through on foot or by bike.

We have been making noise over this for almost two years now and I feel like we are being ignored. The building's too high, the target occupant group too narrow. Encroaching on the Franklin Green Park is undesirable and the plan for the business occupants thoughtless (especially the grocery store, right next to Welburns). The traffic that will end up on Mason St will totally change that street. The Bosa project seems like one of gentrification and will completely change the look, feel, and spirit of our community. I feel disempowered, but I'm not hopeless: I hope City Council recognises the magnitude of our concerns with the presentation of the petition and the community remains strong in backing it. My faith is in those who can articulate our concerns better and with more details, and I hope you will pay them good heed.

Thank you,

Miranda



**MAKING A PRESENTATION TO VICTORIA CITY COUNCIL**

Complete and submit your request to address Council to Legislative Services by 11:00 a.m. on the Wednesday the day before the scheduled meeting. To ensure the Council receives your submission with their full agenda package, please submit it by 4:30 p.m. on the Monday two weeks before the Council meeting. Requests received after this time will be added to the Amended Agenda produced the Wednesday immediately prior to the Council meeting.

Presentations are a maximum of five (5) minutes in duration.

Name: Alison Acker Date: Sept. 11, 2014

Address: 1607 620 TORONTO ST

I wish to appear at the following Council meeting: Sept 11, 2014

I represent: Committee to End Homelessness Victoria  
(Name of organization, if applicable)

Topic: BOSA zoning

Action you wish Council to take: TURN DOWN THE APPLICATION

Are you providing any supporting documentation (a letter or a PowerPoint presentation)?

Yes  10mb limit\* No

If you are providing supporting documentation the documentation **must** accompany this request or your letter. Placement on the agenda cannot be confirmed until supporting documentation has been received. Handouts will not be distributed at the meeting.

\*If presentation is larger, please bring into the Council Secretary on a thumb drive to allow downloading.

Alternatively supporting documentation may be emailed to: [councilsecretary@victoria.ca](mailto:councilsecretary@victoria.ca)

**Please note** that all presentations are held at a public meeting, therefore, the first page of this form, along with the supporting documentation is added to the agenda, which is made available to the public and posted on the City of Victoria's website. The second page of this form, containing your contact information, does not form part of the agenda, but may be released pursuant to the provisions of the *Freedom of Information and Protection of Privacy Act*.

Please complete both sides of the form and submit to:

Council Secretary  
Legislative Services Department  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6  
T 250.361.0571  
F 250.361.0348  
Email: [councilsecretary@victoria.ca](mailto:councilsecretary@victoria.ca)

## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Monday, Sep 8, 2014 8:50 AM  
**To:** Public Hearings  
**Subject:** Mayor and Council email: St Andrews School Development

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Monday, Sep 8, 2014 1:09 AM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email

**From:** Jennifer Evans  
**Email :** [REDACTED]  
**Reference :**  
**Daytime Phone :** [REDACTED]

I'd like to add my voice regarding the development proposed for st. andrew school - we need a better plan than BlueSky/Bosa Properties is willing to offer.

Why this is not a good plan:

~ large footprint needs to be broken up with public access through the site ~ gated design takes up entire footprint of the site with all greenspace on inside for residents only ~ site is over half a city block with 210 residential units plus commercial space:

too massive

~ all traffic access off Mason St turns a unique one-way street with heritage homes, small businesses, urban farm and a kids' playground into a service lane for the development ~ shading of Mason Street city farm, a unique urban farm supplying greens to local businesses ~ Vancouver Street greenway and cycling route is diminished by increased traffic and commercial trucks turning on Vancouver and Mason ~ 35,000 to 37,000sq. ft. big-box grocer (3 times the size of Market on Yates) is too big and will increase traffic in an area where walking and cycling should be encouraged ~ not Leed certified for energy efficiency and no significant attention to carbon footprint ~ rental units for ten years but no guarantee of rental housing in the future; market rates and no affordable housing component

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IP Address: 96.54.214.148



## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Monday, Sep 8, 2014 9:07 AM  
**To:** Public Hearings  
**Subject:** Mayor and Council email: St Andrews School Development Site

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Sunday, Sep 7, 2014 9:49 AM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email

**From:** Sheila Martin  
**Email :** [REDACTED]  
**Reference :** [REDACTED]  
**Daytime Phone :** [REDACTED]

We have reviewed much of the discussion on both sides of the St. Andrews School development. We **WHOLEHEARTEDLY SUPPORT THE BOSA PROPOSAL** for this neighbourhood.

Please be strong in your commitment to the plan.

Thank you!

Sheila Martin

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IP Address: 207.194.186.201

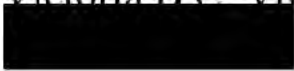
The City of Victoria

Re: Rezoning Application No. 00381 for  
1002 – 1008 and 1012 Pandora Avenue

Please include this letter on the agenda of the Public Hearing to be held in the Council Chamber on Thursday, September 11, 2014.

We reside in the Pacific Monarch Condos located at 1015 Pandora Avenue. Our suite looks directly across to the road to the aforementioned property.

We are in full support of this proposed development and look forward to the evolution of this area into a “village centre”. The area is in need of positive changes that will uplift the area and this development, we believe, is a step in that direction.

Best Regards,  
Ron and Sherron Fox  
401 – 1015 Pandora Avenue  
Victoria B.C. V8V 3P6  


## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Monday, Sep 8, 2014 12:27 PM  
**To:** Public Hearings  
**Subject:** Mayor and Council email: St. Andrew's School Development

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Monday, Sep 8, 2014 11:27 AM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email

**From:** Victoria Pang  
**Email:** [REDACTED]  
**Reference:**  
**Daytime Phone:** [REDACTED]  
Dear Mayor and Council

I am writing to support the proposed development at the former St. Andrews Elementary School site. I am surprised at the opposition to the project as I believe it will be a catalyst in revitalizing the North Park neighbourhood by establishing itself as a community gathering place.

While it would be ideal to have a local developer involved, there are none who have the combined risk tolerance, financial strength and historical experience for a project of this nature. From living in the lower mainland during the 1990's, I am aware of at least two transformed neighbourhoods that the Bosa group initiated by being the first to build major new housing in those communities. There was little opposition to these projects as the stakeholders knew that the projects would inject a new vitality to these neighbourhoods. Which is why the opposition to their proposal for the Pandora Street site comes as a complete and head shaking surprise.

I am a long time resident of Victoria, having been born and raised in the city. While I currently reside in Saanich, I work, shop and play in the city. When our office was looking to pull up stakes from our downtown Douglas Street footprint to the then newly constructed Uptown development, a meeting with Mr. Fortin convinced us that the city was keen to look at ways to make the area vibrant and a good place to conduct our business.

Declining the proposed development will send me and others that the City is no longer interested in revitalizing itself -- an ongoing process that is necessary to prevent inner city decay. It would be truly disappointing to see a project that would benefit so many in terms of employment, housing, tax revenue and more importantly as a community gathering place, be declined. Please say yes to the project.

Thank you,  
Victoria Pang

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IP Address: 208.38.20.91

## Janet Hawkins

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**From:** Pam Delaney on behalf of Mayor (Dean Fortin)  
**Sent:** Tuesday, Sep 9, 2014 3:11 PM  
**To:** Ming Moodrey  
**Subject:** FW: Plan for St. Andrews. Rezoning Application # 00381 - Mayor & Council letter

**From:** Joanne Kalvaitis [REDACTED]  
**Sent:** Tuesday, September 09, 2014 10:23 AM  
**To:** Councillors  
**Subject:** Plan for St. Andrews. Rezoning Application # 00381

To those concerned,

I believe a proposal to upgrade this site will be of benefit to the local community as well as Greater Victoria. I do have some concerns however, as to the height and lack of planning for the benefit of the neighbourhood. I don't want to see another blank area inhabited at night by street folk. It has been proven in studies that these large box stores and apartment buildings are prone to use as drug sites by street inhabitants at night. That is already the case in the area. This plan should be altered so that residents can and will walk here safely at any time of day.

Yes, a large store is a good addition here, but please make sure there are small business sites available, housing suitable to the neighbourhood AND low-income housing incorporated. I know we can't expect a beautiful plan like Dockside Green, but please try to amend your proposal to something slightly less like the Sandpiper complex: dead, sterile and an invitation to the criminal population.

Also please remember that this area is heavy with pedestrian traffic in and out of the downtown core, unlike sites further away from the core that cater mainly to car traffic. And something green in the boulevards, please.

Sincerely,

JoAnne Kalvaitis (resident of Balmoral road)

**Janet Hawkins**

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**From:** Ming Moodrey  
**Sent:** Tuesday, Sep 9, 2014 10:26 AM  
**To:** Public Hearings  
**Subject:** Mayor and Council email: St Andrews School development

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Friday, Sep 5, 2014 4:20 PM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email

**From:** Yvonne Lacasse

**Email:** [REDACTED]

**Reference:**

**Daytime Phone:** [REDACTED]

**RE:** 1002 - 1012 Pandora Avenue, Blue sky Properties I was not able to attend the meetings but I am in the neighborhood but wanted to share my thoughts. I would fully recommend a new structure on that site as I believe leaving it empty for any period of time will draw drug addicts and squatters to the site. Downtown is in need of a fair housing prices so I hope this moves forward with the project I was notified about.

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IP Address: 208.38.20.91

## Janet Hawkins

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**From:** Cuthbert, Jessica [REDACTED]  
**Sent:** Tuesday, Sep 9, 2014 10:33 AM  
**To:** Councillors; Public Hearings  
**Subject:** Public Hearing for St. Andrews

To Whom It May Concern,

I would like to voice my opinion against the new development for the St. Andrews school site.

As I do welcome new ideas for the site and for the community in this area, I do not support a monstrosity such as what has been proposed at this time.

This building is going to cause more damage than good, the benefits do not outweigh the negative effects. The Urban Farm on Mason Street, Mason Street traffic itself as well as Cook, and the neighbouring park will be hugely effected by this development.

The Mason Street Urban farm cannot survive if sunlight is blocked from this building and we already have too few of these self sustainable gardens in the city.

The Mason Street park will not be as useable and will deter families from going there.

Mason Street as a one way will have to be altered in a different direction and the commercial trucks will impact the neighbourhood by taking up the street parking and causing unwanted extra noise to a small, quiet community.

Adding another grocery store will put Wellburn's, a family and locally owned business, out of business. I believe competition in the market can be a good thing but this I think is unfair so be in such close proximity.

A smaller more community oriented building would be much more appropriate for this site, even though I wish something else could be done with this school. If it's going to be torn down and replaced I would at least hope it can be a building that positively impacts the neighbourhood and doesn't just shut everybody who's already living there, out.

Thanks for your time.

Jessica Cuthbert  
1028 Balmoral  
Victoria, BC

## Janet Hawkins

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**From:** Ming Moodrey  
**Sent:** Tuesday, Sep 9, 2014 11:30 AM  
**To:** Public Hearings  
**Subject:** FW: Mayor and Council email

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Tuesday, Sep 9, 2014 10:31 AM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email

**From:** Spencer Lee  
**Email:** [REDACTED]  
**Reference:** [REDACTED]  
**Daytime Phone:** [REDACTED]  
**Re:** St. Andrews School Development

I have two commercial properties in the North Park area and completely endorse the proposed development.

This development will be a positive game changer for the Pandora Street corridor and will bring some much needed rental housing to the area.

Bosa Developments' proposal is well thought out and will be a quality project for all Victorians.

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IP Address: 184.69.3.138

## Janet Hawkins

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**From:** Derek Allan <d.allan@fotoprint.ca>  
**Sent:** Tuesday, Sep 9, 2014 10:38 AM  
**To:** Public Hearings  
**Subject:** proposed development by Bosa Properties - North Park St. Andrews School property

To whom it may concern,

This email is to voice my enthusiastic support for the proposed 6 storey rental development by Bosa Properties on the North Park St. Andrews School property.

This area needs as much condo or rental development as possible, which would enhance the vibrancy and strength of Victoria's downtown core.

Regards  
Derek Allan  
Owner and operator of 975 Pandora Ave.

Fotoprint Ltd.  
office 250.382.8218 ext 0 (seldom there)  
mobile 250.888.9249 (always there)  
[www.fotoprint.ca](http://www.fotoprint.ca)



## Janet Hawkins

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**From:** Pam Delaney on behalf of Mayor (Dean Fortin)  
**Sent:** Tuesday, Sep 9, 2014 3:06 PM  
**To:** Ming Moodrey  
**Cc:** Rob Woodland; Janice Schmidt  
**Subject:** FW: STOP the the Bosa Blue Sky development - Mayor & Council letter

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**From:** Taiya Curle [REDACTED]  
**Sent:** Tuesday, September 09, 2014 10:39 AM  
**To:** Mayor (Dean Fortin); Marianne Alto; Chris Coleman (Councillor); Shellie Gudgeon; Lisa Helps; Ben Isitt; Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Subject:** STOP the the Bosa Blue Sky development

Hello Dear Victoria workers !

Can you please pay attention to what is important for local residents of the Mason street area. The Bosa Blue Sky development is going to harm local businesses like the Mason street farm, they need the sun to grow food and they feed many locals. There is NO need for another grocery store in that area. The Wallburn grocery store has been there for 100 years and is serving the people in that area. Stop serving the rich to only get richer !!!!!!! This development would be harming so many local mid class people that have businesses there and live in that area. The market on Yates is also close by and is serving people with the food they need to.

PLEASE DO NOT BUILD ANOTHER BIG DEVELOPMENT THAT IS NOT NEEDED !!!!!!!!

LISTEN TO ALL THE PEOPLE STANDING UP FOR THERE COMMUNITY, WHY DESTROY WHAT IS ALREADY WORKING, JUST SO MORE RICH PEOPLE CAN GET RICHER.

PLEASE DO NOT GIVE PERMISSION FOR THIE BOSA BLUE SKY DEVELPMENT TO BE BUILT !!!!!!!!

Thank you for reading,  
from Taiya Curle  
Local Victoria resident !!

## Janet Hawkins

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**From:** Pam Delaney on behalf of Mayor (Dean Fortin)  
**Sent:** Tuesday, Sep 9, 2014 3:05 PM  
**To:** Ming Moodrey  
**Cc:** Rob Woodland; Janice Schmidt  
**Subject:** FW: Attn: Public Hearings - Mayor & Council letter

-----Original Message-----

From: Debra [REDACTED]  
Sent: Tuesday, September 09, 2014 10:59 AM  
To: Councillors  
Subject: Attn: Public Hearings

To Whom It May concern;

As an active member of the community affected by the St. Andrews plan, I write to ask you to seriously reconsider the proposal. The traffic repercussions are my major concern, as they affect the very survival of our neighbourhood homes, businesses and churches.

Many thanks for your kind attention.

Sincerely,  
Debra Skelton

## Janet Hawkins

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**From:** Ming Moodrey  
**Sent:** Tuesday, Sep 9, 2014 1:13 PM  
**To:** Public Hearings  
**Subject:** Mayor and Council email: St. Andrews School Development

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Tuesday, Sep 9, 2014 11:48 AM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email

**From:** Susan Boutilier  
**Email :** [REDACTED]  
**Reference :**  
**Daytime Phone :** Not provided  
Dear Members of Victoria City Council,

I write to express my concern regarding the proposed Boas Blue Sky development that may be built at the corner of Pandora and Vancouver Streets. I work one block away from the site, and while I recognize that the old school grounds offers a tremendous opportunity for revitalization, the proposed development is not one I can support. I am especially concerned about the locally owned businesses in the immediate vicinity - such as Market on Yates, Wellburn's, and the Mediterranean Market - having to compete against the huge Sobey's grocery chain (aka Thrifty Foods) which is not locally owned. I am also concerned about the Mason Street City Farm, which I know has worked so hard to keep producing fresh vegetables and other nutritious foods right in the North Park neighbourhood. Victoria is a beautiful and vibrant place - one in which local, active, contributing people and businesses deserve to thrive. Informed citizens recognize that our future will demand us to rely on local and sustainable food production and distribution. While I recognize we cannot meet all our food requirements locally, it is moving in the completely wrong direction to threaten and disrupt local production and distribution where it already exists, to the betterment of us all.

Thank you for your consideration of this matter.  
Sincerely,  
Susan Boutilier  
1017 McCaskill St.  
Victoria BC V9Z 4C1

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IP Address: 96.50.104.151

**Janet Hawkins**

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**From:** [REDACTED]  
**Sent:** Tuesday, Sep 9, 2014 11:51 AM  
**To:** Council Secretary  
**Subject:** Thank you for your submission - City of Victoria - Address Council Form

**Name:** Debra Bakowska **Date:** September 09, 2014

**Address:** 917 Mason Street

**I wish to appear at the following Council meeting:** September 11, 2014

**I represent:** Self

**Topic:** St Andrews Catholic School Development

**Action you wish Council to take:**

I support the development proposed by Blue Sky Developments in its entirety.

**CONTACT INFO:**

**Contact Name:** Debra Bakowska  
**Contact Address:** 917 Mason Street, Victoria V8T 1A1  
**Contact Phone Number:** [REDACTED]  
**Contact Email:** [REDACTED]

## Janet Hawkins

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**From:** Lorna Rennie [REDACTED]  
**Sent:** Tuesday, Sep 9, 2014 12:03 PM  
**To:** Councillors  
**Cc:** Public Hearings  
**Subject:** Bosa Proposal for St. Andrews School Site

I have read arguments from both sides of the discussion about the acceptance of the Bosa proposal. I feel hopeful that there is still time and the willingness on the part of Bosa to make further accommodations/changes to their plan to address at least some of the concerns of some of the closest neighbours.

What seems most critical is the shade effect on the Mason Farm for part of the year, under the current proposal. Contrary to some opinions, I do not think this farm will be gone in the future but rather IS the future.

I also think a very large grocery store, possibly Thrifty Foods, may not be accessible financially to a large group of people in the neighbourhood who can afford to shop at Wellburns. I hate to think of Wellburns being driven out of business, although I admit I have no idea if this is a possibility or not. A large grocery store is of no interest to me as I have healthy food choices in almost every direction I walk now.

I appreciate your difficulty in making a decision about this proposal that can be satisfactory to all parties. Thank you for consideration of my thoughts.

Lorna Rennie  
18, 930 North Park St.

## Janet Hawkins

---

**From:** Ming Moodrey  
**Sent:** Tuesday, Sep 9, 2014 2:50 PM  
**To:** Public Hearings  
**Subject:** FW: St. Andrews site. - Mayor & Council letter

**From:** Pam Delaney **On Behalf Of** Mayor (Dean Fortin)  
**Sent:** Tuesday, Sep 9, 2014 2:49 PM  
**To:** Ming Moodrey  
**Cc:** Rob Woodland; Janice Schmidt  
**Subject:** FW: St. Andrews site. - Mayor & Council letter

---

**From:** Penelope [REDACTED]  
**Sent:** Tuesday, September 09, 2014 12:47 PM  
**To:** Councillors  
**Subject:** St. Andrews site.

I am contacting you to say I am not in favor of the current proposal for development of the St. Andrews school site for the following reasons.

### **Why this is not a good plan:**

- ~ large footprint needs to be broken up with public access through the site
- ~ gated design takes up entire footprint of the site with all greenspace on inside for residents only
- ~ site is over half a city block with 210 residential units plus commercial space: too massive
- ~ all traffic access off Mason St turns a unique one-way street with heritage homes, small businesses, urban farm and a kids' playground into a service lane for the development
- ~ shading of Mason Street city farm, a unique urban farm supplying greens to local businesses
- ~ Vancouver Street greenway and cycling route is diminished by increased traffic and commercial trucks turning on Vancouver and Mason
- ~ 35,000 to 37,000sq. ft. big-box grocer (3 times the size of Market on Yates) is too big and will increase traffic in an area where walking and cycling should be encouraged
- ~ not Leed certified for energy efficiency and no significant attention to carbon footprint
- ~ rental units for ten years but no guarantee of rental housing in the future; market rates and no affordable housing component

sincerely, Penelope Thompson  
1028 mason St..

## Janet Hawkins

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**From:** Tom [REDACTED]  
**Sent:** Tuesday, Sep 9, 2014 1:03 PM  
**To:** Councillors  
**Cc:** Public Hearings  
**Subject:** Mason Street Development Plan

I'm a longtime Victoria resident, cyclist, walker, and businessman.

I enjoy the way Victoria is growing in many ways. And I think many developments have been very sophisticated. But the proposed plan for Pandora through to Mason street is overwhelmingly huge for the Mason side of the equation. So that's a problem.

In my experience, developers resist changing their plans because it costs money and takes more time. But when they must, the final plan is a lot better. And I think this one should be revised to:

- reduce the additional car/truck traffic that will be forced onto Mason St.
- let people walk through it (i.e. not be a big monolithic block)
- make Mason Street a feature for a walkable/cyclable city
- provide greenspace next to Franklin Green Park
- fit better with the residential area on the other side of Mason, e.g. townhouses that side

I also don't think much of big box stores. In fact, a lot of what makes Victoria great is the absence of big boxes.

Please reject the current plan. I look forward to version 2.

Thank you for your consideration,  
Tom Baker

## Janet Hawkins

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**From:** Pam Delaney on behalf of Mayor (Dean Fortin)  
**Sent:** Tuesday, Sep 9, 2014 2:48 PM  
**To:** Ming Moodrey  
**Cc:** Rob Woodland; Janice Schmidt  
**Subject:** FW: St Andrews development - to Mayor & Council letter

**From:** Rhonda Maguire [REDACTED]  
**Sent:** Tuesday, September 09, 2014 12:55 PM  
**To:** Councillors  
**Subject:** St Andrews development

Dear Councillors,

I am unable to attend the meeting on Thursday night, but wanted to add my name to the list of concerned citizens regarding the plans for St. Andrews.

I agree with all of these concerns and would like to see a plan that focusses more on community development rather than another elitist development.

### **Why this is not a good plan:**

**The large footprint needs to be broken up with public access through the site. The gated design takes up entire footprint of the site with all greenspace on inside for residents only.**

The site is over half a city block with 210 residential units plus commercial space and is much too big. At 35,000 to 37,000sq. ft. it is as large as a big-box grocer (3 times the size of Market on Yates), and will increase traffic in an area where walking and cycling should be encouraged.

All traffic access off Mason St turns a unique one-way street with heritage homes, small businesses, urban farm and a kids' playground into a service lane for the development.

I would hate to see the efforts of the Mason Street city farm, a unique urban farm supplying greens to local businesses go to waste because a new development shades the property. I highly value city farms and use them to add produce to my larder.

The Vancouver Street greenway and cycling route will be diminished by increased traffic and commercial trucks turning on Vancouver and Mason.

From what I understand, the site is not Leed certified for energy efficiency and there is no significant attention to the carbon footprint of the development.

I am also concerned that rental units will be available only for ten years with no guarantee of rental housing in the future; market rates and there is no affordable housing component.

*Rhonda Maguire*



**Janet Hawkins**

---

**From:** Claire Lynch [REDACTED]  
**Sent:** Tuesday, Sep 9, 2014 4:11 PM  
**To:** Public Hearings  
**Subject:** St. Andrews Development

To Victoria City Councillors:

I live two blocks from this site on Balmoral Road. Several ways to make this development more community friendly would include having the underground parking enter and exit from Pandora Ave or Vancouver St. Mason Street is a quiet lane that could be preserved. Why not have a community greenspace within the complex that would transition from busy Pandora Ave. to the charming North Park neighbourhood? We could use it for Tai Chi in the mornings. As for commercial spaces, keep them small and special, e.g. like Yoka's Coffee and the vintage furniture shop on Mason St. With a little thought and care we could have a neighbourhood-friendly development rather than another anonymous highrise.

Thank you for your consideration of this issue so important to our neighbourhood.

Sincerely, Claire Lynch

—  
Claire Lynch  
1156 Balmoral Rd.  
Victoria, B.C. V8T 1B1  
[REDACTED]

## Janet Hawkins

---

**From:** Bill Campbell [REDACTED]  
**Sent:** Tuesday, Sep 9, 2014 7:32 PM  
**To:** Public Hearings  
**Subject:** rezoning application for 1012 Pandora Ave.

Dear Mr. Mayor and councilors,

This letter is to protest the proposed development at St Andrews on Pandora Avenue. It seems the this project will be most disruptive to the area and particularly the residents of the community behind St Andrews on Mason Street. This is wrong headed for several reasons. The huge footprint and lack of concern for the residents of this area is appalling and further I see no guarantee of future affordable housing after the ten year mark. Further, this development is a commercial intrusion on a residential area where there is many heritage homes.

I would ask that careful consideration for this community would proceed any permission to go ahead. Also I think this permission upon reasonable review should be firmly set against it and all it attendant problems.

Thanks for your attention to my letter.

Sincerely,

Bill Campbell]  
Community Support Worker

## Janet Hawkins

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**From:** GRAHAM BRIGGS [REDACTED]  
**Sent:** Tuesday, Sep 9, 2014 10:42 PM  
**To:** Councillors; Mayor (Dean Fortin); Public Hearings  
**Subject:** Support for St. Andrew's school site development - Rezoning Application No. 00381 for 1002-1008 and 1012 Pandora Avenue

Dear Mayor and Councillors,

I live on Vancouver Street, a short walk from St. Andrew's School, and I fully support the proposed development. I hope you will approve it.

The proposed buildings look great, meet Official Community Plan development guidelines perfectly, and will greatly benefit the neighbourhood, downtown, and the city as a whole. The development will provide much-needed rental housing for hundreds of residents who will live a short walk or bike ride from where they work, shop, and play, and who will boost the neighbourhood's and downtown's vitality. This is just the kind of higher-density, mixed-use development we need to make Victoria more walkable, cyclable, and sustainable, and more economically, culturally and socially vibrant.

There are a few claims against the development which don't hold up. 1) 300 more cars. An exaggeration as most residents will walk or bike most places. 2) Wellburn's will go under. Not likely when you consider the boost to the neighbourhood from new residents, including those at the Mondrian and the new buildings at Cook & Pandora, probably almost 1000 people in total, and that Wellburn's has low prices and a solid clientele. 3) Just too big! While this is a matter of taste, the proposed height of 4 stories on Mason Street is common throughout quiet residential neighbourhoods in Victoria. Indeed, my only beef with the development is that buildings on Pandora are not taller and denser - we're wasting the opportunity for even more residents living a short walk from town.

I think the perceived negative impacts of the proposed development are far, far outweighed by the many benefits it will bring the neighbourhood, downtown, and Victoria as a whole.

Also, I'm concerned about the consequences of Council not approving this development, especially since it is now at the public hearing stage after undergoing significant changes to the initial design and meeting OCP development guidelines perfectly.

I am unfortunately unable attend Thursday's public hearing to voice my support in person. Thank you for considering my input.

Best,  
Graham Briggs

213-710 Vancouver St.  
Victoria BC  
V8V 4P9

**Janet Hawkins**

---

**From:** Andy Henderson [REDACTED]  
**Sent:** Wednesday, Sep 10, 2014 9:17 AM  
**To:** Public Hearings  
**Subject:** Rezoning Application No. 00381

Dear Mayor and council,

Regarding:

Rezoning Application No. 00381 for 1002-1008 and 1012 Pandora Avenue Zoning Regulation Bylaw, Amendment Bylaw (No. 1005) - No. 14-067

Despite the many concessions and changes in the revisions of the proposed development at St. Andrew's school site.

I OPPOSE the current plan based on the 30,000 sq ft single retail space. The most likely tenant would not benefit our community at all.

Retail space for small businesses, offices would serve our community much better.

regards,

--

Andrew D. Henderson  
1903 Chambers St Victoria  
[REDACTED]

Truth is worth more than pride.

## Janet Hawkins

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**From:** Ming Moodrey  
**Sent:** Wednesday, Sep 10, 2014 9:30 AM  
**To:** Public Hearings  
**Subject:** Mayor and Council email RE: 1002-1008 and 1012 Pandora Avenue

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Tuesday, Sep 9, 2014 11:29 PM  
**To:** Ming Moodrey  
**Subject:** Mayor and Council email RE: 1002-1008 and 1012 Pandora Avenue

**From:** Sara Stallard  
**Email :** [REDACTED]  
**Reference :** [REDACTED]  
**Daytime Phone :** [REDACTED]  
Dear Mayor and Council,

Regarding the proposed development at 1002-1008 and 1012 Pandora Avenue, I urge you to take into consideration the vast number of neighbourhood voices that oppose the Bosa Proposal in its current configuration.

I am a home owner of 17 years in the 1100 block of Mason Street. I support densification and I support multi-use development. However, I am strongly opposed to the current plan on many issues.

#1 - I am in disbelief that council has not objected to the inclusion of a 3,500 m2 grocery chain, on the same block as a long-standing, family-run grocery store. With The Market close by as well, there is more than enough grocery space in the neighbourhood and this development is guaranteed to put Wellburns out of business. With a council that states it supports small business, I don't see how this can be considered. Where most of the staff greet my 5-yr old by name, Wellburns has created a family oasis in an era of de-personalized box stores. This is a family business that has shown they care about their community on many occasions and it is amazing that they are in the heart of a city.

#2 - The height of the Mason Street side is still too high at 4 stories and does not transition into the unique and quiet existing neighbourhood. The shade predictions depicted in the proposal show the Franklin Green Park being shaded at exactly the time that we like to visit the park most - after work. It also looks like it shades the Mason Street Farm, just when they have been able to create amazing improvements that have brought together the entire neighbourhood in shared fundraising. I have heard it cited that the farm is not "zoned" for farming and it keeps being referred to as "2 vacant lots" (!!!). Well apparently this development site is not "zoned" for the Bosa project either, or they wouldn't be a public hearing to discuss it.

#3 - The amount of traffic on Mason will permanently alter the tone of our small street, where there is no fence on the street side of the park - because there is no traffic from which to protect the children. There must be another solution, such as Pandora which can accommodate the turn lane with the reduction of the street parking.

There are so many other things that could make this development a better part of our community, and having spent hours tonight reading the correspondence section posted, I see that these have already been proposed by the North Park Community Association many times over the last few years.

Please listen to the people who live here and who have voted you into the positions of trust that you hold.

Very Sincerely,  
Sara Stallard  
1149 Mason Street

## Janet Hawkins

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**From:** Betty Goldring [REDACTED]  
**Sent:** Wednesday, Sep 10, 2014 9:32 AM  
**To:** Councillors  
**Cc:** Public Hearings  
**Subject:** Mason street development

I am not used to writing letters but feel very strongly about things going on and a feeling of helplessness with what happens to me and my community. Nobody seems to listen.

There is a parking problem on Mason st. now. There is also a 2hour limit, which makes it very difficult at times. Mason is a quiet pleasant street with children and families using the park all the time. This would be made unsafe and not so very nice any more.

Why would you want another grocery store when there is one right there. You would be driving out a local busness that has been there a long time and that the locals use and like.

Please give our local communities consideration. We were here first and pay our taxes.

From people I talk to and me included, are getting out of condos as fast as we can.  
I am spreading the word.

I hope there is a better plan that people can come up with.

B Goldring

Sent from my iPad

## Janet Hawkins

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**From:** Ming Moodrey  
**Sent:** Wednesday, Sep 10, 2014 9:45 AM  
**To:** Public Hearings  
**Subject:** FW: Bosa project on MASON ST ( across from Pandora Macdonalds)

-----Original Message-----

From: [REDACTED]  
Sent: Wednesday, Sep 10, 2014 9:43 AM  
To: Ming Moodrey  
Subject: Bosa project on MASON ST ( across from Pandora Macdonalds)

From: GREGOR CAMPBELL

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I fully support this project as we need more density in that area to support the nearby businesses and allow new ones to have the encouragement to start others. This would also discourage loitering which continues to be a concern in the area ( I live close by and see drug deals and people urinating on the boulevards) . Why isn't police presence much more frequent around there? Yes, there is the shelter nearby so please police it better. Bosa is willing to invest private money and bring in good amenities . Vote to support this project or other potential developers will get a very wrong message that Council is just static and puts undue obstacles in the way of developers. Thanks for taking my concerns into considerations befit a final vote is taken. Gregor

**IMPORTANT NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 108.180.240.105

## Janet Hawkins

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**From:** Mercedes Cepeda [REDACTED]  
**Sent:** Wednesday, Sep 10, 2014 10:31 AM  
**To:** Public Hearings

The North Park neighbourhood is no place for a big box store. Leave those developments in areas where they are both wanted and needed. Many of us have chosen to move closer to downtown instead of more affordable areas specifically because we like peaceful streets and the local shops. A development with smaller shops for local vendors would be a happy addition to the area, but the last thing we want is a cold, energy guzzling grey building with no character taking business from our beloved markets. If Victoria wants to boast in its downtown campaign about friendly, local vendors, then the city must do everything in its power to facilitate them, not hypocritically welcoming in competition that will destroy them, and turning a blind eye to the fact that those small vendors is the reason why so many people choose to live here.



## Janet Hawkins

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**From:** deirdre gotto [REDACTED]  
**Sent:** Wednesday, Sep 10, 2014 10:39 AM  
**To:** Councillors; Public Hearings  
**Subject:** I am opposed to the St. Andrews site plan

As a Mason Street homeowner, I take a particular interest in the proposed plan for St. Andrews School. The entrance and exit to the entire site will be situated right across the narrow, one-way street from my front door. That's for 210 rental units, small businesses, and most significantly, a 37,000 square-foot grocer, with all the truck delivery and customer parking this will entail. This will be a radical change for us from the open field we are used to.

We do understand that change happens and that this site will be developed, but we cannot accept that this plan is the best change for the site. The site plan - one building covering the entire footprint and all traffic off Mason Street - is key to the developer having their way with the 37,000 square foot, uninterrupted commercial space on Pandora. It may suit the developer's bottom line, but this large commercial is not a boon for the North Park neighbourhood or downtown. Perhaps in 30 years, when some envision skyscrapers marching into our neighbourhoods, it might be an asset, but for the present it will significantly increase vehicle traffic with destination shoppers looking to load up at the super grocery and truck traffic constantly supplying this large retailer. We have enough grocers as it is, with Wellburns and Market on Yates in close proximity. We do not need the headaches that this over-large commercial will create. The original plans from Bosa Properties called for "boutique" rental. It is frightening how they have been allowed to morph into one large 37,000 square-foot commercial plus smaller retail.

What will this increased traffic mean for the north-south cycling corridor on Vancouver Street? The city is keen on a cycling network, which I am entirely in agreement with. My cycle to work takes me through the Vancouver Street corridor; I will not use Quadra or Cook - way too much traffic. Now it looks like the Vancouver Street greenway and cycling route will be sacrificed to this development with the rationale that Pandora is the major cycling route. Pandora doesn't take me to where I'm going. Vancouver does.

There is a 4-way stop sign at Balmoral and Vancouver that calms traffic passing through the North Park neighbourhood. The north-south stop will likely have to go, what with the increased traffic built into this plan - 300 vehicles at peak hours, according to the developer, and possibly understated. Otherwise, cars and trucks will be backed up south of Pandora waiting to get through. This is not good for a liveable North Park neighbourhood or for cyclists using the quieter Vancouver corridor.

I urge council to ask Bosa to revisit their plan to better accommodate the neighbourhood. They have not done so over the past two years, even though they have been approached with alternate ideas for improving and mitigating the impact of their plan by the North Park Neighbourhood Association and also a committee of concerned residents who met twice with them.

Thank you for your attention and consideration.

Deirdre Gotto  
3050 Jackson Street (resident homeowner) and 1016 Mason Street (co-homeowner)

**Janet Hawkins**

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**From:** Dwayne Thompson [REDACTED]  
**Sent:** Wednesday, Sep 10, 2014 11:35 AM  
**To:** Public Hearings  
**Subject:** Rezoning Application No.00381 for 1002-1008 and 1012 Pandora Avenue. Amendment Bylaw (No.1005)-No.14-067

Please be advised that we are **STRONGLY** in favour of going ahead with this project as planned.

Dwayne and Joyce Thompson,  
901-1026 Johnson St.,  
Victoria V8V 3N7  
[REDACTED]

**Janet Hawkins**

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**From:** North Park [REDACTED]  
**Sent:** Wednesday, Sep 10, 2014 10:02 AM  
**To:** Councillors  
**Cc:** Public Hearings  
**Subject:** More petitions opposing the Bosa plan for St. Andrews  
**Attachments:** petition 2 opposed to St. Andrews Bosa plan.pdf

Attached are 145 individual names and 16 businesses who are opposed to the current Bosa plan for St. Andrews. These are to be added to the 437 names on the petition submitted to council at the August 28 meeting.

Thank you for including this correspondence and the attached petitions in the agenda package for the September 11, 2014 public hearing.

Jess Brown  
1015 Balmoral Street  
Victoria, BC V8T 1A7

# Petition

We, the undersigned, oppose the BlueSky/Bosa plan for St. Andrews School site because of the excessive size of the building; shadowing on Mason for residences and the City Farm; poor transitioning into the North Park neighbourhood; routing all traffic onto Mason; 37,000 sq. ft. big-box store; and lack of public amenities, like greenspace.

Name	Address	e-mail	Signature
JAWN	423-1020 Pembroke St.		<i>[Signature]</i>
Apt Kwort	343-1035 NORTH PARK		<i>[Signature]</i>
DIANNE NORRAP	401-1146 VIEWST		<i>[Signature]</i>
JORDAN PAVIS	208-215 RUPERT TERRACE		<i>[Signature]</i>
Doree Badenech	307 Belfair AVE		<i>[Signature]</i>
Pearl Wilson	165 SCOTT		<i>[Signature]</i>
Carol Bayley	875 North Park		<i>[Signature]</i>
Tim Scott	1009 Win Way Brentwood Bay		<i>[Signature]</i>
Lyle Rinnakeri	162 Pembroke St		<i>[Signature]</i>
ADAM MARTIN	1614 Haultain St.		<i>[Signature]</i>
JAN BEINTEMA	1425 Fernwood Rd.		<i>[Signature]</i>
Play Venke	22-132 JOHNSON ST		<i>[Signature]</i>
Trish Magstone	575 NORTH PARK		<i>[Signature]</i>
PA MACDONALD	1143 Pandora		<i>[Signature]</i>
Wesley	140-1345 Fender Ave Vic.		<i>[Signature]</i>
Devinenko	101-1028 Dalmore Rd		<i>[Signature]</i>
BK Wells	305-975 Belmont Rd		<i>[Signature]</i>
SGladman	1603-875 North Park		<i>[Signature]</i>
Adrienne Curran	1152 Empire		<i>[Signature]</i>
Chelsey Holtham	1413 Fernwood Rd.		<i>[Signature]</i>
Devin O'Brien	2203 Chambers St.		<i>[Signature]</i>
Leila DURI	11		<i>[Signature]</i>
MONTE STEH	21-132 Johnson		<i>[Signature]</i>
GORD CLAY	2-1460 TAVATA N ST.		<i>[Signature]</i>
Nora Pinner	7-903 NORTH PARK ST		<i>[Signature]</i>
Jessie Chudlow	#21046 Pandora Ave		<i>[Signature]</i>
Gabriella Rose	42-1047 Queen Ave		<i>[Signature]</i>
NASON GRAY	1162 North Park St.		<i>[Signature]</i>
Don Jones	1300 YATES ST.		<i>[Signature]</i>
	201-1088 Belmont Rd		<i>[Signature]</i>

# Petition

We, the undersigned, oppose the BlueSky/Bosa plan for St. Andrews School site because of the excessive size of the building; shadowing on Mason for residences and the City Farm; poor transitioning into the North Park neighbourhood; routing all traffic onto Mason; 37,000 sq. ft. big-box store; and lack of public amenities, like greenspace.

Name	Address	Signature
Jessica Herb	214-938 Dorford Ave.	<i>Jessica Herb</i>
Me. Lisa McCrea	266-1156 Colville Rd	<i>Lisa McCrea</i>
Kesha Coburn	1333 Gladstone ave	<i>Kesha Coburn</i>
Bobby Donnell-wilcox	2749 Marlborough street	<i>Bobby Donnell-wilcox</i>
Jessie Robinson	1559 Oakberg avenue	<i>Jessie Robinson</i>
B.A. O'CONNOR	#415-680 Sandhills Rd	<i>B.A. O'CONNOR</i>
Richard Muncie	206-1156 Colville Rd.	<i>Richard Muncie</i>
Myra Larkin	1285 Grant St.	<i>Myra Larkin</i>
Sabri Lali	711 Yats St	<i>Sabri Lali</i>
Beth Miller	1235 Galmarwood apt 402	<i>Beth Miller</i>
Stephanie John	1054 Pembina	<i>Stephanie John</i>
M. Ve Banning	1149 B G Saint	<i>M. Ve Banning</i>
B.O. GROENING	1362 FEMBOKE ST.	<i>B.O. GROENING</i>
Victoria Bekav	903 Nivick Park	<i>Victoria Bekav</i>
ALAIN O'SHAUGHNESSY	903 NIVICK PARK	<i>ALAIN O'SHAUGHNESSY</i>
S. Meighen	2017 Cameron	<i>S. Meighen</i>
McCallum	2535 Aulburd Ave	<i>McCallum</i>
Yvonne McKay	1750 CHAMBERS ST	<i>Yvonne McKay</i>
Alex Givay	1750 Chambers St	<i>Alex Givay</i>
SARAH BATES	#407-1370 HARRISON	<i>SARAH BATES</i>
James Haid	#204-1130 Pandora	<i>James Haid</i>
Kelly Hester	#304-1130 Pandora	<i>Kelly Hester</i>
Nicolas Hogg	#406-2136 Ridge Rd	<i>Nicolas Hogg</i>
Mount Royal Sharp	B-1151 Pandora Ave	<i>Mount Royal Sharp</i>
Hester Berman	#2155 Grant St.	<i>Hester Berman</i>
JANET LUNDMAN	#3-1060 South St.	<i>JANET LUNDMAN</i>
KENNETH RAVAIL	2003 SUTTOR A ST	<i>KENNETH RAVAIL</i>
Jess Rose	1033 Balmoral rd.	<i>Jess Rose</i>
Sara Albo	1530 Vining Rd	<i>Sara Albo</i>
RECIA LARKIN	120 George Rd W.	<i>RECIA LARKIN</i>



# Petition

We, the undersigned, oppose the Bosa development proposal for St. Andrews School site because of the excessive size of the project for the neighbourhood, the routing of traffic onto Mason Street rather than Pandora Avenue and lack of public amenities.

Name	Address	e-mail	Signature
J. Gibson	<del>PANDORA</del> PANDORA + COOK ST		[Signature]
C. Vasilion	Camosun + Pandora		[Signature]
IRVING	8-1019 N PARK		[Signature]
MIKEL GREEN	#2 1070 Balmoral Rd		[Signature]
3 plunings	1078 Balmoral Rd		[Signature]
DELA MAE JOHNSON	5-1019 NORTH PARK ST		[Signature]
RENTIE HUANG	907 Green St Victoria		[Signature]
CHRIS Leduc	1058 Pembroke St		[Signature]
DAVID B. ATKINS	Collinson St.		[Signature]
Scott Turbridge	#208 1134 Queen Ave		[Signature]
KARINA FARGUES	#1048 QUEENS AVE.		[Signature]
Sparkie Chaffern	1013 QUEEN AVE		[Signature]
TONY JONES	4026 QUEEN		[Signature]
SP MARKES	920 QUEENS AVE.		[Signature]
JUSTIN CIND	1022 EMPRESS AVE		[Signature]
TRACY REISS	1050 EMPRESS AVE.		[Signature]
Alan Peltai	1401 Tauntan		[Signature]
Enthalsworth	#6 1045 Balmoral Pa.		[Signature]
SINDY LeBarron	251-601 Herald St.		[Signature]
JASON JONES	1-1265 Brent Street		[Signature]
Katy Sherry	61 Cemetery road Galliard.		[Signature]
M. MacDonald	Glenwarren Lodge Balmoral St		[Signature]
Darren Crofton	102-1236 Pandora Ave		[Signature]
Luhl Sarson	404-1243 Bay St		[Signature]
Bria Stark	424 Skinner street		[Signature]
Sam Sharp	424 Skinner St		[Signature]
Gina Koett	1891 Cultra Avenue		[Signature]
Jeanie Gaudge	1706 Fernwood Rd.		[Signature]
Regan Ferris	851 ELLERY ST, Apt. 110		[Signature]
Allyson Wale	1630 Quebec St.		[Signature]

# Petition

We, the undersigned, oppose the Bosa development proposal for St. Andrews School site because of the excessive size of the project for the neighbourhood, the routing of traffic onto Mason Street rather than Pandora Avenue and lack of public amenities.

Name	Address	e-mail	Signature
Kate Kennedy	1015 Empress Ave		
Melissa Butler	951 Morris Ave		
Mike Simpson	1015 Belmont Ave		
Karl Winstanley	2415 COUNTRY SIDE PL		
Jeanette Speck	1018 North Park St		
Doreen MacCormack	2384 Grove CRT		
MURGAN A. COOK	1016 MASON ST		
Laurie Poady	203-1407 Fort St.		
DAVE DASU RUBY	2206 Cook St.		
Angel Dhalimal			
Dennis Mills	915 Green St.		
Sue Lemire	4-1139 McClure St		
Laura Stark	105-1635 Cook St		
Kenneth Roarie	18 930 North Park		
MURRAY MISHN	114 MASON ST		
Lois PRADENHALL	203-1026 THURSON		
Tareeq Kumbhakar	477 Merridale Cr.		
Nobby Sedgwick	477 Merridale Cr.		
Kenneth Park	305-117 Pandora Ave		
Tracey Rudy	1016 Queens Ave		
Melissa Alexander	1331 Vibia St		
JERRIN TODD	3841 ESSON DR		
Kate Twiss	2428 Shelburne St		
Franka Helmke	2207 Fernwood Rd		
Angela Hutton	215 Superior Street		
Meredith	716 West 7th		
HANNAH McDERMOTT	1121 KINGS RD		
Samuel Gelleraud	1122 Bruce St.		
Crystal Sawyer	2383 Terrace Shawangaw Lake		
Leanne Ryan			

# Petition


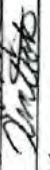


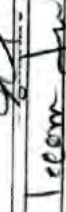










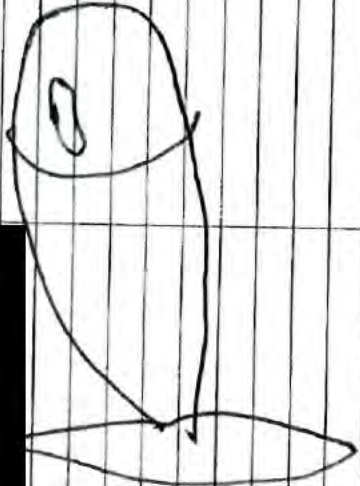
We, the undersigned, oppose the BlueSky/Bosa plan for St. Andrews School site because of the excessive size of the building; shadowing on Mason for residences and the City Farm; poor transitioning into the North Park neighbourhood; routing all traffic onto Mason; 37,000 sq. ft. big-box store; and lack of public amenities, like greenspace.

Name	Address	e-mail	Signature
Dennis Schochoff	6700 Mark Ln		[Signature]
STUART MUMRO	1028 MASON ST.		[Signature]
M. MACKINNON	1010 MASON ST.		[Signature]
R. MAC KINNON	1010 MASON ST.		[Signature]
Shirley Young	934 IMPROSES AVE		[Signature]
SPRINGFIELD	1402 1170 VIEW ST		[Signature]
Jim Chagn	1751 Adana St		[Signature]
Genny Verstachen	312 405 Quebec ST		[Signature]
Claudette Campbell	655 Craigflower Rd Visc Lane		[Signature]
Catherine Fyfe	939 Colleson ST		[Signature]
Jean Godfrey	4879 Ponderosa Chase VILL		[Signature]
John Perry	1363 Vista Hts		[Signature]
Mike Donaldson	1045 Balmoral Rd		[Signature]
Craig Huxtable	1132 Johnson St Apt 24		[Signature]
P. W. W.	1114 Balmeiral RD		[Signature]
Linda Davells	2229 VICTOR ST		[Signature]
Jeff Smith	1203 Yukon St		[Signature]
Brandenburg	1203 Yukon St		[Signature]
MAIT GREEN	1010 BAMBURGH RD		[Signature]
Carlin M.	1010 BAMBURGH RD		[Signature]
Earl Wood	1111 Caledonia Ave		[Signature]
ERIN JOYCE	1219 Pomaroke st		[Signature]
Hannah Wilk	#2-147 Caledonia St Vic.		[Signature]
North Hill	5 E or 6 E		[Signature]
LAURE NORTE	#3 1429 WINING STREET		[Signature]
Charles Campbell	1306 Grand ST.		[Signature]
Sandra Louise	5158 North Park St		[Signature]
Marianne Swift	1120 Parkview St		[Signature]
Kiyun Liao	105-1028 Balmoral Rd		[Signature]
Susan Hancock	#1 1022 YUKON ST.		[Signature]



# Petition

We, the undersigned, oppose the Bosa/Blue Sky revised proposal for the St. Andrews School site because of the excessive size of the project, the routing of all traffic with no mitigation onto Mason Street and the lack of any public amenities, like greenspace, walkway.

Name	Address	e-mail	Signature
Evangelina Malalby			
Kelly Toole			
Walter Murray	1157 Belmont Rd		
Caroline Woodbridge	#16-1211 Gladstone Ave.		
James Lum	1608 Stanley Ave Victoria BC		
Jan Unghart	290 Regina Ave Vict. BC		
Lura Tomosa	1114 Kwiw Road		
BRIA STARK	424 SKINNER STREET		
KASHA PARKER	1853 FEEN ST.		
Blacie Kalkin	177 KINGS RD		
Danielle Stevenson	128 Montreal St		
MARA JOHNSON	1448 Pembroke St.		
Diane Loesl	2035 Stanley Ave		
Chaim Sisson	1311 Point Street		
Lizette Soane	1635 Cook		
			

# Businesses Petition

We, the undersigned, oppose the Bosa development proposal for St. Andrews School site because of the excessive size of the project for the neighbourhood, the routing of traffic onto Mason Street rather than Pandora Avenue and lack of public amenities.

Name	Address	e-mail	Signature
Temperance Phair	1580 Cook St.	[Redacted]	[Signature]
Aco Justice	1015 Dehmel RD	[Redacted]	[Signature]
Mason St City Farm	1729 Cook St.	[Redacted]	[Signature]
Jesse Brown	1610 Cook St	[Redacted]	[Signature]
Anissie David	WELBURN'S MARKET	[Redacted]	[Signature]
Anabel Valey	1058 PANDORA AVE	[Redacted]	[Signature]
ARRIBA, JUDY YOUNG	1517 Quacha Street	[Redacted]	[Signature]
WELBURN'S MARKET	924 PANDORA AVE	[Redacted]	[Signature]
ED LUM	CASTLE BUILDING CTY 1720 COOK ST	[Redacted]	[Signature]
Wild Fire Bakery	VICKI HAGER	[Redacted]	[Signature]
Erik Haysman	6102 NORTH PARK ST.	[Redacted]	[Signature]
MIB BLAIR	950 Taylor St	[Redacted]	[Signature]
Castle Building Cty	1725 - 2 COOK ST	[Redacted]	[Signature]
VICKI HAGER	1711 Cook St.	[Redacted]	[Signature]
GINK FONG	1711 Cook St.	[Redacted]	[Signature]
SUNFLOWER STORE	15 Pheny RTBC BLK.	[Redacted]	[Signature]
THE APPLE BOX	Red Brick Holdings Ltd. #3-1046 Mason St	[Redacted]	[Signature]
BASKETWEAVE CHRISTA	1046 Mason St.	[Redacted]	[Signature]
HARRISON'S PHARMACY	1516 COOK ST.	[Redacted]	[Signature]
Andrew Formosa	1516 COOK ST.	[Redacted]	[Signature]
Red Brick Holdings Ltd.	1516 COOK ST.	[Redacted]	[Signature]
Larry Trotter	1516 COOK ST.	[Redacted]	[Signature]
Xmas Coffee	1516 COOK ST.	[Redacted]	[Signature]
Kia and Ben Berg	1516 COOK ST.	[Redacted]	[Signature]
COOK ST. BAKERY	1516 COOK ST.	[Redacted]	[Signature]
DANNIS ALSON	1516 COOK ST.	[Redacted]	[Signature]

duplicate

duplicate

duplicate

August 28, 2014

To Mayor and Council

Attached is a petition with over 450 names and signatures collected over the past year in the North Park community. The signers are Victoria and area residents who live, shop, gather and/or work in the North Park neighbourhood and oppose the BlueSky/Bosa Properties plan for the St. Andrews School site.

The petition reads: "We, the undersigned, oppose the Bosa development proposal for St. Andrews School site because of the excessive size of the project for the neighbourhood, the six storey height allowances on Mason Street and the routing of traffic onto Mason Street rather than Pandora Avenue."

The developer has listened to council and reduced the six storeys on Mason St. to four storeys. The concerns around excessive size and traffic routing, as well as the increased traffic with a 37,000 sq. ft. big-box grocer, remain.

Thank you for your consideration.

The 450 plus.

Petition

We, the undersigned, oppose the Bosa development proposal for St. Andrews School site because of the excessive size of the project for the neighbourhood, the six-storey height allowance on Mason Street and the routing of traffic onto Mason Street rather than Pandora Avenue.

Name	Address	e-mail	Signature
Patrick Harrist	688 Blacktail Rd		Andy Kenneth
KARAS J	2219 Vancouver St		Patrick
PAUL MOWAT	2209 VANLOVER ST.		
L. Gabriel	1-1010 Pembroke St.		
ROBIN WING	4-1010 Pembroke st.		
Neal Macdon	12- 1010 Pembroke St		
Lin Stefan	961 Pembroke st.		
Leslie Reesga	921 Pembroke St.		
Gay Kitchner	141019 - North Park St.		
Erin E. Kent	17-1019 Worn Park St		Erin E. Kent
Gwen Ingenthon	11-1019 NORTH PARK ST.		Gwen Ingenthon
Laura Melton	#3 1019 N RORT STREET		
Amy Parrish	1-1019 N/1019 St.		
JOHN BORE	6-1010 BALMORAL RD.		J. Bore
Mike Barnes	1002 1/2 Balmoral Rd		Mike Barnes
ROBERT SZITH	1006 1/2 Balmoral Rd		Robert Szith
Jeanne Fedeles	954 Mason St.		Jeanne Fedeles
Nicole Fedeles	950 Mason St.		Nicole Fedeles
Stacey Mess	950 Mason St		Stacey Mess
Kevin Farris	940 Mason St		Kevin Farris
Angela Carmichael	1014 Empress Ave		Angela Carmichael
ANGELA CARMICHAEL	1014 EMPRESS AVE		Angela Carmichael
INGRID MEECE	1011 EMPRESS AVE		Ingrid Meece
CHARLES BISHOP	1021 EMPRESS AVE		Charles Bishop
GILLIAN LABURN	1023 Empress Ave		Gillian Laburn
J.P. Laburn	1037 Empress Ave		J.P. Laburn
Sharon Malinas	1039 Empress Avenue		Sharon Malinas
Nichole Buchst	1045 Empress Ave		Nichole Buchst
Jessica Webster	1051 Quana Ave		Jessica Webster






























# Petition

We, the undersigned, oppose the Bosa development proposal for St. Andrews School site because of the excessive size of the project for the neighbourhood, the six-storey height allowance on Mason Street and the routing of traffic onto Mason Street rather than Pandora Avenue.

Name	Address	e-mail	Signature
DOROTHY LUTEN	419.1044 BALKMORAL RD. V8T 1A8		<i>[Signature]</i>
MARY ADAMS	408-1044 BALMORAL RD V8T 1A8		<i>[Signature]</i>
ARAB DEARBY	201-1044 BALMORAL RD V8T-1144		<i>[Signature]</i>
JOY PRESSMAN	#420-1035 N. PARK ST.		<i>[Signature]</i>
Roberta Jones	206-1044 Balmoral Rd.		<i>[Signature]</i>
Red Marsh	442-1035 North Park St.		<i>[Signature]</i>
M. Kim FARLEY	402-1044 Balmoral Rd		<i>[Signature]</i>
MARY LEONARD	<del>411-1035</del> NORTH PARK ST		<i>[Signature]</i>
Gloria Phillips	438-1035 North Park St.		<i>[Signature]</i>
Elizabeth Soles	415 1044 BALMORAL RD		<i>[Signature]</i>
James W Dalton	444 1035 NORTH PARK		<i>[Signature]</i>
CEC DYMINE	328-1035 NORTH PARK ST		<i>[Signature]</i>
Bill Peever	#447-1035 N. Park St		<i>[Signature]</i>
Ron Kenway	252-1035 N. PARKS-		<i>[Signature]</i>
BOB KOST	937 Caledonia Ave		<i>[Signature]</i>
Gwen Allison	414- BALMORAL ROAD		<i>[Signature]</i>
JAN TIESSEN	411- 1044 BALMORAL RCL		<i>[Signature]</i>
Carl Forsberg	450-1035 No. Park St V8T 5A1		<i>[Signature]</i>
H. B. E. Bondy	1035- 710 Park 2875-01		<i>[Signature]</i>
Arling Rowland	1035 No. Park St. V8T 5A1		<i>[Signature]</i>
Iris Howitt	1045 Queen Ave Victoria Bc.		<i>[Signature]</i>
ANNE MOON	302-1613 Q UNDER V8W 2L5		<i>[Signature]</i>
JAN FOS	9-1870 Cook St		<i>[Signature]</i>
LINDA BAIN	468 BALMORAL RD		<i>[Signature]</i>
Jean Brown	66 C of Pembroke St		<i>[Signature]</i>
HELANE NORMAN	100 NORTH PARK ST VIC BC V8T1C6		<i>[Signature]</i>
Bradley Clements	1018 Mason St, Vic, BC, V8T 1A8		<i>[Signature]</i>
Scott Campbell	1026 Johnson St.		<i>[Signature]</i>
Zeta Lay	1026 JOHNSON ST		<i>[Signature]</i>

# Petition

We, the undersigned, oppose the Bosa development proposal for St. Andrews School site because of the excessive size of the project for the neighbourhood, the six-storey height allowance on Mason Street and the routing of traffic onto Mason Street rather than Pandora Avenue.

Name	Address	e-mail	Signature
Andrew Meyer	1871 Centre Row		
Sage Lim	2419 Chambers St.		
Dean Mallangy	7280 Tantalus place		
Robert Grant	1062 QUEENS AVE		
Jeff Mathieu	17-697 Hoyalake Ave		
Simon Smith	3995 ATRAE PLACE		
Jermian Anderson	843 apt 308 Esquimalt		
DON SMITH	206-1022 FLET ST.		
Don Poles	<del>1022 Fairfield</del>		
Kate Mesters	283 A Van Rd		
Eve Whitrow	1221 sunnyside Ave		
CARIN STONE	6510 Townsend Dr		
ALY PALMANN	1028 Demar Shickelbecker St		
Deegee Irvine	2119 Oak Bay Avenue		
Jan Kerv	1527 Maple Ho Victoria		
Lindsay Ross	102-180 Douglas St.		
Amad Miller	430 Huron Avenue		
Kathy Guthrie	2824 Shakespear St.		
Richard Danley	480 Victoria Ave		
Josh Hazelbower	#4 1151 Princess St.		
Sharon Klein	102-1007 Caledonia AVE		
Alice PERRY	1062 WHEAT ST		
MIRIAM FITCHETT	11-1043 CH EDGEMOUNT		
Carlynn McKellar	2810 Shakespeare St		
Miranda Harrison	301-1143 Langford Ave		
Barbara Anderson	1116 Caledonia Ave		
Gordon Fradette	7242 Highcrest Terrace		
Marilyn Kun	104-450 Sunrise St.		
Janet Simpson	1330 Richardson St.		

# Petition

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Name	Address	e-mail	Signature
John Lee	1033 Balmoral Rd		
Yuk Wah Lee	1033 BALMORAL RD		
Lit Fung Lee	1033 Balmoral Rd		
Katrin Horowitz	19-3969 Cedar Hill X Rd		
JAMES BAKE	804 COLVILLE RD, VICTORIA		
KIM MARTIN	3-805 ACADERVICHOSE VICTORIA		
Mike Rathjen	1337 Grant St. Victoria		
Natalie Bishop	1413 Canosun rd.		
Michelle Hardy	1338 Grant Street.		
Goss Tardok	4101-1050 PARK BLVD		
Einhildswarth	#16-1045 Balmorale RD		
DAVID STRATKAVSKAS	#312-934 COLLINSON ST V8V 3B8		
SOLE STRATKAVSKAS	#312-934 COLLINSON ST V8V 3B8		
Coral Davidson	#16-2409 Chambers st.		
Edward Buterworth	2618 Roseberry Ave		
RANDALL ELIAN	2580 EMPIRE STREET VICTO		
Daniel Harper	1000 Joan Cresc, Victoria		
Jenny Hylop.	2-1325 Stanley Ave Victoria		
MARIE SYLWYN	#305-1032 LINDBURGE VICTORIA		
Leisa Thompson	#2-1046 Mason St Victoria.		
Natasha Palmer	PO BOX 916 Cent Star Victoria		
LOREN TUNER	2759 BELLWAY AVE VICTORIA BC		
John Hauxton	4227 SHERRIN RD VICTORIA BC		
SHIRLEY LANSER	1216 RUDLIN St. Victoria		
Margreen Doyle	430-188 Douglas St. Victoria		
MARK ELFORD	5-825 cat Kerne st vic		
Sara Stallard	1149 Mason St Victoria BC		
Jeff Noer	2-695 Craig Flower Rd vic		
Father Lang-Mellettis	403-128 COFF ST, Victoria BC		
Bassan Mowat	#511-526 North Park Victoria BC		

# Petition

We, the undersigned, oppose the Bosa development proposal for St. Andrew's School site because of the excessive size of the project for the neighbourhood, the six-storey height allowance on Mason Street and the routing of traffic onto Mason Street rather than Pandora Avenue.

Name	Address	e-mail	Signature
Dee Towers	1600 Cook St / GALS WST		[Signature]
Matha Chuk	1600 Cook St / 1603 Pandora Ave		[Signature]
Diana Bellin	1600 Cook St / 1417 1/2 Pandora Ave		[Signature]
LIANE GUSTHSON	1600 Cook St / 1435 COPELAND VICTORIA V8P 2S5		[Signature]
CLAIRE FISHER	1400 Cook St / 3814 HENRIAN DR VICTORIA V8P 2S9		[Signature]
<del>BARBARA</del>	<del>1400 Cook St / 3814 HENRIAN DR VICTORIA V8P 2S9</del>		
SIMON JAMES	30 GOEGE RD EAST A VICTORIA V8A 1K8		[Signature]
B. Robertson	30 GORGE RD FIRST B		[Signature]
B. McIner	1016 Prince Ave.		[Signature]
J. Puller	1015 BARNOTA RD #105-875 North Park St.		[Signature]
S. Smeader	3836 Pitoude Pl,		[Signature]
M. Goode	3836 Pitoude Pl,		[Signature]
Nelson Walker	3936 Pitoude Pl		[Signature]
S. Jensen	152 Ledsmill St		[Signature]
ROBERTSON	1148 BORE PARK		[Signature]
LYLE STAFFORD	54-532 HEARD ST		[Signature]
Mike Kravik	1118 Balmoral Rd		[Signature]
STEFAN ALEXANDER	202-1053 BARNOTA RD		[Signature]
NAOMI ABBOTT	508 1/2 HARE ST VICTORIA		[Signature]
Living Pines	1529 Cloughmore Ave Victoria		[Signature]
Ryan F. Sidman	1-1529 Cook St Victoria		[Signature]
Alison Longden	1-1529 Cook St Victoria		[Signature]
JOAN STAPLEY	1639 FEMBERTON ST. VICTORIA		[Signature]
ANES HOITZ	3262 HENDERSON Rd Victoria		[Signature]
ELYSIA TESSIER	1533 Gladstone Ave		[Signature]
Art Jean Fois	9-1870 Cook St Victoria		[Signature]
CHRISTINA BLAKE	904 Stanley Ave, VICTORIA		[Signature]
GAREY CURTIS	757 HOWARDS AVE, VICTORIA		[Signature]



# Petition

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Name	Address	e-mail	Signature
P Mai	77 Beach Drive		<i>[Signature]</i>
Marita Hanson	1054 Pandora Ave Victoria		<i>[Signature]</i>
Darin Wiebe	#1-1495 Port St.		<i>[Signature]</i>
Siera Kemp	5084 Del Monte Ave		<i>[Signature]</i>
BARRY WHINUP	887 SOMERNOB ST.		<i>[Signature]</i>
NEVILLE TANNER	182 CLARENCE ST		<i>[Signature]</i>
22507 HADDONWAY	406 Sumner St. #200		<i>[Signature]</i>
Debbie Roberts	1600 Cook Street		<i>[Signature]</i>
Beth Bower	4-1068 Cumberland Street		<i>[Signature]</i>
SUNE PASHAR	2738 Bolmont Ave		<i>[Signature]</i>
Colleen Walcott	875 North Park		<i>[Signature]</i>
Adria Riplett	4531 Koshida Dr.		<i>[Signature]</i>
Sookoo Blades	''		<i>[Signature]</i>
Joan Dick	#512-548 Dallas Rd. Vic 1B3		<i>[Signature]</i>
Helen Riddell	1034 Pandora Dr		<i>[Signature]</i>
Rubin Nieruchlo	1841 Haultain St. Vic		<i>[Signature]</i>
Mike Nieruchlo	1841 Haultain St. Vic		<i>[Signature]</i>
Sammyleong	2410 Young Blvd		<i>[Signature]</i>
Jugene Jankov	1734 Schulerburg Pl. Victoria		<i>[Signature]</i>
TOM ABSLANT	1328 GRANT ST. VIC.		<i>[Signature]</i>
CHRISTINE TERRY	429 CALEDONIA AVE VIC		<i>[Signature]</i>
SLIMOU GENDON	1883 Pyc Pl. Cowichan		<i>[Signature]</i>
LV HOGAN	1505 Church Ave, V8P2G7		<i>[Signature]</i>
Andrew Hurl	82 Oled Ave Vic.		<i>[Signature]</i>
John Thorobors	2276 BODGARD ST VIC.		<i>[Signature]</i>
Teri Mokolag	1525 San Juan Ave. Vic		<i>[Signature]</i>
Marilyn Wyn Imwinkel	4376 Fildemphs Place Victoria		<i>[Signature]</i>
Billy Holobring	1921 Fairfield Rd		<i>[Signature]</i>
5 STANON	500 CAMSON ST. VICTORIA		<i>[Signature]</i>
LYNDA LOMBARDI	2641 FORBES ST VIC.		<i>[Signature]</i>

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Name	Address	e-mail	Signature
Nadia Paulosky	1048 Queens Ave		<i>M. Paulosky</i>
Kim Abbott	1044 Queens Ave		<i>Kim Abbott</i>
Andra Lewis	1020 Queens Ave		<i>Andra Lewis</i>
Ang Morris	1016 Queens Ave		<i>Ang Morris</i>
Glen Pearson	7-954 Queens Ave		<i>Glen Pearson</i>
Sue Johnson	6-954 Queens Ave		<i>Sue Johnson</i>
Al Callage	3056 Jackson St		<i>Al Callage</i>
Dairdre Giths	3050 Jackson St		<i>Dairdre Giths</i>
Melanie Norman	900 North Park Street		<i>Melanie Norman</i>
Lorna Rennie	18 930 North Park St		<i>Lorna Rennie</i>
Linda Sam	968 Salmon Rd.		<i>Linda Sam</i>
Adam Hryser	2310 Mark St.		<i>Adam Hryser</i>
Vandy Larsen	3907 Aslet Dr		<i>Vandy Larsen</i>
Jim Hewitt	1045 Owens Ave.		<i>Jim Hewitt</i>
Mary Adams	408-1044 Balmoral Rd.		<i>Mary Adams</i>
1 Le Tristram Walker	3-1046 Mason St.		<i>1 Le Tristram Walker</i>
Yoka van den Berg	#5-1046 Mason St		<i>Yoka van den Berg</i>
Al Audia deHaban	1045 Queens Avenue		<i>Al Audia deHaban</i>
Charles Joberin	1048 N. Park St.		<i>Charles Joberin</i>
Penny Bond	1-2201 Vancouver St.		<i>Penny Bond</i>
Alex Hertz	70-705 Columbia Place		<i>Alex Hertz</i>
Avaue Moore	302-1613 Quaden St		<i>Avaue Moore</i>
Sharon Klein	102-1007 Cole Denis Ave.		<i>Sharon Klein</i>
Arlie Cunliffe	2322 Vancouver		<i>Arlie Cunliffe</i>
Jane McNamee	2322 Vancouver St		<i>Jane McNamee</i>
J. Burser	2322 Vancouver St		<i>J. Burser</i>
Russel Koetker	2322 Vancouver St		<i>Russel Koetker</i>
Heather Cunliffe	2322 Vancouver St		<i>Heather Cunliffe</i>
Fimmerly Cunliffe	2322 Vancouver St.		<i>Fimmerly Cunliffe</i>
Wayne Lovelwood	2217 Vancouver St		<i>Wayne Lovelwood</i>
Tammy Bouchard	2217 Vancouver St.		<i>Tammy Bouchard</i>

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Name	Address	e-mail	Signature
Bryan Gilbert	1422 Long Street Victoria		<i>Bryan Gilbert</i>
ZORA LACZ	" "		
VANDA LOMBARDI	1600 Cook St. Victoria		<i>Vanda Lombardi</i>
Kate Hildebrandt	#1-1040 WARDLAK ST. VIC		<i>Kate Hildebrandt</i>
MICHAEL MEGOLEN	2801 SCOTT ST. VICTORIA		<i>Michael Megolen</i>
VINCENT J. CANNIK	#-1137 GRANT ST. VICTORIA		<i>Vincent J. Cannik</i>
PETER BEEREN	1825 LILLIAN RD		<i>Peter Beeren</i>
HEATHER LEVINE	1835 LILLIAN RD		<i>Heather Levine</i>
Christina Aufen	2530 Wark St. VIC B.C.		<i>Christina Aufen</i>
Penelope Thompson	1088 MASCOT ST V8T 1A3 BC		<i>Penelope Thompson</i>
Mariene Slavik	1217 Yukon St. V8T 1B6		<i>Mariene Slavik</i>
LEE FLICE	931-440 SIMKIN ST V8V 1K3		<i>Lee Flice</i>
OLIVIA AVINLEY	1059 Amphion V8S 4G4		<i>Olivia Avinley</i>
JANNA HELOCK	3175 STEVENSON PI V8X 1C4		<i>Janna Helock</i>
LORI KERRAN	3163 STEVENSON PI. V8X 1C4		<i>Lori Kerran</i>
Jane Cassidy	349 Vancouver St V8T 3T3		<i>Jane Cassidy</i>
Deanna Hildia	1704 KINGS RD V8R 2P1		<i>Deanna Hildia</i>
Andrea Coulsen	180 Drive St V8S 3H3		<i>Andrea Coulsen</i>
Lisa Mackinnon	578 Hampshire Rd		<i>Lisa Mackinnon</i>
KISA STARBACK	1036 PALMORAL RD V8T 1A8		<i>Kisa Starback</i>
Morgan Tams	356 Moss St. V8V 4N1		<i>Morgan Tams</i>
CHRIS OTTO	853 Wynn R St		<i>Chris Otto</i>
Erin Edgett	1610 Wilson St		<i>Erin Edgett</i>
Ann Kujawdzic	809 Davison Ave Victoria		<i>Ann Kujawdzic</i>
Rachel Micklethwait	625 BATHMAN ST VICTORIA		<i>Rachel Micklethwait</i>
Alie Howard-Kunden	1185 Yates St. Victoria		<i>Alie Howard-Kunden</i>
Deanna Starback	2039 Graham St. Vic		<i>Deanna Starback</i>
MICHAEL BEEREN	104 BATHMAN RD VICTORIA, BC CANAD4		<i>Michael Beeren</i>
JAMES STEARNS #457	151-14 HILLSIDE AVE		<i>James Stearns</i>
Cheryl Stearns	" "		<i>Cheryl Stearns</i>

# Petition

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Name	Address	e-mail	Signature
<del>Richard Henderson</del>	1054 Pembroke St. Victoria		<del>Richard Henderson</del>
Rod Marsh	#442-1035 North Park St.		R. Marsh
Ken Emskin	4-159 Cook St		K. Emskin
Lynn Stokes	1062. Queens Ave		Lynn Stokes
Melanie King	1115 Caledonia Ave		Melanie King
Jessica Donald	1066 Finlayson St		Jessica Donald
DAVID TODD	2728 BELMONT AVE		David Todd
CHRIS KEENE	511 ST CHARLES ST		Chris Keene
Susan Teatum	406-225 Belleville St.		Susan Teatum
John K. Teglum	406-225 Belleville St.		John Teglum
Joan Kennedy	305-270 Russell St		Joan Kennedy
Nicole Hannah	258 Robertson St.		Nicole Hannah
Eric Nielsen	#3-903 North Park St. Victoria		Eric Nielsen
William E. Stamps	1684 Balmain Rd Victoria		William E. Stamps
Christine Dietrich	1679 Knight Avenue		Christine Dietrich
Christy Eason	nr the school farmwood, Victoria		Christy Eason
Clare Lyndel	1156 Balnosa Rd. Victoria		Clare Lyndel
Laura Proctor	2801 Scott St Victoria		Laura Proctor
Michael Law	250 Howe St.		Michael Law
Zoe Mairs	318 Irving Rd		Zoe Mairs
Georgia Graham	2408 Esplanade		Georgia Graham
YANU JENNER	513-921 N. PARK ST		YANU JENNER
KOSAR STARR	#406-244 ESCORT		KOSAR STARR
April Feldman	2-1028 PINEY AVE		April Feldman
Alicia de VAIT	207-1630 QUINCY ST VICTORIA BC		Alicia de VAIT
JONI STEWART	952 GREEN ST. VICTORIA B.C.		JONI STEWART
Leah Weeks	952 Green St Victoria BC		Leah Weeks
Harold Stanley	#12-1043 Caledonia Ave		Harold Stanley
Joey Hancock	#13-1043 Caledonia Ave		Joey Hancock
Greg Carmichael	495d-4678 ELIX Lake drive		Greg Carmichael









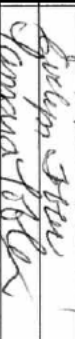









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Name	Address	e-mail	Signature
PAUL ROBERTSON	1278 DENYARD ST		
BONNIE GALLAGHER	1035 NORTH PARK ST WENDUR		
CHARLES JOEAIN	1048 NORTH PAUL ST. VICARIN		
Andrew Mann	1045 Palmeral Road		
Justin Levine	#1054 Pandora Ave.		
Daniel Ferguson	1052 Pandora		
Clive Vasilev	1518 Carnosun St.		
Angela Moran	1032 Nason St.		
Dea Grant	538 BRADWAY ST.		
Yelav Fivestak	301-919 FORD ST VICKSBURG		
Catherine Tivner	301-919 EAST ST, V8V 3K3		
UNRECORDED	402 1030 Palmeral Rd		
Megan Laurie	402 1030 Palmeral Rd, V8V 3K3		
Debra Stirling-Burton	1618 dunbray ST. #106-VIC. V8W 2L5		
Jaelle Percello	4-1010 Empress Ave V8T 1P2		
Carlyle Forbes	736 Falkland Rd.		
CORRIE LOREN	3731 WINDSOR CR. VIC		
DON LOREN	3731 WINDSOR CR. VIC		
Smily Schwedel	135 Mylane St.		
Keen Wood	135 Mylane St.		
Anna Foster	2067 IRVING ST		
Laura Pondrean	2967 IRVING ST		
Doug Ashmore	5430 JUBILEE WAY		
Donna Stone	3430 S. DUNDAS WAY		
FRED THOMAS	249 NUNTHORP RD		
LOUIS TOMMO	303-1053 Balmoral Rd		
Tom Boultbee	61-620 SITHAM RD.		
Nathaniel Jordan	4041-6 Seavich rd.		
KEITH McVILLAR	2810-SPRINGBANK ST		
LIZ HOFFPAVIR	1054 PANDORA ST		

















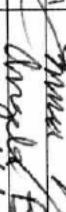













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Name	Address	e-mail	Signature
Nicole McDavid	940 B Queens Ave		
Lisa Zwick	236 D Queens		
Amanda Wilson	336 D Queens Ave		
Chris Austin	1049 Queens Ave.		
Tan Kind	1013 Queens		
E. Jean Prince	915 Empress Ave		
Mary Babincau	919 Empress Ave		
Kristin Day	935 Empress Ave		
Samie Hooper	988 Empress Ave		
Michael Langner	924 Empress Ave		
Carole Street	Apt 3 3113 Yew St.		
Brooke Gallup	927 Pembroke St		
Karen Faldler	102-101 Bear St		
Lisa Hering	2-110 York St		
Nancy Saba	1903 Brighton Ave Victoria		
Jack Loustauer	"		
Veron McCain	1012 Richardson St		
Susan Newlove	1573 Bogie # 455		
Susan Quirk	1256 Denman St #2		
Jill Alchimie	1056 Burrlett Victoria BC		
LANNIE THYLOR	5990 Old West Saanich Rd		
Wayne Lockhoff	236-30 Douglas St		
Debbie Cohn	670 Davids Ste 402		
Levelyn Tobler	1760 Kings Rd Victoria BC		
JAMARA TOBLER	1760 Kings Rd Victoria BC		
ERIC LOHMEYER	1229 Pandora #305 VIC BC		
MARK THOMPSON	118 MENZIES		
Katie Fillion	931 Caledonia Ave. V8T 1E1		
Shauna Johnson	1-1220 Pembroke St. V8T 1T8		
OWM Baker	5-1385 Manor Road V8S2A3		

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Name	Address	e-mail	Signature
LINDSAY D'BYRN	1410 BEAUBIE ST. VICTORIA BC		
JUDY DEAY	4-1765 PACEMAN RD		
MRS MRS P. FOSTER	1310 BAY ST		
Adam Nichol	827 North Park St.		
Linda Tapp	1148 North Park Street		
ROSEMARY NEILL	2100 COOK ST.		
BRIAN NEILL	2100 Cook Street		
Mitch Lorath	1662 St. Francis Wood. Victoria		
Susan McArthur	1580 Cook St.		
Juanne Korw	1203 Yukon St Vic BC		
Elvina Agopovaicz	1315 Pembroke St Victoria		
Ron FLEER	01-821 LINCOLN AV. VICTORIA BC		
Hettley Dezel	2403 Seward St Vic. BC		
Jeffrey Vos	3448 Salisbury Way Vic BC		
Andy McFOT	#209-921 North Park Victoria		
Margaroni Frank	2100 COOK ST VIC. B.C.		
Jamshilani	2250 COOK ST		
Margaret Bradley	2100 Cook St + Vic BC		
Wendy Kelly	975 Fairfield		
KRISTIAN DUBANSKI	1622 CLAYSTONE AVE VIC BC		
Emma Noble	1682 CLAYSTONE AVE, VICTORIA BC		
Angela Bello	1155 Mason St, Victoria BC V8T 4S5		
Ryan Sylvester	7-4583 Wilkinson Road		
Sheila Bradley	2465 Hazel St.		
Becky Brockman	91 Raven Court Via V8R1M2		
Derek Peach	97 Raven Court Victoria V8N 2M2		
Pauline Rittenhouse	225 WILDWOOD AVE VIC.		
L. D. RITZENHOUSE	225 WILDWOOD AVE VIC		
Jerry Azavedo	8-1595 Rockland Ave Vic		
Vendy O'Son	1945 Appleton 2145 Vancouver		

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Name	Address	e-mail	Signature
Caithlin Gallagher	1016 Mason St	[Redacted]	<i>[Signature]</i>
ASHLEY RUSSAWA	1016 NASON ST	[Redacted]	<i>[Signature]</i>
Naomi Mansfield	2800 A Street S	[Redacted]	<i>[Signature]</i>
Sarah Strahan	1010 Mason St	[Redacted]	Sarah Strahan
ELIF SAYDAM	1016 MASON ST	[Redacted]	<i>[Signature]</i>
Jeanna Webber	968 East Rd	[Redacted]	<i>[Signature]</i>
PENNY McCLURE	1054 PANDORA AVE APTS	[Redacted]	<i>[Signature]</i>
SIMONE ROCHON	987 DUNSMUIR Rd.	[Redacted]	<i>[Signature]</i>
Mekador Bernard	968 EASTER Rd.	[Redacted]	<i>[Signature]</i>
Corie Ouellet	968 East Rd.	[Redacted]	<i>[Signature]</i>
Olivia Mokk	6130 Old W. Saanich Rd	[Redacted]	<i>[Signature]</i>
Ivee McClure	1854 Pandora Av	[Redacted]	<i>[Signature]</i>
Elgran Magun	2044 Nell St.	[Redacted]	<i>[Signature]</i>
Kaiza Graham	2408 Esplanade	[Redacted]	<i>[Signature]</i>
Suz Warren	<del>1888</del> 1616 Fernwood Rd.	[Redacted]	<i>[Signature]</i>
Ben Beant	1528 Pandora Ave	[Redacted]	<i>[Signature]</i>
KRISTIAN NORTH	1629 FAIRFIELD RD.	[Redacted]	<i>[Signature]</i>
		[Redacted]	
		[Redacted]	
		[Redacted]	
		[Redacted]	
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B



# Petition

We, the undersigned, oppose the Bosa development proposal for St. Andrews School site because of the excessive size of the project for the neighbourhood, the six-storey height allowance on Mason Street and the routing of traffic onto Mason Street rather than Pandora Avenue.

Name	Address	e-mail	Signature
THOMAS	2580 ST PETERS ST, VICTORIA		THOMAS
ARIENE TUCCCH	8-695 ACADEMY CIRCLE, VICTORIA, B.C.		ARIENE TUCCCH
J. TRUSDELL	402-1060 PARKINSON ST "		J. TRUSDELL
DIANE STARIE	1813 BARRACUT RD VICTORIA BC		DIANE STARIE
Dayle Sutherland	1047 Fairmount Rd Victoria		Dayle Sutherland
Simon Walker	1235 Walnut St, Victoria		Simon Walker
Dasi Rae	8510 B. Empire street		Dasi Rae
Ariel Graham	5461 Alderley Rd		Ariel Graham
JAMES HOLTZ	3262 HENDERSON Rd. Victoria		JAMES HOLTZ
Jeanne Irbain	2721 Belmont Ave.		Jeanne Irbain
K. HERRICK	17-3165 CEDAR-HILKED		K. HERRICK
K.F. WARDEN	1501 OAKLAND AVE VIC.		K.F. WARDEN
Carole Stanley	P6 Box 8805 VICTORIA V8W 3S3		Carole Stanley
GORDON HANBY	#4-1145 NORTH PARK ST		GORDON HANBY
Gisela Hamm	#4-1145 N. PARK ST.		Gisela Hamm
Nicola LaMotte	1785 Carrick St. Victoria B.C.		Nicola LaMotte
Lisa Bavin	1449 Rockvale St Victoria B.C.		Lisa Bavin
Conna-Ester	707N London Ave		Conna-Ester
Peterson MacLeod	875 North Park St, Victoria, B.C.		Peterson MacLeod
J. Kingston	215-1149 Rockland Ave Victoria		J. Kingston
CHARI NASSER.	1358 HUNTEREY AVE, VICTORIA B		CHARI NASSER.
Brooke Davidson	1921 Chambers St Victoria B.C.		Brooke Davidson
MARLA YACOWIE	VICTORIA Art Gallery on Moss.		MARLA YACOWIE
RIVER GRACE	8-1025 N. Park St		RIVER GRACE
Barbara Callaghan	1345 Carrisaw St Victoria, B.C.		Barbara Callaghan
Domen WELCH	4-1002 N PARK ST		Domen WELCH
Todd Morgan	1026 North Park Street		Todd Morgan
Wendy Macgregor	103, 1070 Moss Street		Wendy Macgregor
Doreen Hobbs	"		Doreen Hobbs
Jessica Gude	1155 Wagon St.		Jessica Gude

# Petition

We, the undersigned, oppose the Bosa/Blue Sky revised proposal for the St. Andrews School site because of the excessive size of the project, the routing of all traffic with no mitigation onto Mason Street and the lack of any public amenities, like greenspace, walkway.

Name	Address	e-mail	Signature
Dawn Wilson	2526 Empire St		
Nerita Fischer	909 Pembroke St		
Gene Fischer	937 Pembroke St		
JoAnne Kalaris	#309 1044 Balmer Rd		
Jessy Rucker	1018 Mason St.		
Karen Sullivan	78 2314 Oca Bay Ave		
Jeremy Reinger	Fairfield		
P. Mulholland	Kinden Street		
Diana Swardon	1397 Richardson St		
Jane Coward	1580 Cook Street		
Kathryn Tadder	3435 Cadboro Bay Road		
Amy Stefek	1885 Sarg Pedro Ave.		
Zozovia Makas	Victoria BC		
Pierrelky	1026 balmer rd		
Blanche Black	610 903 Green St		
Jean Kennaspaud	1500 Clunburn St.		
Betty Logan	430 Chester Ave		
Gary Chae	3310 Queen Blvd		
Andrew West	40150 Eford St		
C. Parkhurst	2097 Lewis Terr.		
Caroline B. Webster	4339-770 Fildrum St		
Laura Nguyen	1635 Cook St Victoria BC		
Jay Sagan	1435 Cook St Victoria		
Debra Fillingim	710 Carleton St Vic		
Michelle Papert	#9-510 Dalton St		
Krista Kellogg	928 Gordon St		
Nora Ohol	1161 Pembroke St		
Jack & Helen	103-1039 Atkinson Ave V8V 4H3		
Chelsea Seaman	1413 Kennard Rd		
C. Man	1085 S Cook		

Petition

# Petition

We, the undersigned, oppose the Bosa development proposal for St. Andrews School site because of the excessive size of the project for the neighbourhood, the routing of traffic onto Mason Street rather than Pandora Avenue and lack of public amenities.

Name	Address	e-mail	Signature
Margaret Ridd Katherine Pomeroy	2217 Belmont 2217 Belmont	[REDACTED]	<i>M. Ridd</i> <i>K. Pomeroy</i>

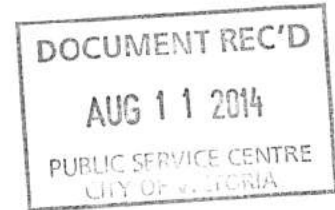
HELEN RUBACHUK

#1003 – 1034 Johnson Street, Victoria BC



August 8, 2014

Mayor Dean Fortin  
City of Victoria  
c/o 1 Centennial Square  
Victoria, BC V8W 1P6



Dear Mayor Fortin:

Residing at 1034 Johnson Street, I am a voter and am objecting to the proposed development at 1075 Pandora Avenue, for the following reasons:

- Excessive noise: There has already been too much noise and disruption in our lives/homes emanating from the condominium, The Mondrian that was erected on the corner of Johnson and Cook Street. We have been subjected to continuous blasting, heavy machinery operation and traffic pattern disruption for several months. I'm not in favour of having to endure any more of this kind of stress that would result from another building project proposed for 1075 Pandora Avenue.

- Excessive height: Many of us currently have very limited sunlight, however, this proposed development's multi-storey building's shadow will completely obliterate all morning sunlight to the residents at 1034 Johnson Street who face north and east. Evening sunlight is already obscured by the existing structures at 1026 Johnson Street and 1015 Pandora Avenue on the west side. This project would not be conducive to a healthy lifestyle.

- Excessive close proximity: This project is proposed to be built, in part, on a piece of land behind 1034 Johnson Street and the recently erected The Mondrian. This small parcel of land was previously a small parking lot and a two-storey office building. The proposed multi-storey building in this same location would totally obscure all sunlight from the east for the residents of 1034 and 1026 Johnson Street. I object to my neighbourhood being this densely populated.

- Excessive density: This project would become the fifth high rise building, 10 storeys or higher, to be situated within a one block area, no doubt causing increased demand on the city's resources, such as water usage, sewage requirements, garbage removal and electricity demand as well as additional pollution caused by these demands. There would be increased residential, visitor and trades company vehicle traffic, as well as greater parking needs. I object to my neighbourhood being subjected to these added activities.

- Excessive vehicular traffic: With the loss of parking facilities at the sites of The Mondrian and the proposed building on the SE corner of Cook and Johnson Street, there is reduced commercial and visitor

.../2

HELEN RUBACHUK

- 2 -

August 8, 2014

parking lots available. The proposed building project at 1075 Pandora Avenue will increase demand for parking facilities. Clients and staff of existing and proposed commercial enterprises located in this area will also face parking challenges, increased surveillance, ticketing and towing activities. I object to being subjected to this additional stress in my neighbourhood.

Because I am a home owner, I am not at liberty to move when my lease is completed. Again, I am requesting that you reconsider approving the proposed development at 1075 Pandora Avenue.

Looking for your positive response,

A handwritten signature in cursive script, appearing to read "Helen Rubachuk".

Helen Rubachuk



September 10, 2014

Mayor & Council  
City of Victoria  
1 Centennial Square  
Victoria BC  
V8W 1P6

By Email

Re: 1008 Pandora Street

The proposal by BlueSky Properties/BOSA Properties for a mixed-use rental housing development is a good fit for the City of Victoria. This development represents an increase in workforce housing and density along a well-serviced urban core.

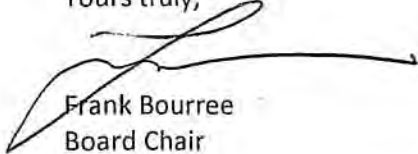
Increased activity would benefit this neighbourhood and lessen the burden of social services that are heavily centered in this area of downtown. In addition, The Chamber has noted the lack of workforce housing in the region to be a significant barrier to maintaining a common standard of living. The 210 rental-unit development within walking distance of the major commercial centre for the region represents smart growth.

The neighbourhood has provided feedback to the developer who has made significant changes to the development to accommodate many of the concerns. The proposed site is partially occupied by buildings in poor repair with significant vacancies. There is a risk this property, if left vacant, could denigrate the entire neighbourhood and make the development of this property and other area properties significantly less economically viable.

Pandora Street from Cook Street to Blanchard has tremendous potential but also represents an area with a significant risk of taking on an abandoned image. There are significant vacancies and a large number of social service providers that affect the character of the neighbourhood. The development of modern retail, commercial and rental accommodation would significantly improve this neighbourhood and ideally attract additional investment.

Economically, the development represents construction jobs in the development phase, downtown jobs and housing in the long-term and significant additional tax revenue to the city. Our community needs this type of development that is built by reputable developers that have experience working in our community. I recommend that Council approve this development without further changes or delay.

Yours truly,



Frank Bourree  
Board Chair

**Janet Hawkins**

---

**From:** Ming Moodrey  
**Sent:** Thursday, Sep 11, 2014 12:00 PM  
**To:** Public Hearings  
**Subject:** Mayor and Council email: Proposed development - St Andrew's School site

-----Original Message-----

[REDACTED]  
Sent: Thursday, Sep 11, 2014 11:55 AM  
To: Ming Moodrey  
Subject: Mayor and Council email

From: charles joerin

Email: [REDACTED]

Reference :

Daytime Phone : [REDACTED] cell I understand that BlueSky has asked for a postponement of the public hearing on the property popularly known as St. Andrew's School. I think the time for the BlueSky proposal to be judged in the court of public opinion is now, not later.

I trust that council will aggressively question BlueSky this evening as to their reasons for asking for a postponement.

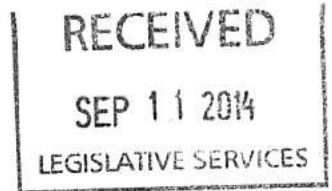
What I read in their letter to you was all about talk (which we have engaged in for 2 years) with only the reference to vague "key elements". Surely the key elements of traffic, massing and a big box grocery store have been talked up enough already. Please probe for substantively defined reasons for postponement.

Charles Joerin, North Park resident.

**IMPORTANT NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

IP Address: 24.68.152.195

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



City Hall  
#1 Centennial Square  
Victoria, BC

Sept. 11, 2014

**Re St. Andrews Site Development**

Mayor and Council

This letter is about the proposed development for the St. Andrew's school site up for a hearing tonight. This case involves a new policy of increasing density and height in the Blanshard St. area. It is important in applying general policy to specific areas to respect three aspects: possible heritage, density's affects on areas around and some relief of green areas and space.

In the case of what is at issue tonight, here are these points:

- 1) The school building is a landmark with an authentic style from the past and a history connected with the whole city and the Roman Catholic Church. The school seems heritage worthy, but would be lost. There are some buildings which have merit for themselves. The older main building could be adapted for new uses and have added new structures. Please consider this possibility. Once we lose a building, it is gone.
- 2) Councillor Young stated "The controversial part is that as the downtown expands, you will have areas where you have low density development right near newer higher density development" (*Vic News* Sept. 10). So this proposal will set the keynote as to how other proposals happen. The problems caused by heavy commercial use on a quiet residential street matter more than the policy of having commercial. That part can be fulfilled with something smaller.
- 3) In the midst of such new density and height-with more developments to follow in the area-is there enough real green space for respite and height closer to the streetscape? Developers' requests are often for the maximum for their financial reasons.

I have not written for a while, but am concerned about how these three aspects were apparently not fully met. Please acknowledge receipt of this letter.

Sincerely,

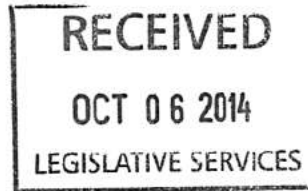
A handwritten signature in cursive script that reads "Mary E. Doody Jones".

Mary E. Doody Jones



September 26, 2014

Mayor Dean Fortin  
City of Victoria  
c/o 1 Centennial Square, Victoria, BC V8W 1P6



Dear Mayor Fortin:

Residing at 1034 Johnson Street, I am a voter, a tax payer and, as a home owner I am objecting to the proposed development at 1075 Pandora Avenue, (JCP Properties Ltd - Dan Cox) for the following reasons:

- excessive noise: There has already been too much noise and disruption in our lives/homes which emanated from the condominium (Mondrian) recently erected on the corner of Johnson and Cook Street. Beginning each day at 7:00 a.m., we were subjected to continuous blasting, heavy machinery operation and traffic pattern disruptions for months. I'm not in favour of having to endure any more of this kind of stress that would result from another building project as proposed for 1075 Pandora Avenue.

- excessive height: Many of us at 1034 Johnson Street currently have very limited sunlight, however, this proposed development's multi-storey building's shadow will completely obliterate all morning sunlight to the residents at 1034 Johnson Street who face north and east. Evening sunlight is already obscured by the existing structures at 1026 Johnson Street and 1015 Pandora Avenue. In addition, there is another project proposed to be built on a very slender piece of land between 1034 Johnson Street and the Mondrian. Permitting these projects to proceed would be detrimental to a healthy lifestyle.

- excessive close proximity: The land between 1034 Johnson Street and the Mondrian is currently a tiny parking lot. With the 1075 Pandora Avenue project to border 1034 Johnson Street, these buildings will cause my neighbourhood to be too densely populated.

- excessive density: The project at 1075 Pandora Avenue would become the fifth high rise building, 10 storeys or more, to be situated within a one block area, producing increased demand on the city's resources, such as water usage, sewage requirements, garbage removal and electrical load as well as additional pollution caused by these demands. There would be increased residential, visitor and trades company vehicular traffic plus greater parking needs. I object to my neighbourhood being subjected to these added activities and demands.

- excessive vehicular traffic: The loss of parking facilities at the sites of the Mondrian and the proposed 1075 Pandora Avenue will result in reduced commercial parking available but will increase demand. Clients and staff of existing and proposed commercial enterprises located in this area will also face parking challenges, increased surveillance, ticketing and towing activities. I object to being subjected to this additional stress in my neighbourhood.

- vacancies: Please note, all the units on the ground floor at the Mondrian, continue to be vacant since it was built as are many other vacancies around the city. It would seem there are too many existing rental units available without occupants proving that no more commercial/residential rentals are needed.

Therefore, I respectfully ask that you do not approve this project. As you can appreciate, being a homeowner, I am unable to move. If you lived and owned a residence in this area, I trust you would also object to this development taking place for the reasons as stated above.

Sincerely,

A handwritten signature in black ink, appearing to read "Helen Rubachuk".

Helen Rubachuk

