

Janet Hawkins

From: Lisa Helps (Mayor)
Sent: Thursday, Jul 2, 2015 8:22 PM
To: Janet Hawkins
Subject: Fwd: Re-zoning application #00381 (St. Andrew's School site)
Attachments: NPNA-St. Andrew's 29June2015-ltr.pdf

For Council agenda

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Lisa Helps
Mayor, City of Victoria,
www.lisahelpsvictoria.ca
250-661-2708
@liahelps

"Cities have the capability of providing something for everybody only because, and only when, they are created by everybody."

- Jane Jacobs

Begin forwarded message:

From: Bond Penny [REDACTED]
Subject: Re-zoning application #00381 (St. Andrew's School site)
Date: 30 June, 2015 10:51:15 AM PDT
To: Councillors <Councillors@victoria.ca>, Jason Johnson <jjohnson@victoria.ca>, Mark Kopinya <mkopinya@bosaproperties.com>
Cc: Kay Jennifer <jennifer@landeca.ca>

Dear Mayor Helps and Councillors,

Attached is a letter (pdf, plus signed jpeg) from the North Park Neighbourhood Association stating the NPNA's current position on the development proposal for 1002, 1008 and 1012 Pandora Ave. This position, endorsed by the NPNA Board and Land Use Committee, reflects input from neighbours who attended a special meeting on June 17, 2015 to discuss the presentation by BlueSky Properties to the NPNA regular meeting on May 6, 2015.

This letter also has been sent via victoria.ca to the Victoria Engineering & Public Works/Land Development Department.

Thank you for your attention to the concerns and position of the NPNA on this development proposal.

Sincerely,

Penny Bond
NPNA Secretary/Membership
secretary@npna.ca



North Park Neighbourhood Association
P.O. Box 661, #185 – 911 Yates St.
Victoria, BC V8V 4Y9
www.npna.ca

June 23, 2015

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

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St. Andrew's Site

On June 17, 2015, the North Park Neighbourhood Association (NPNA) called a special meeting for members of the North Park community to discuss the most recent plans for the St Andrew's site, as presented by developer Bosa Developments/BlueSky Properties to the NPNA public meeting on May 6, 2015. The sole purpose of the meeting was to solidify NPNA's position on the latest plan iteration and provide a forum for further discussion.

In the NPNA's March 27, 2014 letter to council, four major concerns with the St. Andrews site redevelopment plan were outlined. Those concerns were: traffic access and egress, lack of community and green space, inadequacy of proposed mid-block walkway, and the massing of the chosen design.

These key issues identified in the March 27, 2014 letter to Council were revisited at the June 17, 2015 meeting. The consensus was that they had not been addressed in any meaningful or significant way. Concerns remain with:

1. Traffic - access and egress / increased traffic / noise covenants

- It is not satisfactory to bring all traffic in and out on Mason Street. It would severely compromise the unique character of the 1000 block Mason Street, turning it into a service lane for the developer.
- Increased traffic on Mason Street is detrimental to the children's playground.
- Traffic off Mason also would compromise the greenway and bike path on Vancouver Street, where most of the traffic would access Mason Street, and which is a main south-north bike corridor.

- The single 35,000 sq. ft. retail outlet would increase traffic to the area as it would rely for its success on destination customers driving from the region as opposed to local shoppers walking to medium-sized local retail outlets.
2. Community and green space
 - Interior green space and planter boxes for residents, as proposed, offer no benefit for the neighbourhood.
 - A community room under the management of the developer is not a significant benefit to the neighbourhood.
 3. Mid-block walkway
 - The proposed walkway at the edge of the building does not meet the community's objective for breaking up the site and allowing access through, and as currently designed could result in safety issues.
 4. Massing
 - Lowering of heights to four storeys on Mason St. and Franklin Green Park, with six storeys on Pandora Ave. and Vancouver St., does not go far enough to addressing the overall problem of a massive, single building. The footprint is too big and overpowering to its neighbours.
 - Mason Street City Farm was identified as a unique, forward-looking and desirable feature of the city and to be encouraged. This design plan would excessively shadow the farm in winter, compromising growing. Green growing space and food security were identified as important to our future.
 - Shadowing also would detract from the children's playground at Franklin Green Park in late afternoon when school-age kids use the park.

Affordable housing was also a topic of interest, given the developer's plan for 11 units to be designated affordable. It was commented that what is deemed affordable, based on city guidelines, is not, in fact, affordable for the North Park demographic. Truly affordable housing is not on offer with this development.

There is concern about the size of the proposed 35,000 sq. ft. commercial space. This is not at all what we would like to see in our neighbourhood, which is home to a variety of local and small business owners who might be adversely affected by a large retailer.

General approval for the character of our diverse, eclectic North Park neighbourhood was expressed. Comments expressed were: this plan does not enhance that character, offers no innovation, sets a bad precedent, doesn't build community, and was developed without consultation at the outset. It has made no significant concessions to the ideas of North Park residents and business owners to enhance and transition into the neighbourhood.

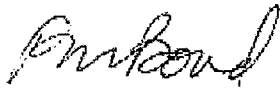
Consultation for this project has lacked in providing a co-creative process with the

no contact for several months following the postponed public hearing, a preliminary meeting with the NPNA Land Use Committee in April, the presentation to the public meeting on May 6, 2015 and one open house to view plans for four hours on a Tuesday, May 26, 2015. The consultations have not led to any significant movement on the key issues noted.

A key feature of the developer's reasons for postponing the public hearing on September 11, 2014 was to engage with the community on key elements of their proposal. Our most recent community consultation finds that the developer has not adequately listened to the needs of the neighbourhood nor seriously reconsidered the key elements of the project, offering only minor concessions.

For these reasons, the NPNA cannot support this project and requests that council not approve the rezoning request.

Yours sincerely,



Penny Bond
NPNA Secretary,
for NPNA Board

cc: City of Victoria Engineering/Land Development
Jason Johnson, Victoria City Manager
Mark Kopinya, BlueSky Properties



North Park Neighbourhood Association
P.O. Box 661, #185 – 911 Yates St.
Victoria, BC V8V 4Y9
www.npna.ca

June 23, 2015

Mayor and Council
City of Victoria
1 Centennial Square
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These key issues identified in the March 27, 2014 letter to Council were revisited at the June 17, 2015 meeting. The consensus was that they had not been addressed in any meaningful or significant way. Concerns remain with:

1. Traffic - access and egress / increased traffic / noise covenants
 - It is not satisfactory to bring all traffic in and out on Mason Street. It would severely compromise the unique character of the 1000 block Mason Street, turning it into a service lane for the developer.
 - Increased traffic on Mason Street is detrimental to the children's playground.
 - Traffic off Mason also would compromise the greenway and bike path on Vancouver Street, where most of the traffic would access Mason Street, and which is a main south-north bike corridor.
 - Access can and should come off Pandora, which already has a driveway in the southeast portion of the St. Andrew's site that could be adapted. The one-way, right-turn in and right-turn out configuration is a better alternative and should be revisited.

- The single 35,000 sq. ft. retail outlet would increase traffic to the area as it would rely for its success on destination customers driving from the region as opposed to local shoppers walking to medium-sized local retail outlets.
2. Community and green space
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General approval for the character of our diverse, eclectic North Park neighbourhood was expressed. Comments expressed were: this plan does not enhance that character, offers no innovation, sets a bad precedent, doesn't build community, and was developed without consultation at the outset. It has made no significant concessions to the ideas of North Park residents and business owners to enhance and transition into the neighbourhood.

Consultation for this project has lacked in providing a co-creative process with the neighbourhood being involved in the design process at the earliest stages, and has been limited in providing the community an opportunity for meaningful input, as follows:

no contact for several months following the postponed public hearing, a preliminary meeting with the NPNA Land Use Committee in April, the presentation to the public meeting on May 6, 2015 and one open house to view plans for four hours on a Tuesday, May 26, 2015. The consultations have not led to any significant movement on the key issues noted.

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For these reasons, the NPNA cannot support this project and requests that council not approve the rezoning request.

Yours sincerely,

Penny Bond
NPNA Secretary,
for NPNA Board

cc: City of Victoria Engineering/Land Development
Jason Johnson, Victoria City Manager
Mark Kopinya, BlueSky Properties

Janet Hawkins

From: Lisa Helps (Mayor)
Sent: Thursday, Jul 2, 2015 8:24 PM
To: Janet Hawkins
Subject: Fwd: former St. Andrews School Site

For council agenda

(not sure if this stuff comes to you too so sending in case not)

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Lisa Helps
Mayor, City of Victoria,
www.lisahelpsvictoria.ca
250-661-2708
@lisahelps

"Cities have the capability of providing something for everybody only because, and only when, they are created by everybody."

- Jane Jacobs

Begin forwarded message:

From: Linda Allan <linda@fotoprint.ca>
Subject: RE: former St. Andrews School Site
Date: 24 June, 2015 4:34:34 PM PDT
To: <mayor@victoria.ca>, <councillors@victoria.ca>
Cc: Mark Kopinya <mkopinya@bosaproperties.com>, Derek Allan <d.allan@fotoprint.ca>

June 24, 2015

Dear Mayor and Council,

Re: REZ00381, DP000351 (former St. Andrews School site)

Please accept this email as an expression from the owners, employees and customers of Fotoprint Ltd, 975 Pandora Avenue, regarding the development proposal for the above-mentioned property.

There have been many changes to the Harris Green area in the past few years, not all of them good. This proposal will inject much-needed life into our area and help to re-create what once was a vibrant community.

We unanimously support this project.

We respectfully request that the above proposal be approved.

Thank you
Linda and Derek Allan

Janet Hawkins

From: mayorandcouncil@victoria.ca
Sent: Friday, Jul 3, 2015 2:48 PM
To: Public Hearings
Subject: FW: Mayor and Council email

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]
Sent: Wednesday, June 24, 2015 2:35 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Marines W (Bill) DeVos

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Re St Andrews site. Please approve the proposal from Bosa.

They have been very tolerant of the people on Mason Street and the so called urban farm. That place is a joke, for many years it only produced weeds but since Bosa came around they put in some effort to make it look like they are doing some "farming". I did some checking and they only lease that land and their operation is illegal so please shut them down and remove that eye sore while you are at it. Bosa offers a very good plan and it should be given the go ahead. Keep traffic away from Pandora as much as possible, put it on Mason as there will be more development there in the future , those few houses will be gone along with the "farm".

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. Thank you.

IP Address: 96.54.174.157

Janet Hawkins

From: mayorandcouncil@victoria.ca
Sent: Friday, Jul 3, 2015 2:49 PM
To: Public Hearings
Subject: FW: Mayor and Council email: 1002-1012 Pandora

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]
Sent: Tuesday, June 30, 2015 2:19 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Angela Moran
Email [REDACTED]
Reference :
Daytime Phone : [REDACTED]
June 28, 2015
Mayor and Council City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St. Andrew's Site

My name is Angela Moran and I have been the leaseholder of 1032 Mason Street for the past 10 years stewarding Mason Street City Farm. I am very concerned about the development proposal for the St. Andrew's site as it will greatly impact our ability to grow food year round and the Mason Street Farm business will suffer as a result.

We offer a progressive farm education program through apprenticeships, volunteer internships and an urban farming certificate program. We are a world class model of what neighbourhoods can look like in a post carbon future. It would be a shame to see all of this work impacted and potentially put in jeopardy if we were to be placed on what equates to the north side of a mountain.

The St. Andrew's site has seen 3 iterations of the same proposal over the past 3 ½ years and during this process the community has become very passionate, confused, and tired. We have watched the developer placate to our concerns with token changes and play lego with the building massing.

Bosa has tried to address the traffic issue and the Pandora access without success due to the traffic access bylaw preventing all traffic coming on and off Pandora. This is now an issue the public must address with the City of Victoria.

It would be a mistake to push this through to public hearing with so much confusion and unanswered questions. The development can and should wait. There are issues within the City's OCP and traffic access bylaws regarding this site that need properly addressing before we rush into a Public Hearing. If you haven't had a chance to speak with the Engineering department about the access and egress bylaw, it would be greatly appreciated if you could. There seems to be a lot of confusion around this particular part of the development. And my understand is that it is at the discretion of

the Engineering department whether or not to allow the access off of Pandora. It would be great to have more clarification around this bylaw.

This area of Victoria is very unique within the Official Community Plan (OCP) as it is a sensitive transition from the downtown core to a quiet street lined with family dwellings, small businesses and a large urban farm.

The plan within the OCP for this area is for mixed use with increased density. The assumed future of this quiet little block for years was that it would just become condos one day and that assumed future has changed since the OCP came into effect. Homeowners are not intending to develop, renters have lived there for 20+ years, local businesses are not planning on moving and the Mason Street Farm has been given permission from our landlord to start a capital campaign to buy the farm! These new and exciting changes don't really match up with what is planned in the OCP anymore.

Bosa is one developer that has tried many different tactics to see their development get approval and each time they have been met with some very charged opposition. Another developer is out there that can meet with the community in North Park and develop North Park and the St. Andrew's site in line with North Park's vision.

It is important to remember that the OCP is a living document that is meant to respond to emerging issues and it can be amended. We are not opposed to development at the St. Andrew's site. We would just like to see a progressive development that addresses the concerns of the neighbourhood.

A mediocre development with unaffordable "affordable" housing units that shades Victoria's oldest urban farm on top of a big box store is not the progressive direction that many Victorians had envisioned for our first development on a downtown/neighbourhood border. If this development goes through it will set a precedent for future development. That precedent will include poor community consultation, condoning unclear communication from the developer, mediocre development and a disregard for progressive food security.

Mason Street Farm does not want to lose the ability to grow food year round for Victoria residents. And many residents within North Park want to see the character and walkability of Mason Street maintained. This development as it stands would greatly impact our ability to increase food security in Victoria and is not in line with Section 17, Food Systems, of the OCP, when considering its impact on our farm. We think it is vitally important that the OCP and access bylaw for this area be revisited and reassessed before we consider such a massive redevelopment of this site.

Thanks for your time and consideration.

Sincerely,

Angela Moran
Mason Street City Farm

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. Thank you.

IP Address: 207.34.136.141

Janet Hawkins

From: Lisa Helps (Mayor)
Sent: Thursday, Jul 2, 2015 8:22 PM
To: Janet Hawkins
Subject: Fwd: Pandora St. school site development proposal
Attachments: Mason St. development.pdf; letter to TC.pdf

For council agenda

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Lisa Helps
Mayor, City of Victoria,
www.lisahelpsvictoria.ca
250-661-2708
@lisahelps

"Cities have the capability of providing something for everybody only because, and only when, they are created by everybody."

- Jane Jacobs

Begin forwarded message:

From: Jessy Anna [REDACTED]
Subject: Pandora St. school site development proposal
Date: 30 June, 2015 10:32:31 AM PDT
To: "councillors@victoria.ca" <councillors@victoria.ca>, "mayor@victoria.ca" <mayor@victoria.ca>
Cc: "mkopinya@bosaproperties.com" <mkopinya@bosaproperties.com>
Reply-To: Jessy Anna [REDACTED]

Attached is my letter to council regarding the proposal and also the letter I've sent to the Times Colonist in response to the news article on Friday.

-Jessy Rucker

Re: Pandora/Mason St. Building Proposal

I have lived on Mason St., across from the school, with my teenage daughter for six years. I am writing council again to say that the Bosa proposal is weak and we expect development to be more progressive than a big box store, another coffee shop, a huge building, and countless cars and delivery trucks. This proposal is not innovative or sensible; it is reasonable to take into account our quality of life in this unique area. We live in Victoria because it's not Vancouver.

Store: The large commercial space of 35,000 square feet in the plan for some type of retail store only encourages people from much of the city to drive their cars there.

I want to add that I like shopping at Wellburn's because it is small, so I do not feel overwhelmed like I do at big grocery stores with lots of lights, signs, stuff, and people, and I know many other people who feel the same way.

Size: Regardless of the building's height on Mason St., with the Pandora side as six and a half stories tall, it allows a significant shadow to be cast onto houses and the farm through most of the winter. It was implied by Bosa staff at the neighbourhood meeting in May that the farm operators, Angela and Jesse, appeared to be satisfied with the current state of the proposal but this is not true.

Development should not impede on adjacent locally-owned businesses.

The plan for the building to take up most of the property does not allow for it to transition well into the North Park neighbourhood. Concerning density, there are already at least two big buildings which are well over ten stories that are going up a few blocks from here right near the downtown core, where it is a more appropriate place for this.

Access: Regarding the matter of the entrance, if it were on Mason St. then many of the cars and trucks would be turning from Vancouver St., which is a small street that is popular with cyclists. This is not the safe option. It makes more sense to have the entrance/exit on Pandora St., like how the school did, mainly because the street has three lanes.

"Affordable": Recently, Bosa began to talk about "affordable" housing, but we know the word itself is relative and what Bosa has showed us with their public displays is that the cost they have in mind for this only hovers around market value. If they really wanted to do something thoughtful and practical for the

marginalized, then they could offer below-market housing to First Nations people.

Suggestion: If the whole building was no more than five stories, or if just the Vancouver St. side had something like ten stories, with some reduced width as well, that would be better for the farm and the transitioning into the neighbourhood. Instead of having upper-level gardens, there could be ground-level garden beds for the use of the residents, and some fruit trees, on the Mason St. side and the side next to the park, which would keep the building from being so close to the edge of the property and be more eye-pleasing to allow for a better transition into the neighbourhood.

-Jessy Rucker

Re: St. Andrew's Plan article of June 26

As a resident of Mason St., across from the development site, I have to point out that the Bosa proposal discussed at Thursday's meeting is the same, regarding its overall size and site entrance, as what was postponed at the council meeting last September.

I have chimed in, along with many others, about concerns involving the traffic and shadowing that this institution-like development would impose to our well-functioning area, and feel we haven't been taken seriously.

Referring to the part in the TC article saying "under the city's highway access bylaw, access to the underground has to be off the residential Mason Street," the bylaw was changed in the past year so that it now is ultimately a decision of the engineering department. Still, as said in the bylaw, this decision is largely based on safety. With that in mind, it seems unreasonable for so many dozens of cars and trucks to be turning onto Mason from Vancouver St., which is a two-lane road and a popular cycling route, when the entrance could be on Pandora, a one-way street of three lanes, as it was for the many years that the school was operating. We know from an early Bosa report that they expressed their desire for uninterrupted commercial space on the Pandora side.

The "affordable" housing is an option that was presented to the neighbourhood as a compromise in order to appease the North Park residents regarding our issues with traffic and massing. This "affordable" idea is very subjective, which was obvious at Bosa's recent public display where these rental examples could hardly be considered "below" market value.

And just what does sending an 'odd signal' mean, as stated by our development-darling Mayor with her lack of discernment? That developers wouldn't bother with this again? That the city ought to accept what comes its way when the dangling carrot is a small percentage of "affordable" housing, despite a development's impact on the area?

Also, this "apples and oranges" non-sequitur matter of offering garden plots for use by the building's residents to show Bosa supports agriculture as an attempt to allay the neighbourhood's concern for the Mason St. City Farm is another dismissal of our neighbourhood's lifestyle and efforts toward long-running, locally-owned businesses and environmental sustainability.

As voiced in our recent North Park community meeting, we live in this area because it is unique and hardly resembles Vancouver.

We don't need a huge store. We don't need a towering building. We don't need more coffee shops, and we don't need several places to sit in a few small plazas so that corporations can convince themselves they're doing something for a community.

-Jessy Rucker

Janet Hawkins

From: Lisa Helps (Mayor)
Sent: Sunday, Jul 26, 2015 4:21 PM
To: Public Hearings
Subject: Fwd: letter r.e. Mason St
Attachments: Mason St McGhee 15Jun16.docx

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Lisa Helps, Victoria Mayor
www.lisahelpsvictoria.ca
250-661-2708
@liahelps

"Cities have the capability of providing something for everybody only because, and only when, they are created by everybody."

- Jane Jacobs

Begin forwarded message:

From: fjensen [REDACTED]
Subject: Fwd: letter r.e. Mason St
Date: June 19, 2015 at 9:31:39 AM PDT
To: <mayor@victoria.ca>, <malto@victoria.ca>, <ccoleman@victoria.ca>, <bisitt@victoria.ca>, <jloveday@victoria.ca>, <mlucas@victoria.ca>, <cthornton-joe@victoria.ca>, <gyoung@victoria.ca>, <pmadoff@victoria.ca>

Hi there, Please see attached letter.

Doug McGhee
Resident and homeowner
1016 Princess Avenue
Victoria BC V8T 1L1

2015 June 16

To Whom It May Concern:

I am writing about the proposed development of St Andrews School on the corner of Pandora Ave. and Vancouver St.

I have lived in North Park for 23 years and owned a home here for 19 years. I love North Park. I share the vision of enhancing Mason Street with traffic calming and a mid-block green-space. This vision will require some cooperation of interested parties and leadership by the city, but will enhance the value of the street, neighbourhood, and development site as a clear win for all.

I propose that the North Park Neighbourhood Association concede to the development plan:

- proposed higher development along the very west end portion of Mason St. and
- the offered meeting room space

in exchange for three suggestions:

1. lower development across from the Mason St farms (more eastwardly) to preserve full three-season sunlight to the farms,
2. blocking off the mid-portion of Mason Street to create a tiny addition to Franklin Green and two blind-end streets enhanced with alternating-side parking and greened traffic calming design, and
3. traffic entrance for the development be allowed to from Vancouver St. or Pandora Ave.

Suggestion 1

Lower development that would allow full three-season sun to the two existing urban farms on Mason St. is critical. These farms are a well-recognized part of the growing movement, in which the City plays a leadership role, that celebrates the value of local farms and food sources. Blocking sunlight to these two farms would have one development kill two local businesses.

Suggestion 2

Blocking off the mid-portion of the block, perhaps only 20 meters long, kitty-corner to northwest corner of Franklin Green would create a tiny mid-block green space. Further greening and traffic-calming the two blind-end street portions would make this street

more appealing for residents living in the new development, inviting a street-entrance design to condos.

There is not enough room for full cul-de-sacs but there are numerous examples of turn-arounds that are not full cul-de-sacs in the immediate area. Examples include King Rd. at Cook St., Pembroke Ave. at Fernwood Rd, and Gladstone Ave. at Fernwood Rd.

Gladstone Ave. at Fernwood is an example where local business thrive with the loss of through traffic. The farms, Yoka's Coffee and Honey and Easy Livin' also have car access and parking from Balmoral Rd.

I am told that the City Engineering Department has pointed out three barriers to this idea:

- a) Inadequate room to create cul-de-sacs without acquiring land. Above I propose creating turn-arounds. This might require some imagination to create adequate shared space for cars to turn around, perhaps that might cross lowered sidewalks. One sidewalk could be removed at that portion, or a tiny portion of land might need to be acquired.
- b) Possible loss of parking with two-way traffic on these streets. In response to this point, one sees that putting traffic entrance off Mason Street to the development also reduces parking. Traffic calming design like that on Leighton Rd. would offer a bike / pedestrian-friendly two-way street and still permit alternate-side parking. Planting shrubs or trees in the traffic-calming portions will enhance the visual appeal and value of the land for the development and the neighbourhood.
- c) Pavement thickness might have to be increased with two-way traffic. One quickly sees that traffic would be much less with a blocked-off Mason St. than if proposed parking entrance (with access for moving and delivery trucks) to the development were to be by way of Mason St.

Suggestion 3

Having the parking entrance to the proposed development on Mason St would essentially turn the west end of Mason St into an extended driveway for heavy traffic, be destroying the pedestrian / bicycle-friendly thoroughfare. Please avoid this.

Thank you for working together with imagination and leadership to capitalize on this chance to enhance Mason St in a way that benefits all.

Kind thanks,

Doug McGhee

Janet Hawkins

From: Monica Dhawan
Sent: Monday, Jul 27, 2015 1:46 PM
To: Public Hearings
Subject: St. Andrews site decision, April 3

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

From: Shauna Johnson [mailto:]
Sent: Thursday, July 23, 2015 8:51 PM
To: Councillors
Subject: Fwd: St. Andrews site decision, April 3

Dear Victoria City Council,

I'm writing today to reiterate my thoughts and opinions about Bosa's proposed Saint Andrews site development that I previously sent to council.

I understand that the

Public hearing is now delayed until August and I would like this email and my attached letter to council to be reviewed and accepted in opposition to this development during the public hearing in August. Thank you, Shauna Johnson

>

> 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

Janet Hawkins

From: Ben Isitt (Councillor)
Sent: Friday, Jul 31, 2015 7:28 AM
To: Dorothy Field; Public Hearings
Subject: RE: St. Andrews

Thanks for writing Dorothy. I am forwarding your message to City staff to ensure it is included with materials for the public hearing on Thursday August 27.

Ben

Ben Isitt
Victoria City Councillor and CRD Director Email. bisitt@victoria.ca / Tel. 250.882.9302 Web. www.BenIsitt.ca

From: Dorothy Field [REDACTED]
Sent: Thursday, July 30, 2015 4:15 PM
To: Councillors
Subject: St. Andrews

Dear Councilors:

I would like to go on record as supporting the North Park Community Association's position on the St. Andrews site. The proposed development does little to enhance the neighbourhood which is working hard to bulwark the spirit of community. The proposal is out of scale, shifts the traffic pattern in ways that would be detrimental to current businesses, and threatens the small community-owned businesses currently in place. The community engagement to date has been rather shallow and hasn't taken community suggestions seriously.

North Park is a very particular neighbourhood with particular challenges. Ideally, whatever happens at the North Park site should add to the community's health and well-being, should not threaten current shops and Wellburn's Market, and should encourage further small-scale enterprises arising from the neighbourhood. Parachuting in such a large development puts the community's sense of itself and the progress it is making at risk.

Though I am not a North Park resident, my shopping needs bring me into the neighbourhood on a regular basis. What happens to North Park effects adjacent Fernwood where we are working hard to create a vibrant village centre and the greenest, most livable neighbourhood possible. As you know, Fernwood's past challenges were not so different from North Park's. As you also know, Fernwood has become a bit of a poster child for placemaking and neighbourhood involvement.

North Park has houses of similar vintage to Fernwood's and residents who are committed to their neighbourhood. They are currently in the process of working out design solutions to humanize and green up Cook Street between Pandora and Caledonia. This approach, backed by City Hall, is what makes Victoria both vital and livable. It's what puts us on the map. There are no end to large condos being built closer to downtown and their effect has not been without issues. Given all this, I oppose the Bosa development and urge you to consider more appropriate uses for the St. Andrews site.

Yours,

Dorothy Field
1560 Gladstone Avenue
Victoria BC V8R 1S5

Janet Hawkins

From: mayorandcouncil@victoria.ca
Sent: Friday, Jul 31, 2015 3:06 PM
To: Public Hearings
Subject: FW: St. Andrews development and its impact on urban agriculture

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]
Sent: Thursday, July 30, 2015 4:43 PM
To: mayorandcouncil@victoria.ca
Subject: St. Andrews development and its impact on urban agriculture

From: Betsy Nuse

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I have only recently learned about Bosa Property's proposed development on Vancouver Street between Pandora and Mason.

The folks at Mason Street City Farm have been advocating for three changes to the development plan: (1) motor vehicle access off Pandora, (2) truly affordable housing units (not 70% market value) and a pedestrian corridor along Mason Street.

I agree with the farmers that these changes could preserve the cycling and pedestrian use of this area and increase housing affordability in North Park.

Please support these changes to this development plan!

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IP Address: 75.154.237.77

Janet Hawkins

From: Monica Dhawan
Sent: Wednesday, Aug 12, 2015 2:54 PM
To: Public Hearings
Subject: FW: B.C. needs 'net-zero' building revolution to combat climate change

From: deirdre gotto [mailto: [REDACTED]]
Sent: Monday, August 10, 2015 1:06 PM
To: Councillors
Subject: B.C. needs 'net-zero' building revolution to combat climate change

Mayor and council,

I hope city council will take the net-zero building concept to heart when considering rezoning for development. The BlueSky/Bosa proposal for the St. Andrew's School site, to be considered at the August 27 public hearing, is a case in point. This very large site with one massive building taking up the entire footprint has significant consequences, among them a very large carbon footprint.

The Bosa proposal offers no Leed certification. The developer claims it is "Leed silver-equivalent" but what does that mean? Leed certification is Leed certification. Why isn't it a given for such a large project? Small-scale developers have committed to certification, so why not this large developer? This lack of commitment to comprehensive energy-efficiency measures is one of the serious missteps in this proposal which should concern council. The St. Andrew's proposal does not offer standard energy efficiencies, let alone state-of-the-art innovations that would produce energy equal to what is used (net-zero) and will add significantly to traffic with the extra-large retail outlet of 35,000 square feet.

The responsibility to address climate change by reducing emissions and conserving energy is incumbent on all citizens and all levels of government. In the future, smart growth like net-zero building will be mandated. Until then, I sincerely hope that council will consider all proposals through a lens of climate change mitigation and encourage developers to get on board with this smart thinking.

St. Andrew's needs a better plan or it is a wasted opportunity for the city and the neighbourhood.

Thank you for your attention.

Deirdre Gotto
3050 Jackson Street,
Victoria, BC V8T 3Z8

Begin forwarded message:

From: Guy Dauncey [REDACTED]
Date: July 25, 2015 10:04:30 AM PDT
To: BCSEA NEWS <bcsea-news@lists.bcsea.org>
Cc: GSX <gsxlist@elert.ca>, landwatch@npogroups.org, Climate Exchange <climate-exchange@vancouvercommunity.net>

Subject: [BCSEA-NEWS] B.C. needs 'net-zero' building revolution to combat climate change | Vancouver Observer
Reply-To: bcsea-energy@lists.bcsea.org

<http://www.vancouverobserver.com/news/bc-needs-net-zero-building-revolution-combat-climate-change>

B.C. needs 'net-zero' building revolution to combat climate change

Clean energy experts are putting the B.C. government's feet to the fire after learning that "net-zero" buildings are within its reach, but remain unsupported by weak provincial energy policies.

The [Pembina Institute](#), a Vancouver-based think tank, teamed up with the [Pacific Institute for Climate Solutions](#) (PICS) to produce two reports examining B.C.'s energy-efficient building regulations, and paving the pathway to meeting its energy-efficient ambitions.

Net-zero buildings, which produce at least as much energy as they consume, will play a key role in helping the province meet its climate targets, they said, but cannot become a province-wide reality without stronger commitment from governments.

"If energy requirements for B.C. buildings continue at current pace, we will not see net-zero buildings before 2050," Josha MacNab, B.C. director of the Pembina Institute, told the *Vancouver Observer*.

"This would put us at least 20 years behind schedule if we expect to be able to tackle climate change in a meaningful way."

In 2008, the province took initial steps towards net-zero buildings by introducing an [energy-efficient building strategy](#), and in 2013, it signed a [non-binding commitment](#) to "lead the way for 'net-zero' buildings."

As of today however, no hard target dates have been set, and MacNab believes these efforts fall short.

Provincial improvements not enough

“To date B.C. has seen some improvements in energy efficiency in the building stock, but we do need to see a ramp up in the scale of that effort,” she said. “Using net-zero as a target for where B.C. should be heading seems to make sense.”

The Pembina Institute and PICS are now calling on the province to adopt stricter energy efficiency policies as it develops a new Climate Leadership Plan to meet 2020 and 2050 emissions-reduction targets.

According to the reports' findings, tools that would support net-zero buildings include:

- Better enforcement of building codes
- Incentives and financing solutions to offset costs and motivate developers
- Options for municipalities to voluntarily adopt stricter energy requirements for buildings
- Leading by example with super energy-efficient public sector buildings
- Increasing the rate of the carbon tax to reflect real costs of carbon pollution
- Knowledge and skills training for construction and operation of net-zero buildings
- Energy reduction strategies for heating, cooling, lighting, and appliances
- Benchmarking energy use in buildings

Local net-zero movement already underway

According to the Pembina Institute, buildings account for 29 per cent of B.C.'s energy use and 12 per cent of greenhouse gases. Total building floor space is expected to double between now and 2050, which makes net-zero buildings more crucial than ever.

Several developers have already recognized this need, and in 2010, Vancouver became home to the first multi-residential net-zero

dwelling in Canada — a seniors development in Southeast False Creek with solar panels, natural cross-ventilation, and triple-glazed windows.

Micheal Sawyer, president of Net-Zero Structures Ltd., estimates there are around 1,000 net-zero homes and buildings in B.C., and said the demand for them is constantly growing.

"There's a growing number of sophisticated buyers out there who are looking for energy-efficient features for practical, aesthetic, and ethical reasons," he told the *Vancouver Observer*. "Having said that, only a very small percentage of all the homes built in our region, British Columbia or Canada as a whole are currently at the net-zero standard."

Sawyer's team has built roughly 25 net-zero and close-to-net-zero homes over the last five years, but seconded the Pembina Institute and PICS reports. He said a city or province-wide net-zero standard can't be accomplished without stronger government and industry support.

"The idea of an entire jurisdiction going to a net-zero standard is not so outlandish," he explained, referencing a recent State of California decision to have 100 per cent of new homes achieve net-zero status beginning in 2020.

"We're not going to be able to achieve that unless we have leadership from government in terms of public policies — changing the building code to reflect the things we have to do — and we're not going to do it unless we have leadership from the construction industry."

To petition the province to incorporate tighter net-zero commitments in its upcoming Climate Leadership Plan, visit the government website.

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BCSEA-NEWS is a public list provided by the BC Sustainable Energy Association - www.bcsea.org - for sharing news and media items about energy and climate. All content is reviewed for etiquette and relevance to subject matter.

To view archived content, visit <http://lists.bcsea.org/pipermail/bcsea-news/>.

Would you be willing to be a member of the BCSEA ? Your support will help us to make a positive difference in the world through our projects and activities. www.bcsea.org/join

Janet Hawkins

From: Monica Dhawan
Sent: Wednesday, Aug 12, 2015 2:55 PM
To: Public Hearings
Subject: FW: Letter of Support - Bosa Properties St. Andrew's School Proposal (1008 Pandora St.)

From: Jonathan Vidalin [REDACTED]
Sent: Wednesday, August 12, 2015 10:50 AM
To: Chris Coleman (Councillor); Lisa Helps (Mayor); Ben Isitt (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Lisa Helps (Mayor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor)
Subject: Letter of Support - Bosa Properties St. Andrew's School Proposal (1008 Pandora St.)

Good morning,

I am writing to advocate my support of Bosa Properties proposed redevelopment of the St Andrew's School Property on Pandora Street.

As a resident, homeowner and payer of seemingly forever increasing City of Victoria property taxes, water and sewer bills, I strongly support this proposed redevelopment.

It is truly worrisome that I have to write yet another letter of support to you all for a modest and sensible development proposal that fits in perfectly with the city's development guidelines that has nevertheless created much controversy amongst a subset of the North Park neighborhood who wants to see nothing but the status quo along Mason Street. What's so disappointing is despite the strewn needles, the poverty, the derelict and abandoned St. Andrew's School property and saddening environment around much of North Park, the Mason Street group is trying its damndest to convince their neighbors and city council that the status quo is better than what Bosa has proposed.

I disagree and feel strongly that Bosa has proposed a great development for this property. It will be attractive and add much needed residents. The increase in rental housing stock will obviously increase the supply of housing and reduce upward pressure on rents. The proposed grocery store will provide another grocer option for downtown (as of now there is currently only one quality option - the Market on Yates). Look no further than the Promontory to see the positive changes a Bosa property can affect on a neighborhood.

We as a city can't afford to have Bosa walk away from this development and I'm hoping that each of you, who I know all are sensible, see that. Another 5 or 10 years of the status quo in North Park will not cut it. World class cities don't have vacant properties in prime locations.


The North Park residents who oppose this project seem to have forgotten about the several mid-rise buildings nearby that are of similar massing to Bosa's proposal. This proposal is not out of scale. It is not insensitive. They seem to have forgotten about the 10+ floor buildings that exist or will soon be under construction directly across Pandora Street.

To me, this project is a complete no-brainer. It will fit in perfectly with the existing neighborhood, add residents to a lifeless and run down section of town and provide a much needed boost to the Victoria tax base. Let's not forget that adding homeowners to a section of Pandora known for drug activity and other crimes will only help to improve that area of town and make it more vibrant and livable to all the taxpaying homeowners of Victoria.

Please do not yield to the special interest group on Mason Street and the ant-gentrification crowd. This is a reasonable, sensible proposal which will add life and vibrancy to an otherwise derelict and rather run down neighborhood.

Please do not scare away another quality, sensible developer. Victoria needs this and many other projects like it to help become the world class city it is capable of being, but afraid of becoming. This city has so much potential, but for far too long City Hall and the small but vocal minority that opposes change has held us back.

Regards,
Jonathan Vidalin, CPA, CGA


8 - 1405 Mallek Crescent,
Victoria, BC

Janet Hawkins

From: mayorandcouncil@victoria.ca
Sent: Monday, Aug 17, 2015 10:02 AM
To: Public Hearings
Subject: FW: Mayor and Council email: St. Andrew's School

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]
Sent: Saturday, August 15, 2015 3:44 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Andrew Godon

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I am writing today about the proposed development at Vancouver St & Pandora on the site of the former St. Andrew's Catholic school. While I am in full support of the OCP goals of increased density for the area, this project is not consistent with many aspects of the Plan as elaborated in the points below:

- * large footprint needs to be broken up with public access through the site
- * 35,000 sq ft for a single retailer (3 times the size of Market on Yates and larger than Fairways in Quadra Village) is too big and will increase traffic in an area where walking and cycling should be encouraged
- * 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 sq ft for a single retailer (3 times the size of Market on Yates and larger than Fairways in Quadra Village) 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
- * 11 units of affordable housing at 85% of market rents is not affordable, especially for North Park demographic

I urge the mayor and council to reject the proposal put forward by the developer as proposed and pursue more community engagement and consideration of the goals stated in the OCP

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IP Address: 184.66.168.161

Janet Hawkins

From: Monica Dhawan
Sent: Monday, Aug 17, 2015 10:54 AM
To: Public Hearings
Subject: FW: no to this St. Andrew's proposal

From: annie sylvan [mailto: [REDACTED]]
Sent: Sunday, August 16, 2015 7:22 PM
To: Councillors
Subject: no to this St. Andrew's proposal

I wish to express my dismay with this proposal because:

- ~ 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, 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

Thanks for your consideration.

Yours truly, annie sylvan

August 13, 2015

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

Dear Mayor and Council,

Re: REZ00381, DP000351 (former St. Andrews School site)

I am the owner of 1015 and 1017 Balmoral Rd and 1032 and 1038 Mason St. The property is currently being leased to the Mason Street Farm. I am writing in support of the proposed project by BlueSky Properties to redevelop former St. Andrews School site.

The Mason Street Farm has approximately one and half years left on its lease, and while we do not have any immediate plans to redevelop the site, eventually, we expect the site to be redeveloped with a multifamily building in keeping with the official community plan. I also note that 1032 and 1038 Mason St. are currently zoned to allow multifamily development.

Regards,


Bernard Dong



August 13, 2015

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

RE: St. Andrews School Redevelopment 1000 Block Pandora

As one of the largest property managers in Victoria managing over 4,000 suites in the Victoria area and managing the apartment commercial building immediately adjoining the subject property we write to advise that we are in support of the proposed development.

As everyone is aware the 800, 900 and 1000 block Pandora is a difficult area with a lot homeless people going to the Our Place Society and a lot of drug use. We believe that the addition of the building on this property and the retail component of it will make a substantial improvement to the area and benefit the adjoining and nearby property owners. We also believe there is a market for newer suites which we have had very few built in the last few years and having reviewed the plans think this is an excellent property proposal and suite mix.

In closing we would like to put our full hearted support and hope the Council will approve the project.

Yours truly,

DEVON PROPERTIES LTD.

Robert D. Hunter
Partner

RDH/wg

Janet Hawkins

From: Colleen Hoppins [REDACTED]
Sent: Tuesday, Aug 18, 2015 9:41 AM
To: Public Hearings
Subject: Rezoning Application No. 00381 for 1002 - 1008 and 1012 Pandora Avenue

To whom it may concern:

I am very concerned about the proposed development.

I fully support the articulation of the concerns shared by the North Park Community Association:

- "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 sq ft for a single retailer (3 times the size of Market on Yates and larger than Fairways in Quadra Village) 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
 - 11 units of affordable housing at 85% of market rents is not affordable, especially for North Park demographic".

[https://www.facebook.com/search/str/mason%2bstreet%2bcity%2bfarm/keywords_top]

Please reconsider the proposed development and listen to the community's needs.

Thank you for your consideration.

Sincerely,
Margaret C. Hoppins

Janet Hawkins

From: Monica Dhawan
Sent: Tuesday, Aug 18, 2015 10:10 AM
To: Public Hearings
Subject: FW: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave - St Andrew's Site

From: John Sherber [mailto:████████████████████]
Sent: Tuesday, August 18, 2015 9:44 AM
To: 'deidre gotto'; Councillors
Subject: Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave - St Andrew's Site

Dear councillors,

I spoke with a few individuals outside a local grocery store about this project. I am not able to make the meeting. I live in the Cook/View area. I am concerned about the direction this could move the neighbour hood in. Number one I don't think we should be tearing down St. Louis College. Yes I went there and it is a building that has as lot of class. Back to the development. I feel this area is one that is perfect for the middle of the road individual that lives in Victoria. Too many areas are changing dramatically because of the perceived need for more high end condos. There is more than enough of them. This area has a certain something that makes it unique. Progress is always important but where will the displaced individuals who live in this area go. This will just be the start of a massive change. Let's just put housing in there that is different levels of cost and integrate the neighbour hood.

This statement below is from the developer's web site. It will create change for an area that will move most of the residents now there out.

Please consider these thoughts.

John Sherber

Can we build something not seen before? Can every project offer a signature element found nowhere else? Can these new homes prompt lasting change for the community? Yes. Yes to all of them. Because that's happens when you think without limits, and build without boundaries.

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

On June 17, 2015, the North Park Neighbourhood Association (NPNA) called a special meeting for members of the North Park community to discuss the most recent plans for the St. Andrew's site, as presented by developer Bosa Developments/BlueSky Properties to the general meeting on May 6, 2015. The sole purpose of the meeting was to solidify NPNA's position on the latest plan iteration and provide a forum for further discussion.

“Forgiveness is the fragrance the violet sheds on the heel that crushed it.”

Janet Hawkins

From: Monica Dhawan
Sent: Wednesday, Aug 19, 2015 1:45 PM
To: Public Hearings
Subject: Fwd: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

Begin forwarded message:

From: Jeanette Sheehy [REDACTED]
Date: August 19, 2015 at 1:26:09 PM PDT
To: <councillors@victoria.ca>
Subject: **Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site**

Dear City Councillors,

This letter is in response to the St. Andrews School site development. I was approached by Landscapes Magazine to write an article on Mason Street Farm earlier this year. This article is the best expression of my feelings regarding this development - its short. I have lived in North Park for 3 years and believe this is a unique neighborhood that could be a creative example of what is possible in this city. I do not believe this development is in keeping with the inclusive, food secure visionary city I see as possible in Victoria. The last quote in the article sums up what is possible "Stop the development, begin a capital campaign to buy the farm and place a covenant on the land to ensure it remains a community resource, forever."

Its only not possible if you say its not possible.

Mason Street City Farm is known as a boundary-pushing, precedent-setting urban farm. For over ten years, Angela Moran, the visionary farmer behind this project, has been opening new markets for urban foods. What started as a quarter-acre market garden supplying groceries for the surrounding residents has grown considerably in recent years, not in size but in scope. Today, the farm not only supplies vegetables to the most innovative downtown restaurants in Victoria, but has also added a mixed-farm approach. Since cultivating a new partnership with entrepreneur Jesse Brown, the farm now houses an aquaponics greenhouse, chickens and beehives, and offers an apprenticeship and certification program for new farmers.

Angela explains that "education through cultivation" is essential to the farm's purpose. "I want to create a practical skill-building program that is rooted in hands-on learning...one that provides the information and support needed for urban farms." Now in its second year, the apprenticeship program trains 16 people per season. Through these in-demand educational programs and a creative business model, the farm works to expand what's possible in an urban setting. Mason Street consistently challenges the city to revision bylaws that limit urban growing. The farm's

newest challenge is a proposed multi-story condo and grocery store on the south side of Mason Street. Not only would this building effectively block much of the sunlight to the farm, but it would also be in direct competition

to the 100-year-old family-owned grocery store on the same block – an essential partner to the farm, supplying a majority of its compost. Together with three neighbourhood associations, the farm is asking the city to reject this proposal and instead support forward-thinking, sustainable urban planning.

As with most challenges she faces, Angela is looking for a creative solution that will have a lasting transformative effect on the city. “I’m curious. Are there examples of communities that have applied for a land-use designation change that maximizes community’s best interest over private profit? The proposed development is...in the green way, along one of the major north-south bike routes, next to a community park and across the street from the oldest urban farm in Victoria. The development does not fit within the OCP, and the site has amazing potential.”

When asked what’s next for Mason Street City Farm, Angela answers without hesitation, “Stop the development, begin a capital campaign to buy the farm and place a covenant on the land to ensure it remains a community resource, forever.”

Thank you for your time. I ask that you think of the legacy you would like to leave.

Sincerely,

Jeanette Sheehy

1018 north park st.

--

Jeanette Sheehy

Your thoughts and words are powerful



Janet Hawkins

From: Tanya Chan [REDACTED]
Sent: Wednesday, Aug 19, 2015 2:47 PM
To: mayorandcouncil@victoria.ca
Subject: Pandora Development

I am writing in support of the proposed development on Pandora St. on the site of the old St. Andrew's school. I believe the redevelopment will improve the neighbourhood by providing much needed rental units and add some affordable housing spaces which are much needed. It will also provide shops and cafes where the community can come together. The current building and land is under utilized and does not provide value to the community.

Thank you
Tanya Chan

Janet Hawkins

From: Gina Safranyik [REDACTED]
Sent: Wednesday, Aug 19, 2015 2:40 PM
To: mayorandcouncil@victoria.ca
Subject: Att: Mayor and Council, regarding Pandora St. development

I am writing in support of the proposed development on Pandora St. on the site of the old St. Andrew's school. I believe the redevelopment will improve the neighbourhood by providing much needed rental units and add some affordable housing spaces which are much needed. It will also provide shops and cafes where the community can come together. The current building and land is under utilized and does not provide value to the community.

Sincerely,

Gina Safranyik
[REDACTED]
2319 Highland Rd

Janet Hawkins

From: Dion Pomponio [REDACTED]
Sent: Wednesday, Aug 19, 2015 11:58 AM
To: mayorandcouncil@victoria.ca
Subject: Public Hearing August 27, 2015 * 1008 Pandora Ave.

Attention of the *Mayor and Council*:

RE: 1008 Pandora Ave. (former St. Andrew's Elementary School site)

I fully support of the redevelopment of 1008 Pandora Ave. (former St. Andrew's Elementary School), and as a business owner that operated on property within this block for many years am all too familiar with the challenges in this neighbourhood.

- That the redevelopment will improve the area. As a former business owner operating at 1580 Cook street for many years, there were very significant neighbourhood issues this development would make momentous steps towards resolving. We experienced issues of staff retention as staff were unable to enter and exit the neighbourhood alone and feel secure. The business eventually was relocated to a property on Yates Street.
- That the development adds rental housing which will assist with the housing pressures in the City and surrounding areas .
- That a portion of the units proposed are designated "lower income, affordable rental units" guaranteed for the life of the building .

Thank you for consideration in reviewing this request. Your support of such a positive repurposing of this property will definitely be a legacy that will serve the community.

Regards,

Dion Pomponio



POMPONIO & COMPANY

Dion Pomponio, CPA, CGA
927A Goldstream Avenue t: 250.478.3230
Victoria, BC V9B 2Y2 f: 250.474.4727
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Pomponio & Company, a professional corporation: Dion Pomponio CGA Ltd.

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Janet Hawkins

From: webforms@victoria.ca
Sent: Wednesday, Aug 19, 2015 10:37 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Sue Brown
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Re: Mason Street development

Dear Mayor and Members of Council,

I am concerned about the size of the proposed development on the St.

Andrews site. The huge store will draw too many cars and compete with existing businesses. The building will produce too much shade on the Mason Street farm which is a leader in urban food production. The increased traffic will play havoc with the bicycling corridor of Vancouver. It is just too big and tall and too gated to fit in with the community.

please say no on behalf of my neighbourhood. I am not against development, but this is not a good fit.

Sincerely yours,

Sue Brown

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IP Address: 24.69.96.88

Janet Hawkins

From: webforms@victoria.ca
Sent: Tuesday, Aug 18, 2015 8:09 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: John Longhurst

Email: [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Further to my previous messages of support, in the light of continued minority opposition to this proposal, I feel I need to reiterate my strong endorsement of this project. I haven't become so invested in a development in some time, but I sense there are serious misconceptions being presented by a small, but vocal group of people who seem determined to see this project fail.

From my perspective, the developer has bent over backwards to address the concerns of the neighbours and I feel the current proposal is an extremely fair and "sensitive" design. There are 10+ storey buildings across the street (on Pandora) and 4 storey apartments all around. This proposal seems to be the perfect massing transition between the mid-rises along Pandora, and the low-rise apartments neighbouring the site.

There has been more than ample concern given towards the 3 or 4 old houses and garden on Mason Street – properties that quite probably won't even be around in another decade or so. The massing and design of the townhouses along Franklin Green and Mason also create a complementary street scape to the 2 storey early 20th century brick storefront (on the eastern end of Mason). If I were a business owner there I would welcome several hundred more residents on my doorstep.

Furthermore, adding dozens of new folks living and looking out onto Franklin Green can only be a positive change to an area that currently has a somewhat "sketchy" presence. I know I would feel safer using the park if there were residents potentially watching the activity there.

It seems to me that the developer has more than met the residents in the middle, but the opposition doesn't seem willing to budge an inch. They keep claiming they want a development with more "vision" but what does this mean in real terms? If the developer eliminated the grocery store space, reduced the Mason Street frontage to 2 stories, and created a neighbourhood organic farm on the roof I have a feeling they would be just as resistant. The suggestion that a proposed retail space in the development of less than 3000 square metres is a "big box" store is an outright lie. Investopedia defines a "Big Box Retailer" as "...large-scale buildings of more than 50,000 square feet, (where) the store is usually plainly designed and often resembles a large box. Walmart, Best Buy and Ikea are examples of big-box retailers...". I can see no resemblance to this definition and the developer's suggested retail component. Could opposition from existing North Park businesses really be a fear of competition? If so, it certainly is not the developer's nor the City's prerogative to ensure that current retailers have no competition in future proposals. If the developer feels they can lease a space that can financially survive in the existing neighbourhood, this should be the only concern.

I am not sure that those decrying this development realize there's a minimum amount of density needed on the site to make financial sense.

But I also get the feeling they don't care what is financially viable. If their demands are impossible to implement and the project dies, for at least some of the opponents that's a great outcome. It's such a dishonest cop out to say, "Oh we don't oppose building something on the site; we're not mindless NIMBY's, the developer just lacks the "vision" to come up with a plan the community can get behind". It's very easy to mask total opposition to change by setting impossible standards.

It also seems as though the opponents fail to realize that this section of North Park is very much part of the urban fabric of the adjacent Harris Green neighbourhood. With all the development that has taken place there, and is proposed for the future, I am more than pleased that there is a developer willing to risk investing in MY community. Giving the signal that North Park is closed to developers is a certain way to ensure that my neighbourhood sinks into decrepitude. Outside investment will keep my community alive and thriving now and into the future.

To summarize, I AM a member of the North Park community (for nearly 17 years now) and I strongly welcome the proposed redevelopment of the former St. Andrew's school site. I trust you will consider my opinion when it comes to making your decision at the public hearing on August 27, 2015. Thank you.

Sincerely,

John Longhurst
307 - 930 North Park Street
Victoria BC V8T 1C6



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IP Address: 75.157.26.165

Janet Hawkins

From: Monica Dhawan
Sent: Thursday, Aug 20, 2015 8:33 AM
To: Public Hearings
Subject: FW: letter re St. Andrew's development proposal
Attachments: Letter to Mayor and Council August 19, 2015.docx

From: Allan Gallupe [REDACTED]
Sent: Wednesday, August 19, 2015 8:48 PM
To: Councillors
Subject: letter re St. Andrew's development proposal

To Mayor and Council,

Please see attached letter regarding the proposed letter on the rezoning application for the former St. Andrew's School Site.

Thank you.

Allan Gallupe

August 19, 2015

Mayor and Council
City of Victoria

RE: Rezoning application and development at the former St. Andrews school site

Dear Mayor and Council,

My wife, daughter and I co-own a house at 1016 Mason St. We have put a lot of time and money into making that house what it is today, a pleasant, safe, attractive and affordable house for people to live in. In fact, our neighbours have done much the same thing with their turn of the century houses and small businesses on Mason St.

This street has a wonderful mix of local initiatives including a thriving urban farm, a busy coffee shop, an interesting retro furniture store and a vibrant church. The Franklin Green Park is a wonderful playground that parents, with their young children, see as a safe and happy place to play. These things don't just happen, they take a fortunate combination of circumstances and committed people to create these wonderful diverse urban attributes.

When the developer came to the neighbourhood and wanted to put up a huge development with its foreboding exterior of 6 stories and all the green space on the inside, the feeling on the street was unanimous rejection. After much fighting back, the developer changed its tune, at least on the exterior, by adding a little color and changing part of the Mason Street side to 4 stories. They then proclaimed to the neighbourhood that they had "seen the light" and even referred to their former design as "the prison". They were more than a little sheepish that they had tried to foist that poorly conceived disaster on the neighbourhood.

Yet very little else about their plan has really changed since then. Mason Street would still be inundated with traffic, as the developer would use Mason Street as its driveway. The big, over-sized store was still going to be responsible for much of the traffic and it would hinder much of the pedestrian-friendly feel to the street. Vancouver Street, which has been well used by bikes for decades, would also be undermined by that inundation of vehicles. The urban farm would experience much shading in the shoulder seasons. The park will be a little less safe because of the traffic.

On Mason Street, everyone has the sense that they will lose a lot and gain nothing. Should it be that way?

We are all wondering if that is because our developments on Mason Street are small and we don't matter as much as the big development. We wonder if there is a presumption that because something is big, it is necessarily better. We have been told that the city needs to densify, yet we know that the sheer number of developments in the core of the city has far exceeded the targets to date set by the OCP. Does it have to be that big really?

We wonder if it is because we live in a poorer neighbourhood that the developer can largely disregard our concerns and produce a worse than mediocre development.

We ask ourselves, if we lived in James Bay by the legislature building, would we get public walkways and plazas, as is the case with the Capital Park development. Would Mason Street be spared all the traffic for the site, the way that the pedestrian-friendly Michigan Street was spared? We wonder if we would see green space on the outside as is the case with the Capital Park development instead of all on the inside as is the case with this development. Would we get small-scale boutique retail stores like they are getting?

Our Neighbourhood Association has been very supportive of our opposition to this development and so have our other North Park neighbours and other community members, including other Community Associations.

We are hoping you will do the right thing and listen to us and tell this developer that their plan must be rescinded and revisioned with real input from the neighbourhood. If the developer is unwilling to do that, there are plenty of other developers who will. We have seen their works in our city and we know its possible.

Yours truly,

Allan Gallupe
3050 Jackson St.
Victoria, BC.

Janet Hawkins

From: julia j ford [REDACTED]
Sent: Thursday, Aug 20, 2015 7:31 AM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: St. Andrews Site Development - Rezoning Permit
Attachments: Letter to Council.pdf

Dear Mayor Helps and Councillors,

Please find attached a letter regarding the St. Andrews site development. I am writing to express my concerns regarding the proposal put forward by Bosa/Bluesky Properties, and as a regular voter in the immediate neighbourhood to be impacted I would like to request that their application for rezoning be rejected.

Thank you kindly,

Julia Ford
Resident

August 19, 2015

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

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St. Andrew's Site

I am writing to you regarding the proposed development at the former St. Andrew's Catholic School site. I live and work at the Mason St. City Farm site I would like to request that you kindly reject Bosa Developments/BlueSky Properties application for a rezoning of the site. This issue is extremely important to me, and as a registered voter I will be following very closely how this vote goes.

I'm aware that you have all already received letters from the North Park Neighbourhood Association about their concerns, so I will start by saying that I am fully in support of their position and agree with their points.

Traffic

In particular, I'm concerned about the projected 300 cars at peak hours trying to turn onto and off of Vancouver from Mason Sts. That many cars making left and right turns at an intersection of two small streets, cutting through a bike lane, with no Stop sign or traffic light seems very unsafe. My understanding is that the Pandora access was rejected in part due to safety, and if that's the case I can't see how this is a better solution. I understand that this is also a matter of City policy, and as policy makers I'm sure you understand that policies are not perfect, that they do not fit every situation equally, and that they need to be applied with discretion and sensitivity to the real-life, on the ground realities of a situation. I would argue that this is a case in which the paper policy does not serve the situation. Until the very real policy issues with regards to this site can be addressed, I do not think allowing this particular proposal to move forward is appropriate.

Retail Space

Another major concern I have with the development itself is the size of the retail store on the ground level. A 35,000 square foot retail space will be a regional destination, drawing more car traffic to the area and compounding the traffic issues mentioned above. The size also limits the type of retailer that could fit into such a space, namely a big box store with little or no connection to the community. Our North Park neighbourhood is full of small, vibrant businesses that provide a wide range of services and products to our community. Coffee shops, delis, bakeries of all shapes and sizes, a great hardware store, multiple grocery stores, etc etc etc. These places serve our community well, employ people from our neighbourhood, and are owned by residents of the city. The profit generated by these businesses remains in the city to be circulated, and the community created around them makes this a wonderful

area to live in. A big box retailer does none of these things. I am in favour of mixed-use development, and I would suggest that a much better solution would be to provide a series of small retail spaces that local businesses could afford to use.

Impact on Mason St. City Farm

Of course, I must speak directly to the impacts this proposal would have on Mason St. City Farm. I work as the Nursery Manager there, and we had an incredible season this year, quadrupling our income from that sector of the business alone. We received a huge amount of support, interest and enthusiasm from customers not just in North Park, but also Oak Bay, James Bay, Fernwood, Downtown, and all over the city. People want to be engaged with their food, they want to have access to fresh, quality, affordable produce and we are doing our best to provide that. Every season we work extremely hard for very little money, because we believe in what we are doing. We believe in the need to find concrete, tangible solutions to the current fragility of our food systems. We believe in building resiliency, educating our community, innovating and experimenting so that we can continue to evolve the ways in which people are fed in our cities. This is vital work, food is essential to our survival and I'm sure you're all aware of the myriad threats to our food systems that we're facing today.

In our current world context, it seems backwards to allow a development that would permanently affect our ability to continue to innovate in this sector, and play our part in seeking solutions to food insecurity. The projected shade from the Bosa/BlueSky proposal would put us in significant shade from October to February, and completely shade us out November to January. We would have to effectively shut down operations for several months. Now, I understand that we are just a small business with slim profit margins, and when compared to the numbers that the Bosa/BlueSky development can put on paper. I will point out that the value of the work that is happening at Mason St. City Farm goes far beyond numbers on the page, the natural and social capital that has been built on and around this site are priceless. And, ultimately, Bosa/Bluesky is not the only developer out there. The site should, can and will be developed in some way. What we need is a developer that is capable of capitalizing on the passionate, engaged community that exists in North Park, and working with them to create truly forward-thinking, innovative, affordable and accessible project that at makes sincere attempts to meet the needs of our unique neighbourhood.

Impact on the Neighbourhood

One of the features of our unique neighbourhood is that we are one of the few low-income neighbourhoods in the City, and have a sizable street-involved population that accesses important services in the area. New housing is absolutely needed in Victoria, but more pressing is the need for affordable housing. Victoria is an expensive place to live, borne out in the Vital Signs report of 2014 pointed out while that the number of chronically homeless is decreasing, while many families and individuals are seriously struggling to find housing they can afford to live in. The rather feeble gesture by Bosa/Bluesky Properties to include 11 'below market' rental units is not sufficient. This is a sensitive neighbourhood that requires special concern with regards to the way it is developed. It is an important transition between downtown and residential that does need to have density increased. There is a specific demographic that is vulnerable and in danger of being further pushed to the margins of our community. We have an empty lot that is essentially a blank canvas, and provides a wonderful opportunity for an innovative approach, if we as a community and you as City Council choose to push for a project that is able to think outside of the same tired old box and come up with a world-class solution. We don't have to settle for the proposal on the table.

Thank you kindly for taking the time to read this letter. If you have any questions or would like to further discuss any of these issues I'd be very pleased to hear from you. I will once again strongly encourage you to vote against the rezoning of the site in question at this time.

Best wishes,

Julia Ford
Resident
1015 Balmoral Rd.
Victoria

Janet Hawkins

From: Mike Simpson [REDACTED]
Sent: Wednesday, Aug 19, 2015 11:44 PM
To: Lisa Helps (Mayor)
Cc: Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Concerns about BOSA Development Proposal – St. Andrew's Site
Attachments: Letter to City Council - BOSA Development Proposal, Aug 2015.pdf

Dear Mayor Helps and Councillors,

Please find attached a letter expressing my serious concerns regarding BOSA/Bluesky Properties Rezoning Application for the St. Andrews site at 1002, 1008 and 1012 Pandora Ave. This is an important matter to me. I strongly encourage to vote against this application and I will be carefully considering where you stand on this issue.

Sincerely,

Mike Simpson
1015 Balmoral Rd.
Victoria BC

August 18th, 2015

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

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St. Andrew's Site.

I am writing to express my opposition to the development being proposed by BOSA/Blue Sky Properties. As a resident of 1015 Balmoral Rd, one block from the St. Andrews site, I am strongly opposed to this development for the following reasons:

- 1. Community Engagement:** Not only has BOSA failed to secure support from immediate neighbors and the North Park Neighborhood Association, trust and confidence in this developer has been severely compromised by this developer's unwillingness to engage with community members in honest or meaningful ways. In the face of widespread community opposition, the developer has retracted its design on two occasions stating that they intended to further engage in community consultation. However, on both of these occasions the developer submitted revised designs without seeking input from community members and consequently without adequately addressing concerns. I have personally attempted to contact the developer to inquire about the development and I have not received any response. This is not the high standard for community trust and engagement that the City of Victoria set in 2014 with the Jawl Development Corp.
- 2. Impacts on Mason Street Farm:** Mason St. Farm is a gem in Victoria's food system. Cities throughout North America are embracing and supporting urban agriculture initiatives, and it would reflect poorly upon our city if our Council were to support a development that will inhibit year round production at the city's only commercially viable farm business. Given that Section 17 of Victoria's Official Community Plan expresses strong support for urban agriculture, it behooves the Council to step up and protect the Mason Street Farm. Victoria should be a leader on this issue, setting examples of innovative ways that municipal governments can support agriculture production in the city. BOSA's proposal suggests that 30 small raised planter boxes that are only accessible to private residents for hobby gardening can somehow offset the negative impacts that this development would have on this neighboring farm business – quite frankly I find this suggestion insulting to the hard working farmers at Mason St. Farm.
- 3. Impact on Low-Income Communities:** The North Park neighborhood has the lowest household and family incomes of any neighborhood in Victoria. Rental units in this neighborhood are still relatively affordable and accessible. The so-called "affordable housing" (\$737.50 to \$1075 per unit) proposed by BOSA are not in any way affordable for the vast majority of this neighborhood's current residents and families. I am concerned that by inflating the cost of housing in this neighborhood, this development will contribute to gentrification and displacement of Victoria's poorest and most affordable neighborhood.

4. **Traffic, Access & Bikability:** This development calls for an increase in traffic of over 300 cars per hour during peak hours on Mason St. As an urban planner who has worked professionally as a transportation planner, I can state with confidence that this is an inappropriate impact on such a small residential street. Moreover, given the proposed 35,000 foot retail space located in this development, I consider BOSA's traffic estimates to be conservative. The requirement that all traffic enter and exit this development on Mason Street will dramatically increase traffic turning on Vancouver Street and thereby endanger bike traffic on the City's most utilized North-South bike corridors.

5. **Impact on Businesses:** Rather than supporting a model of community economic development that encourages small businesses from the neighbourhood to thrive, the proposed 35,000 foot retail space will encourage a large corporate retailer that will likely hurt small family-owned retailers and businesses in our neighborhood such as Wellburns, Yoka's Coffee, and the Mason Street Farm. This is not the model of economic development that we aspire to in the North Park neighborhood.

Thank you for considering my concerns. This is an important matter to me. I strongly encourage to vote against this application and I will be carefully considering how where you stand on this issue.

Sincerely,

Mike Simpson
1015 Balmoral Rd.
Victoria

Janet Hawkins

From: Rowena [REDACTED]
Sent: Tuesday, Aug 18, 2015 6:25 PM
To: Councillors
Cc: Tim Hewett; Deirdre Gotto
Subject: North Park Bosa Development

> Hello Councillors,

>

> I am writing in regards to the proposal for the St. Andrews school land on Mason St.

>

> I will leave the issues of building mass and inward looking design for others to address.

>

> Although I currently live in the Hillside Quadra Neighbourhood, I once lived a block away on Balmoral Rd and walked through this area daily. I watched in the 80's as Brett Black transformed 4 abandoned lots into what is now the Mason Street Farm. It is possible that this was the first example of permaculture in the city; it was certainly at the forefront of what is now called Urban Agriculture.

>

> The North Park area has had many ups and downs but Mason Street is a prime example of placemaking, currently one of the popular city funded initiatives being promoted to improve neighborhoods.

>

> Small local businesses have led the way in N. Park and there is currently a vibrant mix of eclectic businesses supported by area residents and beyond. The current proposal has one large anchor tenant which will increase traffic concerns and not add to the current mix of businesses.

>

> I am particularly concerned that this development transforms a vibrant small local street into what amounts to a service lane for a large development. This is being done despite the amendment to the Highway Access Bylaw Act that gives the city engineer discretion in this matter. The impact on Mason Street as the main access to this proposal is obvious. Equally concerning is the impact on one of the few pleasant bike routes on Vancouver Street connecting North to South areas of the city.

>

> This development is the opposite of the values the current city council has promoted: pedestrian and cycling friendly neighborhoods, local business contributing to a localized economy and local food resiliency. As far as I can see it offers one thing- density. Density can be done better than this. Victoria has a long history of accepting sub par developments.

>

> I view this as a test of council values and urge you to demonstrate that you will advocate for better development by turning this development down.

>

> Rowena Locklin
> 2815 Prior St.

>

>

>

July 21, 2015

14. Mayor and Council, City of Victoria

Looking over CRD and City of Victoria traffic and cycling counts I see a great danger of destroying a people-priority gateway on Vancouver St. If the BOS/Blue Sky development of the St. Andrews site is approved.

The proposal to re-zone the site from institutional to commercial/residential mixed use has a tall 1 1/2-storey building base covering almost the entire site and with a single 35,000-square-foot store as anchor tenant. This is topped by two L-shaped buildings with 209 residential units. It is anticipated by Bosa's traffic report from Bunt & Assoc. that 305 additional trips will be generated per peak hour (4 - 5 p.m.) after discounting for proximity to good transit, walking and cycling routes.

The developer has cited the Highway Access Bylaw for placing the entrance on fully one-way Mason St. A recent change in the bylaw gives the city engineer more discretion but it has not been provided for "priority" access and to allow Mason to be a designated people priority route. Vancouver has not been used because it has the designation of people-priority greenway and cycle route. And the city wants at least part of the traffic accessing from Cook St. along Mason so that Vancouver takes only 33% or 77% of the anticipated load because the full load is deemed too great.

Before getting into the stars, this situation illustrates the self-serving finger-pointing of the developer and the council. By way of example, it is noted Vancouver while having 335 vehicles turn across streets and pedestrians to access or leave Mason Street. A major reason for this traffic plan is, as Dale Eason, in the Governance and Privileges Committee, said it works for their design and that the success of the project hinges on uninterrupted storefront on Pandora and Vancouver. A Mason access serves him well because a two-lane alternative on Pandora or Vancouver punches a hole in his commercial frontage. Offering one lane carved from his site and piggy-backing on Mason for egress allows him to offer at the least land. Meanwhile, Bunt anticipated Mason's neighbouring properties would lose two car slots for the plan but there was no consideration of a "traffic mining" that would remove half of Mason's 20 parking slots. This takes parking away from residents and businesses on Mason to facilitate Bosa's plan, offering nothing in return but a pretty picture of a curvy Mason Street to those on Bosa's upper floors.

It should be noted that Bunt's report said the city assumes zero traffic growth here in the near future. Is this really logical or is this a rose-tinted picture?

With the CRD and Victoria traffic studies I want to make that the impacts of this development and especially the large traffic-generating store will be more than North Park neighbourhood can cope with, keeping in mind Bosa and city planning both anticipate further re-development on the north side of Mason, again increasing surrounding congestion.

Conclusion: By the CRD and Victoria traffic counts are at different times and are more focused on the Pandora/Vancouver intersection. My extrapolations try to give a better picture of Vancouver/Mason using official data.

The CRD study looked at bicycle counts May 5, 2015, and vehicles on Vancouver Nov. 18, 2010, the City of Victoria counts were June 24, 2011.

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Using the City's 4 to 6 p.m. study, there were 266 bicyclists going north/south through the intersection - minus 270, almost all westward, on Pandora. This means Vancouver has 61% (420/690) of all bike traffic going through the intersection. Pandora has 63% of the bike traffic that Vancouver has (270/429).

The City study is a 45-minute period ending 4:45 p.m. Trying to compare with CRD numbers, there were 107 (44 + 63) cyclists entering Pandora/Vancouver from north and south and 27 from the east. Vancouver has 80% of the bike traffic (107/134). Pandora has 28% of the bike traffic that Vancouver has.

Looking just at the potential cycling traffic at Vancouver/Mason intersection, 100 of the cyclists would become 133 for the one-hour peak period (compared with CRD 143).

As to vehicles, the CRD has an average 761 (2284/3 for peak hour) on Vancouver, Nov. 16 and 18, 2010, and 831 (2643/3) on Sept. 23 and 25, 2014. Vancouver has 46% (761/1642) of the vehicle load at Vancouver and Pandora.

The city vehicle study (45-minute period) has 331 vehicles north/south -- 270 from the north and 261 from the south -- and 847 from the east. For Vancouver/Mason the numbers like-v are 270 from the north, 167 from the south, and 49 from the east. The 486 total becomes 646 at peak hour.

Even's proposal would add 222 additional vehicle trips per peak hour against 143 cyclists (429/3) according to the CRD and 133 according to City of Victoria counts. This is 335 more than the current 646 vehicle sum -- a 26-per-cent increase.

Please consider that Vancouver is a relatively smaller collector street and is supposed to be a people-priority greenway, while Pandora is a major arterial. Please consider that the length of Vancouver Street from Bay southward is a wonderful access route between major parks and high density downtown and is well used by cyclists turning south off Caledonia. The additional 222 trips would come off an arterial onto a street that is very busy with vehicles and more cyclists than Pandora, and all of the biggest delivery trucks must turn southward across traffic to exit the site. The impacts relative to size would be huge, especially since this is the first such development in North Park.

As to the planned two-way bike track on Pandora, how convenient to have a couple of large developers help pay for it and have the City make a statement about bike infrastructure on a stretch only from Cook to our ill-fated Blue Bridge. Drivers and bikes will still have to negotiate eight driveways and Amelia Street between Cook and Douglas for the foreseeable future besides the St. Andrews site. Perhaps a better use of money for infrastructure would be using the six vic roads on the south side of Pandora in the 1000 and 900 blocks or putting in more bike networked crosswalks and painted lanes. Pandora is simply not as pleasant as Mason Street or Vancouver and will serve only those who want to go as fast as cars.

I have focused on the traffic issue connected with St. Andrews and I hope this data gives you reason to reject the current plan.

Tristan Trotter, #3 - 1046 Mason Street.

1 - 2201 Vancouver St.
Victoria, BC V8T 4A1
August 20, 2015

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

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

Dear Mayor Helps and Councillors,

As a thirty-plus year resident of the North Park neighbourhood, I have seen a variety of changes come and go. A constant, however, is that North Park is a neighbourhood of diversity — of age, race, religion and income. It also is a community that is a bit edgy, both in ambience and location, being in a transitional area between downtown and residential neighbourhoods. Small local businesses predominate in its commercial areas. It is a community that is home to some of Victoria's most vulnerable citizens, as well as to a range of lower to middle class residents. There is an atmosphere of openness, tolerance and friendliness.

North Park is a neighbourhood of cyclists and walkers, with significant numbers of dog walkers, parents with prams, and people using mobility scooters. The Vancouver St. greenway is very valued and well-used by all of these.

Part of the diversity of North Park is the Mason St. City Farm, a small gem within this urban community, providing not only food, but education in innovative agricultural techniques. The farm benefits from being situated on a quiet one-way street, a location that allows it to thrive.

Development in North Park is welcome but needs to be sensitive to the existing neighbourhood and its unique position as a transitional area between downtown and long-established residential neighbourhoods. The site of the former St. Andrew's School is of particular importance because of both its large size and its location at what might be considered a gateway to the North Park neighbourhood. Whatever structure occupies that property sends a powerful message about the neighbourhood and what it stands for.

The development proposal put forward by Bosa Developments/BlueSky Properties does not send a message of the openness and friendliness that characterize the neighbourhood. It presents a large, flat and linear facade, devoid of organic elements. This sends more of a "keep out" than a "come in" message. While I appreciate that the developer has made a number of revisions to attempt to modify the massing and facade of the building, these revisions cannot go further with the present design. Issues with massing and lack of public space remain. An entirely different design is needed, with more consideration of the neighbourhood's vision and priorities.

A significant problem with the size and massing of this proposed building is the shadowing of Mason St., affecting both the yards of the residents of 1000 block Mason St. and the Mason St. City Farm. While the developer did make efforts to ameliorate this shadowing, it continues to be a major limitation to the farm's ability to operate year-round.

Because of the number of people who walk and/or cycle along the Vancouver St. greenway, the use of Mason St., via Vancouver St., as the access and egress for all traffic to the proposed development is unacceptable. It compromises the quiet one-way status of Mason St. and sets up an area of risk for any traffic — foot, cycle, scooter, vehicles — along Vancouver St. Since the proposal, in addition to 210 residential tenants, includes a large commercial tenant, it is to be expected that there would be an increase in automobile traffic. This would create the site of an accident waiting to happen.

While I would like to be able to support this project, and I thank the developer for efforts to modify the design, it is a case of too little, too late. There are too many serious objections to the design — aesthetics, insensitivity to an existing established neighbourhood, massing and traffic.

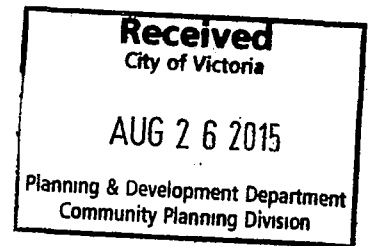
I hope that you will consider these issues and concerns very seriously and will vote against approval of the Bosa/BlueSky proposal.

Yours sincerely,

Penny Bond

#106 505 Trutch Street
Victoria B. C. V8V 4C3
August 25, 2015

Mayor Lisa Helps and Council Members and
Mr. Brian Sikstrom, Senior Planner
City of Victoria,
1 Centennial Square
Victoria, B. C. V8W 1P6



Dear Friends,

Re the Rezoning Application No.00381 and Development Permit Application No. 000351 for 1002, 1008 – 1012 Pandora Avenue Application Ready to Proceed to Public Hearing.

I am writing to you as a long standing member of the Fairfield community, and a practicing Roman Catholic with life long ties to the St Andrew's Elementary School property. I am also an active member of the Downtown Service Provider Association and am privileged to associate myself on a daily basis with persons living with a story of homelessness.

I am writing in regards the August 27, 2015 public hearing, with the request that you approve the rezoning application to allow the project to proceed without delay. These are my reasons:

- Whereas a North Park neighbors stated to the CBC interviewer re the eleven low cost units that 'housing has never been our concern', subsidized housing is a grave concern to yourselves, as you have stated in your Strategic Plan, and to me. Attached, please find my elementary school math estimations of potential savings to the City by the developer's offer to provide 11 non market rental units. More importantly, please find my rudimentary calculations regarding how many persons will be housed in a safe and supported setting in the foreseeable future and for an estimated fifty years.
- The developer continues to indicate a spirit of openness and cooperation in adapting the proposal 'to the last moment', including this morning, his indicating via the CBC Morning Show that commercial traffic on Mason Street will be limited to certain hours and that unloading will occur inside the underground parking lot.
- As you have indicated in City's Executive Summary, 'as a result of consultation, the applicant proposes numerous (other) amendments to the Application following consultation with the neighborhood', one more sign of good will.

My only reservation is in regards the commercial unit. Please find a way to accommodate the concerns of Wellburn's Market and Market on Yates, long standing commercial servants of our neighborhood. With the level of competence and creativity witnessed in you to date, I am certain you will do so with grace and ease. Thank you in advance for your vote to approve the zoning request.

Sincerely,


Margaret O'Donnell

Elementary School Calculations

Numbers of people housed with rental support:

| | | | |
|--------------|------------|--|-------------|
| 5 Bachelors | 5 people | (1 to a bedroom x's 5) | 5 persons |
| 4 1Bedrooms | 4-8 people | (one or two to a bedroom x's 4) | 4-8 persons |
| 2 2 Bedrooms | 4-8 people | (four to eight in two bedrooms) | 4-8 persons |
| | | Between 13 and 21 to an average of <u>14.5</u> persons | |

Rental Savings

HIL Value 2015

Bachelor

737.50

One Bedroom

862.50

Two Bedrooms

1,075.

Market Values taken at random from Property Mgmt Websites

\$745 730 795 780 divided by 4 = **768** average rental cost

\$1100. 950. 900. 1075 divided by 4 = **1006.25** average rental cost

\$1300. 1495. 1100. 2,000. Divided by 4 = **1473.75** average rental cost

Difference 2015

1. Bachelor 36.
2. 1 Bedroom 144
3. 2 Bedroom 398

\$578 mo x's 12 months = 693yr x's 50 years = **\$346,800** invisible infusion into the City.

NB. The rental costs per unit will increase in market value over 50 years, but the above maximum HILs 2015 will remain the same, increasing exponentially the invisible cash infusion into the City of Victoria.

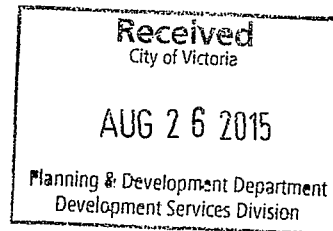
Cost of Homelessness:

In 2001, "the combined service and shelter costs of housing a homeless people ranged from \$30,000 to \$40,000 on average for one year (including the cost of staying in a homeless shelter). In contrast, the combined costs of service and housing for housed individuals ranged from \$22,000 to \$28,000 per person per year if they stayed in supportive housing." Look out Society

Local costs have spiralled well beyond 2001 figures; a conservative 2015 estimate puts the cost of servicing a homeless person at \$50,000 – 60,000 per person.

Multiply \$50,000 times 14 people and you have a potential savings to the City of Victoria of **\$700,000** per year, that is, **\$35,000,000** over 50 years, when you approve the Land Use application No.00381.

August 26, 2015



To: City Hall
Re: Development Proposal for St. Andrew's School site
Bluesky Properties
From: Ed Chwyl
Past President, Victoria Conservatory of Music

Dear Mayor and Council,

What a wonderful project for the Mason Street community! Well thought out, attractive, and significantly modified to address the needs and concerns of the residents. A "must-have" gentrification project for the entire Johnson Street area of downtown, including the Victoria Conservatory of Music and its neighbours.

What's not to like? The project is consistent with the Official City Plan and aligns with the priorities enunciated in the City of Victoria Strategic Plan. It adds affordable housing in an area that needs it desperately. And it brings in nearly \$1 million in annual taxes to the City coffers.

A "yes" vote for this project will confirm that the City of Victoria is open for business. A "no" vote will seriously set back the development of our area in the downtown core that desperately needs rejuvenation.

A handwritten signature in black ink, appearing to read "Ed Chwyl".

Ed Chwyl
Past President
Victoria Conservatory of Music

Rob Reid
Owner – Frontrunners
1200 Vancouver Street
V8V 0A4

Owner – New Balance
1205 Government St
V8W 1Y5

Founder - GoodLife Fitness Victoria Marathon
Founder - Runners of Compassion
Founder - Every Step Counts (Cool Aid)
Chair, Cool Aid Campaign to End Homelessness

MayorandCouncil@victoria.ca

Re: Public Hearing August 27th
Support for 1008 Pandora Street development
BOSA/BlueSky Properties mixed-use rental development

Dear Mayor and Council,

I write today to as an active and informed member of the Victoria business community. I have dedicated my life to contributing to the economic, social and environmental wellbeing of my community. I fully support the approval of the proposed development at 1008 Pandora – the site of the former Saint Andrew's Catholic School.

This is an important project for the neighbourhood and for the broad community. I attended a community meeting and I am very encouraged by what I saw envisioned for this important and vulnerable neighbourhood. It is consistent with the OCP and the developer has been responsive to neighbours' concerns regarding massing, height, shadow impacts on the Mason Street Farm and mitigating measures for traffic on Mason Street, a decision that was directed by City staff.

What concerns me is the misinformation that those opposed are representing as facts and the recent public characterization of the developers as "bullies". Council has been elected to made decisions based on facts – not emotions.

Council has asked its citizens to be bold and innovative. BOSA is in fact doing this in a number of significant ways with this Blue Sky Properties project.

- They are voluntarily contributing 11 affordable housing units which we desperately need. As someone who is working to create additional

housing options at every turn, this is an opportunity that deserves our support.

- They are reducing massing to ensure that the Mason Street Farm is not negatively impacted and reaching out to the farm to partner on their urban agriculture initiative in the courtyard for renters. This is a model that should be copied in neighbourhood across the Capital Region and is referenced several times in the City's Strategic Plan.
- They are providing twice the cycling amenities than required and will contribute financially to the Pandora bike lane and the Vancouver green way initiatives. Promoting alternative modes of transportation like cycling is a key priority and this project captures this priority.
- They are committed to the project for the life of the building – they are owner operators.
- Their philanthropic impact on communities is well known. They donate \$1,000.00 from each door back into the local community. That is \$209,000 from this one project not to mention their second project.

I understand that this represents significant change from a school field and that for those living on Mason Street it represents change they don't want. From what I have seen and heard, the developer has tried at every turn to soften this interface – 10 storeys on Pandora to 6 storeys – 6 storeys on Mason to 4 storeys. Irony is that Mason Street – both sides show 6 storey development in the future. I hope that Council takes this into context when making their decision.

In closing, I fully support this project and encourage Council to say yes to this project, and to continue to lead much needed change that will benefit the broad community and introduce much needed vibrancy into this important neighbourhood. I am not in town, otherwise would have been in attendance on Thursday.

Sincerely,

Rob Reid

HARTWIG INDUSTRIES

Delivering value one customer at a time.

August 25, 2015

Gerald Hartwig
Hartwig Industries
19 Dallas Rd, Victoria, BC V8V 5A6

MayorandCouncil@victoria.ca

Re: Public Hearing August 27th
Support for 1008 Pandora Street development
BOSA/BlueSky Properties mixed-use rental development

Dear Mayor Helps and Council,

I write today to support the proposed development at 1008 Pandora – the site of the former Saint Andrew's Catholic School.

This is an important project for the neighbourhood and for the broad community. The project is consistent with the OCP and it lines up with what I have reviewed of your Strategic Plan. If Council is following their OCP and the policies and priorities in their Strategic Plan, after three long years, this development should proceed at last. If Council is not following their OCP and Strategic Plan, why bother investing tax payers money and staff time creating these tools?

This may seem a little harsh – but it is a very good question. Three years on a project like this has likely cost the developer hundreds of thousands of dollars. This development checks all the boxes. One can't deny this. Yet I am writing because I know what happens when a few people say No to change. Change is difficult and the OCP and the Strategic Plan are intended to help guide everyone through change and to attract the necessary investment to help make positive change happen in our community.

This development project will positively benefit this neighbourhood that is in desperate need of some positive energy and investment. It's a \$70-million investment that will generate hundreds of local jobs. They estimate \$800,000 year in annual taxes and \$600,000 in annual operating and maintenance investments in the local economy.

As a developer and property owner in downtown Victoria, it is with this lens that I am interested in witnessing how Council will vote on this project. This neighbourhood is at a tipping point. This project will renew confidence in the area and provide some vitality to the local businesses to encourage reinvestment. We all agree that downtown is in need of an urban population to reinvigorate the core. This development will not only make way for 209 units of market rental, the developer has voluntarily dedicated 11 units of affordable housing for the life of the project. It is possible that some of the future Topaz Park campers may be interested in these 11 units. Seriously – a voluntary contribution to affordable housing in a city where we are looking for innovative and partnered housing solutions – this is

important. Saying NO to BOSA Properties sends the wrong message to Vancouver investors, local investors and those organizations who are trying to raise money for future affordable housing projects.

The developer has compromised and, I would argue, given up significant revenue to appease a small group. The petition that those opposed have submitted doesn't reflect the facts surrounding this project and as such is misleading. I am all for good community dialogue on key projects but the facts must inform the discussion.

1008 Pandora:

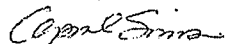
- The massing is significantly smaller than it could be.
- The Mason Street Farm (besides being an illegal business and none conforming use) is no longer impacted negatively given the reduced height on Mason and Pandora – they dropped two storeys from Mason from 6 to 4.
- The access to the development off of Mason is at the City's direction not the developer. If you were to deny them approval because of traffic impact, you should have done this three years ago. The developer has gone to extraordinary lengths and is prepared to invest significantly to mitigating the impacts of Mason Street access. One could argue that this should be a City expense, but they clearly have chosen to invest in these improvements.
- The grocery store anchor tenant represents the heart of what every urban community needs. Walkable access to food and services. Wellburns is a destination corner grocery store. People who shop at Wellburns will continue to shop at Wellburns. They may have more shoppers not less as a result.
- Lack of public green space. Really? In this vulnerable neighbourhood you would support more open green space? I would suggest that your police department might want to way in here.

In closing, I fully support this project and encourage Council to say YES and to continue to lead much needed change that will benefit the entire community and introduce much needed energy into this forgotten neighbourhood. I also ask Council to pause and consider the message saying No will send to those who are property owners in the neighbourhood, to those who are considering investing in Victoria in the future, to those who are investing time, heart and money in seeking solutions to our very real and serious housing issues, and to those residents in the area of Topaz Park.

Saying NO means the renewed OCP and your Strategic Plan are meaningless and that the thousands of citizen hours invested in helping inform these two important guiding documents were wasted. This is a tough one.

I am away on holiday so sadly will miss this opportunity to speak publicly. Thank you for accepting my letter dictated from Squamish in support of the BOSA/Blue Sky development at 1008 Pandora.

Sincerely,



for:

Gerald Hartwig

Christine Havelka

From: webforms@victoria.ca
Sent: Tuesday, Aug 25, 2015 12:11 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Sean Flynn
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Dear Mayor and Council

Regarding the proposed rezoning application no. 00381 for 1002-1008 and 1012 Pandora Avenue I would like to register my opinion that this sight would be an excellent site for affordable lodging that is planned pending rezoning.

I was born and raised in Victoria. I attended St. Louis Boy's School for one year before it closed. I worked at the family business, Flynn Printing which is located 944 North Park St.(Flynn printing has been and remains at Victoria's service paying its due taxes for over 60 years). I was pleased to witness the building of two affordable housing complexes go up across and beside the our print shop that my family is still operating at the North Park St. location.

The proposal that is now before the mayor and the council regarding yet another affordable housing project is but a sign of good commerce and compassionate concern. Neither of which should cause any hesitation in going forth with the rezoning application.

I am now a Catholic priest in the Mill Bay area living at 2626 Worhtington Rd. Shawnigan Lake. I hope that being on the outskirts of Victoria, my home town, will not eliminate my participation in this quest to do the right thing. Many of my parishioners are ageing and have moved south to find security and a means to enjoy their later years. Victoria offers down town living so the car will not be necessary for comfortable and reasonable life style. Hospital care, and walk-in clinics assist the ageing to still enjoy life yet to ready them for the reality that the body needs its due care. Many in Mill Bay are finding that it is time to retire the car and find a new way to live. This complex will be one more way that the community of Victoria shows it is keenly aware of not just the homeless but of the ageing population that cannot afford the luxury of the Victoria Harbour homes.

I hope my addition to the compassionate yet economical way to proceed regarding this project will be added to those of like mine. Being a Victorian all my life, (a resident until recently) I feel it is good to let you know I love this home of mine not just for the beauty of its exterior but for its interior, the people. Be brave, be bold, be Victorian, say yes to this rezoning. Let this building be yet one more testimony in the future that the right thing is always the right thing. Please allow the rezoning so the proposed complex can enhance the interior of Victoria.

Yours Sincerely

Fr. Sean Flynn
formerly of Flynn Printing in Victoria.

Christine Havelka

From: webforms@victoria.ca
Sent: Tuesday, Aug 25, 2015 9:49 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Andrew Nicholls

Email : a [REDACTED]

Reference :

Daytime Phone [REDACTED]

Hello Mayor and Council,

I would like to register my support for the St. Andrew's development on Pandora. This has clearly become a heated proposal, but I do believe that a sensible mixed-use building like the one proposed will be a positive for the neighbourhood. More people using Franklin Green, walking the streets and using the local shops will make the area more convivial.

I live in Cook St Village and work downtown and am passionate about this city. Thank you for listening.

Regards,
Andrew Nicholls
1035 Sutlej Ave

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IP Address: 64.251.74.245



Office: (250) 386-9411 Fax: (250) 384-8011

RALMAX PROPERTIES LTD.

Office: 343-A Bay Street, Victoria, BC V8T 1P5

Re: 1008 Pandora Street – Development Proposal for Saint Andrew's School site

Dear Mayor & Council

We understand there is a public hearing in council related to the proposed development at 1008 Pandora Street. As a property owner, business owner and employer of more than 300 people – many who are residents from within the City of Victoria and many more who would like to shorten their commute to work if additional options for rental housing was available - we are writing this letter to express our support for this project.

One of our key concerns is ensuring that our local economy remains vibrant and is able to create prosperity for our employees and their families as our community grows. With this, rental housing in an area close to the place of work is essential and we feel that this proposed development at 1008 Pandora Street could offer an important option in the downtown core. In addition, we all recognize that the city faces serious challenges related to demand for adequate shelter and hopefully more options such as this project could help evolve towards addressing this demand.

While we trust that Mayor and Council, as informed by staff, will ensure appropriate consideration for the neighborhood and the impacts of any development, we also want to ensure that the broader implications such as economic development and access to affordable housing are given equal consideration in a decision to potentially support this development.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Crowder". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Doug Crowder
General Manager, Ralmax Properties Ltd.



August 25, 2015

mayorandcouncil@victoria.ca

Mayor and Council
City of Victoria

Support for the BOSA/Blue Sky Properties proposal to redevelop St. Andrew's

As the largest organization dedicated to helping people who are homeless in the Capital Region improve their lives, Cool Aid has set a target to build 360 of the new supportive housing and low-income apartments called for in the Greater Victoria Coalition to End Homelessness housing action plan (Creating Homes, Enhancing Communities). We are working diligently with local and provincial governments, volunteers and the private sector to raise the necessary funds to meet our goal. And we are also encouraging innovative ways for others to step forward to increase the range and supply of affordable housing in our neighbourhoods.

I write today to support the proposed development for 1008 Pandora Avenue - the former site of St. Andrew's Catholic School. This is Cool Aid's neighbourhood too and it is an important one. While this development does not provide a solution for those who have experienced chronic homelessness, Cool Aid appreciates that the developer has voluntarily contributed 11 affordable housing units for the lifetime of the building. This is a very positive contribution which we welcome.

This project will renew confidence in the area and strengthen the important character of inclusivity by creating a safer neighbourhood for Our Place family members as well as the community at large.

Cool Aid supports the project and asks Council to vote in favour. Let's be bold and innovative moving forward together.

Sincerely,

Kathy Stinson, CPA, CMA
Executive Director
kstinson@CoolAid.org

Christine Havelka

From: CATHY HAWKINS <[REDACTED]>
Sent: Tuesday, Aug 25, 2015 1:15 PM
To: mayorandcouncil@victoria.ca
Subject: 1008 Pandora

I support the redevelopment of 1008 Pandora Ave I am sure that if this goes through through this there will be more people residing downtown resulting in less cars on the road, more people safe on the streets and a more vibrant community We need more decent rental accommodation, close to the existing amenities and bus routes.

I fully support that a portion of the units would be designated "lower income, affordable rental units" guaranteed for the life of the building .

Catherine Hawkins

Sent from my iPa

Christine Havelka

From: webforms@victoria.ca
Sent: Tuesday, Aug 25, 2015 11:53 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Sebastian Berry

Email : s [REDACTED]

Reference :

Daytime Phone : Not provided

Good morning. I previously submitted an email in regards to the Pandora/Vancouver development up for discussion on Aug 27. I didn't receive a reply nor did I see it in the agenda package for council under correspondence.

Briefly, I support this development as proposed. I understand that some of the residents on Mason Street are concerned about the building, but cities evolve and change - this is why we're stuck with bike lanes everywhere. Density is important, single family houses and small farms in the middle of the city are not. This development will bring a much needed improvement to a neighbourhood that many people simply use as a place to pass through, not stay.

Turning down this development would mean approving the further decay of the neighbourhood - the old school building will be boarded up and fall into disrepair, the property will be overcome with homeless and drug addicts and property values will suffer.

Despite some concerns about extra traffic or shadows cast on a farm already facing an uncertain future, this development is a massive net benefit to the neighbourhood as a whole.

Thank you,

Sebastian
1518 Pandora Ave

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IP Address: 96.50.4.29

Christine Havelka

From: Ann Vroom [REDACTED] >
Sent: Tuesday, Aug 25, 2015 11:24 AM
To: mayorandcouncil@victoria.ca
Subject: pandora st developement

Dear Mayor and council members,
I fully support the proposed developement of this site and urge you to vote in favour of it.
The city needs more affordable housing and this meets that criteria.

yours truly,
Ann Vroom

Christine Havelka

From: webforms@victoria.ca
Sent: Monday, Aug 24, 2015 7:24 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Andrew Cripps

Email : s [REDACTED]

Reference :

Daytime Phone : Not provided

Hon. Mayor and Counsellors,

I am writing to let you know that as a resident of Saanich who works downtown and cycles near the site of St. Andrew's primary school each week, I am in support of the proposed redevelopment.

The sale of the property and the proposed redevelopment are in keeping with the capital school plan and with the City's growth strategy and the Official Community Plan.

The area needs additional rental housing as well as additional grocery store and retail options, and I believe that the proposed redevelopment will greatly improve walkability and community feel. I like the emphasis on green space through the block and hope to see improved cycling infrastructure as part of the project.

I am in support of the redevelopment.

Yours sincerely

Andrew Cripps

2574 MacDonald Drive

Victoria BC

V8N 1X8

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IP Address: 96.50.68.195

Christine Havelka

From: Glen Palahicky [REDACTED]
Sent: Monday, Aug 24, 2015 3:25 PM
To: mayorandcouncil@victoria.ca
Subject: Support for Rezoning of 1008 Pandora Ave.

Dear Mayor and Council,

As a newcomer to Victoria, and someone who has lived in a dozen different cities throughout Canada, there is much to appreciate about Victoria. I do notice though a lack of affordable housing, employment opportunities and a general sense of being overly cautious on new development. I support rezoning of 1008 Pandora in order to move on these fronts. The old school is an eyesore and needs to be developed. If this will also aid in housing availability and employment opportunities all the better. It would be a positive thing. Please vote to allow this to move forward.

Sincerely,

Glen Palahicky B.A. M. Ed

Christine Havelka

From: Peter Gardner [REDACTED]
Sent: Sunday, Aug 23, 2015 10:17 AM
To: mayorandcouncil@victoria.ca
Cc: Megan Misovic
Subject: 1008 Pandora Avenue development proposal

Attention Mayor and Council

Good morning

I am unable to attend the Public Hearing relating to the proposed development of the site at 1008 Pandora Avenue on 27 August. However, I would like to register my opinion on the proposed development.

I am a volunteer at Saint Vincent de Paul in downtown Victoria both in the foodbank and in facilitating workshops to help people with disabilities find and keep a job. I have noticed that people who do not have housing are in a completely different category in terms of stress and inability to focus on making good decisions for their lives.

One of the aspects of this development which interests me is the affordable housing option. We have had a housing problem in Victoria for many years and one solution is to slowly introduce affordable housing options into developments such as this one. I live in Langford and our mayor and council have attempted to do this as well with some success. I realize it is not the final solution to the housing problem, but it is a strong first step.

I have looked over the information and diagrams supplied by Blue Sky and it does appear that they have listened to the local property owners and made changes where it is affordable to do so. No-one wants new developments in their neighbourhoods, but Victoria is growing and needs rental housing and this development is certainly among the more attractive that I have seen in recent years.

Please remember those with lower incomes who need affordable rental housing in Victoria when you make your final decision.

Many thanks for your continuing efforts to make Victoria a beautiful and affordable place to live.

Best wishes,

Dr. Peter Gardner
540 Goldstream Avenue, Unit 7

Christine Havelka

From: William Hann [REDACTED]
Sent: Monday, Aug 24, 2015 7:50 AM
To: mayorandcouncil@victoria.ca
Cc: Lisa Helps (Mayor)
Subject: St. Andrews development

Dear mayor and council

My name is William Hann and I am a tax payer in this wonderful city.

I write today to express my support and hope that you will support the redevelopment of the St. Andrews site.

The developer has worked hard to address the concerns of the city and the residents.

I feel this project will enhance that core of the city and in doing so, will help the diocese of Victoria fulfill its capital plan to enhance their capital school plan.

I hope council sees this as a win win for all stakeholders.

Thank you for your hard work in building a better city.

Blessings

William Hann
[REDACTED]

Sent from my iPad

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Monday, Aug 24, 2015 9:55 AM
To: Public Hearings
Subject: Fwd: Mayor and Council email: St. Andrew's Proposal

FYI

Pamela Madoff

Begin forwarded message:

From: "mayorandcouncil@victoria.ca" <mayorandcouncil@victoria.ca>
Date: August 21, 2015 at 11:11:00 AM PDT
To: "[REDACTED]" >
Subject: RE: Mayor and Council email: St. Andrew's Proposal

Dear Mr. Longhurst,

Thank you for your email regarding the proposed development at the St. Andrew's School site, it has been shared with Mayor and Council. This application has proceeded to a Public Hearing (view the [Public Notice here](#)), which will be held on Thursday, August 27, 2015 at the Council meeting starting at 7pm in City Hall. It will also be webcast online [here](#).

I have sent your email to our Public Hearings secretary (at publichearings@victoria.ca) to ensure that is included in the public feedback that Council will consider at the hearing.

Sincerely,

Monica Dhawan
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0516



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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]
Sent: Tuesday, August 18, 2015 8:09 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: John Longhurst

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Further to my previous messages of support, in the light of continued minority opposition to this proposal, I feel I need to reiterate my strong endorsement of this project. I haven't become so invested in a development in some time, but I sense there are serious misconceptions being presented by a small, but vocal group of people who seem determined to see this project fail.

From my perspective, the developer has bent over backwards to address the concerns of the neighbours and I feel the current proposal is an extremely fair and "sensitive" design. There are 10+ storey buildings across the street (on Pandora) and 4 storey apartments all around. This proposal seems to be the perfect massing transition between the mid- rises along Pandora, and the low-rise apartments neighbouring the site.

There has been more than ample concern given towards the 3 or 4 old houses and garden on Mason Street – properties that quite probably won't even be around in another decade or so. The massing and design of the townhouses along Franklin Green and Mason also create a complementary street scape to the 2 storey early 20th century brick storefront (on the eastern end of Mason). If I were a business owner there I would welcome several hundred more residents on my doorstep. Furthermore, adding dozens of new folks living and looking out onto Franklin Green can only be a positive change to an area that currently has a somewhat "sketchy" presence. I know I would feel safer using the park if there were residents potentially watching the activity there.

It seems to me that the developer has more than met the residents in the middle, but the opposition doesn't seem willing to budge an inch. They keep claiming they want a development with more "vision" but what does this mean in real terms? If the developer eliminated the grocery store space, reduced the Mason Street frontage to 2 stories, and created a neighbourhood organic farm on the roof I have a feeling they would be just as resistant. The suggestion that a proposed retail space in the development of less than 3000 square metres is a "big box" store is an outright lie. Investopedia defines a "Big Box Retailer" as "...large-scale buildings of more than 50,000 square feet, (where) the store is usually plainly designed and often resembles a large box. Walmart, Best Buy and Ikea are examples of big-box retailers...". I can see no resemblance to this definition and the developer's suggested retail component. Could opposition from existing North Park businesses really be a fear of competition? If so, it certainly is not the developer's nor the City's prerogative to ensure that current retailers have no competition in future proposals. If the developer feels they can lease a space that can financially survive in the existing neighbourhood, this should be the only concern.

I am not sure that those decrying this development realize there's a minimum amount of density needed on the site to make financial sense.

But I also get the feeling they don't care what is financially viable. If their demands are impossible to implement and the project dies, for at least some of the opponents that's a great outcome. It's such a dishonest cop out to say, "Oh we don't oppose building something on the site; we're not mindless NIMBY's, the developer just lacks the "vision" to come up with a plan the community can get behind". It's very easy to mask total opposition to change by setting impossible standards.

It also seems as though the opponents fail to realize that this section of North Park is very much part of the urban fabric of the adjacent Harris Green neighbourhood. With all the development that has taken place there, and is proposed for the future, I am more than pleased that there is a developer willing to risk investing in MY community. Giving the signal that North Park is closed to developers is a certain way to ensure that my neighbourhood sinks into decrepitude. Outside investment will keep my community alive and thriving now and into the future.

To summarize, I AM a member of the North Park community (for nearly 17 years now) and I strongly welcome the proposed redevelopment of the former St. Andrew's school site. I trust you will consider my opinion when it comes to making your decision at the public hearing on August 27, 2015. Thank you.

Sincerely,

John Longhurst
307 - 930 North Park Street
Victoria BC V8T 1C6

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Monday, Aug 24, 2015 9:56 AM
To: Public Hearings
Subject: Fwd: Reiterating Support for proposed St Andrews site development

Fyi

Pamela Madoff

Begin forwarded message:

From: Alice <[REDACTED]>
Date: August 21, 2015 at 10:38:32 AM PDT
To: <councillors@victoria.ca>, <mayor@victoria.ca>
Subject: Reiterating Support for proposed St Andrews site development

Dear Mayor and Councillors

I am unable to attend Thursday's council meeting but I wanted to reiterate my previous support for the redevelopment of the St. Andrews site

Sincerely,
Alice Cochran

----- Forwarded message -----

From: Alice <a[REDACTED]>
Date: Fri, Sep 5, 2014 at 1:40 PM
Subject: Support for proposed St Andrews site development
To: councillors@victoria.ca

Dear City Councillors

I am a 2nd generation Victorian and former North Park resident, and am writing to voice my support for the proposed redevelopment of the St. Andrews site. I have seen the changes on that block since Our Place moved in, and the neighbourhood can't be allowed to decay further. My family frequents Wellburn's and the Pandora McDonalds, and my kids love the playground on Mason street, but at the moment I am always wary of them using it because there are inevitably adults drinking (and who knows what else) in the park, no matter what the time of day.

Attracting more residents, families and businesses to that part of Pandora street will have a beneficial effect on the neighbourhood. It makes so much sense to have people living walking distance to town, and along a major bus corridor. And having more people living nearby will make the Mason Street playlot safer for everyone's children.

I absolutely do not understand how the neighbours can possibly oppose this project, which can only serve to make the neighbourhood more vibrant and liveable. I hope you are able to approve this project and help that part of the North Park neighbourhood return to being a great place for families and children.

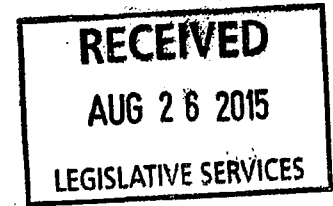
Thank you,
Alice Cochran

city of Victoria

1 centennial square

victoria b.c.

v8w 1p6



re rezoning application 00381 pandora avenue

Dear Sirs:

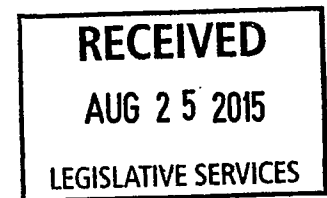
... of 250 Linden Avenue hereby declare my full support of this application. Not only will it make more efficient use of the property it will also increase the supply of much needed housing.

Yours Truly

A handwritten signature in cursive script that reads "Ellis Achtem".

Ellis Achtem

August 18, 2015



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

Dear Mayor and Council,

Re: Support for the Rezoning Application for 1002 Pandora Ave (the former St. Andrews School site)

I write on behalf of the South Mid-Vancouver Island Zone Veterans Housing Society ("SMVIZ") in support of rezoning application at 1008 Pandora Avenue. Our group is affiliated with the Royal Canadian Legion and strive to provide housing to veterans in need. We currently operate an 11 unit complex in Colwood (Cockrell House).

We support the 11 non-market housing units proposed in the project. We have an agreement with BlueSky Properties to occupy a portion of these suites for veterans in need of housing.

We believe that the inclusion of these units within the market building is an excellent opportunity to become more fully integrated into the community in a respectful and welcoming manner. The building's amenities and ground-floor retail and service businesses will support our tenants in meeting their daily needs. We especially like the idea of courtyard garden plots as we have found gardening to a great benefit to some of our residents at Cockrell House.

As a non-profit housing society, we also encourage and support the development of new rental housing in Victoria.

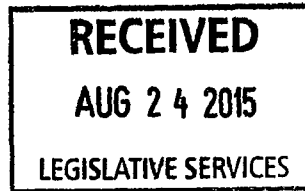
We believe that this building will have positive impact on the neighbourhood with new residents and retail vibrancy.

Regards,

A handwritten signature in black ink, appearing to read "Angus Stanfield".

Angus Stanfield

Director, SMVIZ Veterans Housing Society



913 Burdett Avenue
Victoria, BC
V8V 3G6
August 24, 2015

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

Dear City Council Members,

Re: Rezoning Application 300381 for 1002-1008 and 1012 Pandora Avenue

I came to Victoria as a student in 1948 and have lived and worked here for most of the intervening years.

Since 1863, this land has always been dedicated to education, both elementary and high school, benefitting thousands of future young citizens many of whom still live and work in Victoria. In the many years that the school operated, I am aware that most of the lands in this and the surrounding areas have been sold a number of times and many have changed their purpose. With population growth and shifts, the needs have also shifted. The long-time, conscientious owners of this property have experienced these changes too and will continue to meet needs of the present time when the sale of this property is complete.

Last year I attended the on-site open house held by the developer. As the plans were explained, I sensed a desire to make the new site user friendly and thus facilitate the evolution of community which would improve the area. Extensive consultation with the City and the neighbours was mentioned. When I see the present plans, I see further changes have been made to accommodate the concerns of the neighbours. This property has karma, a history of service meeting the needs of all the residents of Victoria not just the closest neighbours.

At the time of the election of your present Mayor and Council, I recall an emphasis on developing the downtown city, especially property that could be developed to meet the official community plan of that area. The rental aspect is particularly relevant. In recent years the emphasis has been in condominium development and rentals converting to condominiums. My personal experience is that, lately, people are fed up with stratas and want rentals.

I support this rezoning application and encourage you to consider the many suggestions made by the developer to best serve the greatest number of citizens. I count on you to be fair. Thank you for your public service.

Yours sincerely,

A handwritten signature in cursive script that reads "Frieda Raab".

Frieda Raab ssa



North Park Neighbourhood Association
P.O. Box 661, #185 – 911 Yates St.
Victoria, BC V8V 4Y9
www.npna.ca

August 24, 2015

Jason Johnson, City Manager
City of Victoria,
1 Centennial Square
Victoria, BC V8W 1P6

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's
Site: Access and Egress of Vehicular Traffic

Dear Mr. Johnson:

A response to the North Park Neighbourhood Association's August 10, 2015 letter to you was received from Brad Dellebuur, Acting Assistant Director, Transportation and Parking Services, Engineering and Public Works Department. NPNA now is responding to Brad Dellebuur's email communication.

Mr. Dellebuur agreed that the most recent Highway Access Bylaw revision, passed earlier this year, gave the Director of Engineering authority to relocate a driveway access to a higher classified street for developments with multiple street frontages, where the location on the minor street conflicted with the objectives of other City-approved plans. He stated, however, that was not applicable for this development proposal. He claimed that the reason was that both Vancouver Street and Pandora Avenue are identified as Greenways and All Ages and Abilities (AAA) bike corridors.

Greenways

Regarding Greenways, Mr. Dellebuur may have misinterpreted what the Greenway aspect of Pandora was meant to be. Pandora is identified on the 2003 Greenways Plan as "People Only Greenway" through Harris Green Park between Chambers and Vancouver Streets. Obviously this doesn't mean that all Pandora Avenue is a People Only Greenway, because it certainly has motorized vehicles on it. The People Only Greenway designation refers only to Harris Green Park itself.

Vancouver St. is designated a "People Priority Greenway" which is defined in the OCP as "located on traffic calmed secondary collector and local roads designed for pedestrians, bicycles and other non-motorized rolling traffic". It is a "People Priority Greenway" from Bay Street (from Graham and Fifth Streets, starting at the Victoria/Saanich border at Tolmie Avenue) to Pandora Avenue. As such it deserves real protection of both the road and sidewalks against being undermined by an inordinate amount of traffic.

Pandora Avenue has another road running parallel on the south side of Harris Green Park. That could be used as the Greenway rather than the busy arterial street that is the north side of Pandora. Mr. Dellebuur did not address how the Vancouver Street Greenway was to be protected from the addition of a large amount of extra traffic. There is no option of another road running alongside Vancouver Street to serve as a Greenway if the main street is undermined by excessive traffic.

Cycling Routes

Mr. Dellebuur responded to NPNA's concerns about additional traffic undermining the bike path of Vancouver Street by saying both corridors have been identified as AAA bicycle routes. He stated that Pandora Avenue, as a secondary arterial roadway, with a higher volume of vehicles per day than Vancouver Street, a secondary collector roadway, would be less appropriate to have a driveway crossing.

We suggest that Vancouver Street, as a much smaller street, is much less able to handle the high volume of extra traffic from the development than is Pandora. The percentage of additional vehicles to Vancouver Street would be much higher than it would be to Pandora. Another safety hazard is the potential conflict points between cyclists and motorists on Vancouver between Balmoral Road and Pandora Avenue due to Vancouver's two intersections with Mason St. and the McDonald's drive-through.

Mr. Dellebuur's response also did not deal with the point about cyclist confidence in a bike path. Confidence in the safety of a bike path is identified in the UVic study on cycling path utilization as a significant factor for cyclists' route choices. Vancouver Street is a bike corridor of long standing that has gained the confidence of many cyclists for safety. It is used far more than Pandora Avenue, as we pointed out in our figures of recent studies, and the risk to it from this development is far greater than the risk would be on Pandora.

Mr. Dellebuur mentions in his message that there are hazards currently existing for a proposed AAA bike on Pandora Avenue, one being the 85th percentile speed on Pandora. He suggests that this is an argument for having traffic and parking access for the proposed development diverted off Pandora and onto Vancouver and then Mason Street, where he suggests the driveway to the development be built. NPNA would suggest that his point about high speed might actually be an argument for not having the AAA bike path on that north side of the Pandora corridor. If high motor vehicle speed on Pandora is an issue then one would have to ask whether this is the safest place for an AAA bike path.

If Pandora Avenue is going to be a significant bike path, doesn't it make sense to lower the speed limits on Pandora, particularly as it reaches the downtown core at Cook Street?

It also should be pointed out that Pandora Avenue currently has existing driveway crossings on the north side and will continue to have at least one driveway crossing between Cook and Vancouver Streets, even after the AAA bike corridor is completed.

Mr. Dellebuur points out that weaving of vehicles on Pandora Avenue is another hazard that would result in collisions. Again, given this unfortunate potential driving behavior, is the north side of Pandora the best place for an AAA bike path? Pandora has a subsidiary street running on the south side of the Harris Green Park median. The NPNA has recognized that this would be an appropriate road to place an AAA bike corridor rather than the north Side of Pandora.

In fact, there is another good reason that supports the argument that the north side of Pandora may not be a good choice for a two-way AAA bike path. Having a two-way cycle track on a one-way street like Pandora would likely be more dangerous for cyclists, as drivers exiting the existing driveways on Pandora are less likely to look both ways for cyclists, given the one way flow of motor vehicle traffic. This could create a collision situation with bikes coming on the right, travelling east on Pandora. Two-way cycle tracks are not recognized as a best practice in Denmark because of safety risks.

Preferred Pedestrian Paths

Another point that seems to have been overlooked is Mason Street's current use as a pedestrian route by many disabled and elderly people. They find the quiet, one-way street, an ideal route to the downtown core. With the addition of traffic to this narrow street and the incoming and outgoing of traffic to the driveway of the development, there will be a major obstacle to overcome toward the west end of the 1000 block.

In summary, while Mr. Dellebuur points out that Pandora Avenue would be an inappropriate street on which to put a driveway crossing, he doesn't address the fact that Mason and Vancouver Streets would also be inappropriate for a driveway crossing. It is clear that the pedestrian, cycling and greenway aspects of Mason and Vancouver Streets would be severely undermined, and thus violate the intent of four major City of Victoria planning documents, the OCP, the Pedestrian Master Plan, the Cycling Master Plan and the Greenways Plan.

The use of heavy commercial vehicles on Vancouver and Mason, both residential streets, to service the proposed 35,000 sq. ft. retail store planned as part of the development, not to mention the additional traffic generated by what is likely to be a regional destination would further compromise the area.

Given the type and size of Bosa Developments/BlueSky Properties' development proposal, there would be some obstacles to be considered in putting the sole driveway crossing on Pandora Avenue. Despite this, we at the NPNA assert that it would be unsafe in the extreme, and greatly undermining of our community plans, to put it on Mason Street.

The North Park Neighbourhood Association requests that you take this response to Mr. Dellebuur's communication into consideration for the public hearing on August 27.

Sincerely,

A handwritten signature in cursive script that reads "Penny Bond".

Penny Bond, NPNA Secretary
for NPNA

cc: Mayor and Council
Brad Dellebuur, Engineering and Public Works - Transportation and Parking

RECEIVED

AUG 26 2015

LEGISLATIVE SERVICES

Re:
Mayor and Council
City of Victoria City Hall
1 Centennial Sqr
Victoria BC V8W1P6

Dear Mayor and Council

Re: My letter dated August 13th to council regarding support for REZ00381, DP000351

I just want to clarify, that I have not stated in my previous letter that I will not renew the lease with the current lease holder of Mason St City Farm.

Yours Truly


Bernard Dong

Christine Havelka

From: Brian Gauthier [REDACTED]
Sent: Monday, Aug 24, 2015 5:57 AM
To: Public Hearings
Subject: St. Andrews Site Proposal

Dear Mayor and Council,

My name is Brian Gauthier and I live at 1046 Pandora Ave. I am writing to oppose the St. Andrews site proposal put in place by Bosa/Bluesky. Their three story 35,000 foot retail space would have a large negative impact on our neighbourhood from shading out the Mason street farm to bringing in high volume traffic. I have numerous friends who live on Mason street and we all love our quiet and peaceful neighbourhood. We love the Mason street farm, and the low level of traffic that allows for our kids to play on the sidewalk without worry. The revisions to the plan that Bosa/BlueSky has presented over the past three and a half years as "compromises" have been little more than a slap to the face. This will be the precedent for a long line of uncompromising, money driven developments that will ultimately uproot our strong and sustainable community. PLEASE don't let this happen in our beautiful neighbourhood.

Regards,

Brian Gauthier

August 20th, 2015

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

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St. Andrew's Site.

I write to you to express my opposition to the proposed BOSA/Bluesky Properties Rezoning Application in the North Park neighbourhood.

I also write to strongly express my support for small-scale sustainable, values-based urban development; and for the protection of urban agriculture in the City of Victoria.

Here's what I'm in favour of, which pertains directly to why I oppose BOSA's development plan:

Supporting urban agriculture

Victoria's downtown urban farm, the Mason Street Farm, is an exemplar of urban agricultural production, education and community development. It will be negatively affected by the BOSA development as shade from the proposed building will undermine the farm's year-round food production capacity. As you know, there is an absolute surge of interest in urban agriculture and community gardening initiatives in Victoria (as demonstrated by Section 17 of Victoria's OCP), Vancouver and across North America. For reasons of local food security, local food production and to mitigate climate change, I encourage Victoria City councilors to protect this dynamite urban farm. But there's more to it than that. Last week I found myself volunteering at this incredible ¼ acre market farm just a few blocks from Victoria's City Hall. Snipping arugula and kale for salad packs, available to the immediate community, I marveled at the number of community members cycling or walking who stopped to chat with the volunteers and other farm-folk. This farm is truly aligned with our City's shared values of community building, innovation and sustainable development.

Small-scale development and supporting pedestrian and cycling routes

Vancouver Street is a totally awesome and important cycling-commuter greenway. It will be compromised by the inevitable increase in traffic (cited at over 300 cars during peak hours) on Mason Street and it's surroundings. Please protect this cycling corridor with small-scale development that encourages walking and cycling as alternate modes of transportation by design. Smaller-scale development encourages people living locally to walk to shop.

Mason Street itself of course, will be significantly altered and impacted by such an increased load of traffic. Such traffic on this street will negatively impact the children's playground at Franklin Green Park.

These are of the most striking reasons why I oppose the BOSA project and request that council not approve the re-zoning request.

Sincerely,
Alysha Jones, RN

539 Downey Road
North Saanich, BC
V8L 5M6

Christine Havelka

From: Jeremy Loveday (Councillor)
Sent: Monday, Aug 24, 2015 9:24 AM
To: annie sylvan
Cc: Public Hearings
Subject: RE: no to this St. Andrew's proposal

Hi Annie,

Thank you very much for your email in regards to the proposed development on the St. Andrew's site in the North Park neighbourhood.

As a former North Park resident and the City Council liaison to the North Park neighbourhood I understand the importance of this development site.

I will be sure to include your views in my deliberations at the Public Hearing scheduled for Aug. 27th. Please feel free to attend the hearing and share your opinions in person as well.

All the best,

Jeremy

Jeremy Loveday
Victoria City Councillor & CRD Alt. Director
Email: jloveday@victoria.ca / Tel. 250.634.2327
Facebook: <https://www.facebook.com/JeremyLovedayforVictoria>
Twitter: @JeremyLoveday

From: annie sylvan [REDACTED]
Sent: August 16, 2015 7:22 PM
To: Councillors
Subject: no to this St. Andrew's proposal

I wish to express my dismay with this proposal because:

- ~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, 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

Thanks for your consideration.

Yours truly, annie sylvan

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Monday, Aug 24, 2015 9:54 AM
To: Public Hearings
Subject: Fwd: Please reject the rezoning proposed for the St Andrew's site

FYI

Pamela Madoff

Begin forwarded message:

From: Robbie Clarke <[REDACTED]>
Date: August 23, 2015 at 4:49:45 PM PDT
To: Geoff Young <geoffyoung@dec.bc.ca>, Ben Isitt <bisitt@victoria.ca>, "Pamela Madoff" <pmadoff@victoria.ca>, Lisa Helps <lhelps@victoria.ca>
Subject: Please reject the rezoning proposed for the St Andrew's site

Robert Clarke,
1331 Grant Street,
Victoria, BC, V8R1M2
August 22, 2015.

Victoria City Council,
1 Centennial Square,
Victoria, BC, V8W1P6

Dear Mayor Lisa Helps and Victoria City Council:

RE – PROPOSED REZONING OF ST ANDREW’S SCHOOL SITE

I object to the current proposal to rezone the St Andrew’s School site at Pandora Avenue, Vancouver Street, Mason Street, and Franklin Green Park.

I feel that the quality of the proposed design and traffic plans is poor. Approval of these plans by Victoria City Council would be detrimental to our community. A forward-looking city should reject this bad rezoning proposal.

As an alternative, there should be a concerted effort by the City of Victoria to use this opportunity to expand Franklin Green Park through to Vancouver Street, and to allow a smaller-scale development along Pandora Avenue. This would preserve

the exceptional ambience that currently exists along Mason Street between Cook Street and Vancouver Street, and allow for a more community-friendly building along Pandora Avenue.

Also, Mason Street as a whole - running between Chambers Street on the east to Amelia Street on the west - is a precious walking corridor. The car traffic is minimal and the noise volume is low. The City should recognize that Mason Street has a heritage aspect that should be valued and protected.

The rezoning proposal calls for the elimination of open space and the expansion of obnoxious car traffic; this would negatively impact the gentle, old-fashioned feel of the current walking corridor.

I find it extremely disappointing that the City of Victoria even has to entertain such an abominable proposal. I agree with the North Park Neighbourhood Association that the scale of new developments should be reasonable and in proportion. This blocky proposal is neither.

Thank you for your consideration of these comments.

Yours sincerely,

Robert Clarke.

Christine Havelka

From: Jeremy Loveday (Councillor)
Sent: Monday, Aug 24, 2015 9:51 AM
To: [REDACTED]
Cc: Public Hearings
Subject: RE: Mayor and Council email: St. Andrew's School

Hi Andrew,

Thank you very much for your email in regards to the proposed development on the St. Andrew's site in the North Park neighbourhood.

As a former North Park resident and the City Council liaison to the North Park neighbourhood I understand the importance of this development site.

I will be sure to include your views in my deliberations at the Public Hearing scheduled for Aug. 27th. Please feel free to attend the hearing and share your opinions in person as well.

All the best,

Jeremy

Jeremy Loveday
Victoria City Councillor & CRD Alt. Director
Email: jloveday@victoria.ca / Tel. 250.634.2327
Facebook: <https://www.facebook.com/JeremyLovedayforVictoria>
Twitter: @JeremyLoveday

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

From: webforms@victoria.ca [REDACTED]
Sent: Saturday, August 15, 2015 3:44 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Andrew Godon

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I am writing today about the proposed development at Vancouver St & Pandora on the site of the former St. Andrew's Catholic school. While I am in full support of the OCP goals of increased density for the area, this project is not consistent with many aspects of the Plan as elaborated in the points below:

- * large footprint needs to be broken up with public access through the site
- * 35,000 sq ft for a single retailer (3 times the size of Market on Yates and larger than Fairways in Quadra Village) is too big and will increase traffic in an area where walking and cycling should be encouraged
- * 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 sq ft for a single retailer (3 times the size of Market on Yates and larger than Fairways in Quadra Village) 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

* 11 units of affordable housing at 85% of market rents is not affordable, especially for North Park demographic

I urge the mayor and council to reject the proposal put forward by the developer as proposed and pursue more community engagement and consideration of the goals stated in the OCP

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. Thank you.

IP Address: 184.66.168.161

1 - 2201 Vancouver St.
Victoria, BC V8T 4A1
August 20, 2015

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

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

Dear Mayor Helps and Councillors,

As a thirty-plus year resident of the North Park neighbourhood, I have seen a variety of changes come and go. A constant, however, is that North Park is a neighbourhood of diversity — of age, race, religion and income. It also is a community that is a bit edgy, both in ambience and location, being in a transitional area between downtown and residential neighbourhoods. Small local businesses predominate in its commercial areas. It is a community that is home to some of Victoria's most vulnerable citizens, as well as to a range of lower to middle class residents. There is an atmosphere of openness, tolerance and friendliness.

North Park is a neighbourhood of cyclists and walkers, with significant numbers of dog walkers, parents with prams, and people using mobility scooters. The Vancouver St. greenway is very valued and well-used by all of these.

Part of the diversity of North Park is the Mason St. City Farm, a small gem within this urban community, providing not only food, but education in innovative agricultural techniques. The farm benefits from being situated on a quiet one-way street, a location that allows it to thrive.

Development in North Park is welcome but needs to be sensitive to the existing neighbourhood and its unique position as a transitional area between downtown and long-established residential neighbourhoods. The site of the former St. Andrew's School is of particular importance because of both its large size and its location at what might be considered a gateway to the North Park neighbourhood. Whatever structure occupies that property sends a powerful message about the neighbourhood and what it stands for.

The development proposal put forward by Bosa Developments/BlueSky Properties does not send a message of the openness and friendliness that characterize the neighbourhood. It presents a large, flat and linear facade, devoid of organic elements. This sends more of a "keep out" than a "come in" message. While I appreciate that the developer has made a number of revisions to attempt to modify the massing and facade of the building, these revisions cannot go further with the present design. Issues with massing and lack of public space remain. An entirely different design is needed, with more consideration of the neighbourhood's vision and priorities.

A significant problem with the size and massing of this proposed building is the shadowing of Mason St., affecting both the yards of the residents of 1000 block Mason St. and the Mason St. City Farm. While the developer did make efforts to ameliorate this shadowing, it continues to be a major limitation to the farm's ability to operate year-round.

2.

Because of the number of people who walk and/or cycle along the Vancouver St. greenway, the use of Mason St., via Vancouver St., as the access and egress for all traffic to the proposed development is unacceptable. It compromises the quiet one-way status of Mason St. and sets up an area of risk for any traffic — foot, cycle, scooter, vehicles — along Vancouver St. Since the proposal, in addition to 210 residential tenants, includes a large commercial tenant, it is to be expected that there would be an increase in automobile traffic. This would create the site of an accident waiting to happen.

While I would like to be able to support this project, and I thank the developer for efforts to modify the design, it is a case of too little, too late. There are too many serious objections to the design — aesthetics, insensitivity to an existing established neighbourhood, massing and traffic.

I hope that you will consider these issues and concerns very seriously and will vote against approval of the Bosa/BlueSky proposal.

Yours sincerely,

Penny Bond

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Monday, Aug 24, 2015 10:01 AM
To: Public Hearings
Subject: Fwd: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

Fyi

Pamela Madoff

Begin forwarded message:

From: Jeanette Sheehy [REDACTED] >
Date: August 19, 2015 at 1:26:09 PM PDT
To: <councillors@victoria.ca>
Subject: Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

Dear City Councillors,

This letter is in response to the St. Andrews School site development. I was approached by Landscapes Magazine to write an article on Mason Street Farm earlier this year. This article is the best expression of my feelings regarding this development - its short. I have lived in North Park for 3 years and believe this is a unique neighborhood that could be a creative example of what is possible in this city. I do not believe this development is in keeping with the inclusive, food secure visionary city I see as possible in Victoria. The last quote in the article sums up what is possible "Stop the development, begin a capital campaign to buy the farm and place a covenant on the land to ensure it remains a community resource, forever."

Its only not possible if you say its not possible.

Mason Street City Farm is known as a boundary-pushing, precedent-setting urban farm. For over ten years, Angela Moran, the visionary farmer behind this project, has been opening new markets for urban foods. What started as a quarter-acre market garden supplying groceries for the surrounding residents has grown considerably in recent years, not in size but in scope. Today, the farm not only supplies vegetables to the most innovative downtown restaurants in Victoria, but has also added a mixed-farm approach. Since cultivating a new partnership with entrepreneur Jesse Brown, the farm now houses an aquaponics greenhouse, chickens and beehives, and offers an apprenticeship and certification program for new farmers.

Angela explains that “education through cultivation” is essential to the farm’s purpose. “I want to create a practical skill-building program that is rooted in hands-on learning...one that provides the information and support needed for urban farms.” Now in its second year, the apprenticeship program trains 16 people per season. Through these in-demand educational programs and a creative business model, the farm works to expand what’s possible in an urban setting. Mason Street consistently challenges the city to revision bylaws that limit urban growing. The farm’s newest challenge is a proposed multi-story condo and grocery store on the south side of Mason Street. Not only would this building effectively block much of the sunlight to the farm, but it would also be in direct competition

to the 100-year-old family-owned grocery store on the same block – an essential partner to the farm, supplying a majority of its compost. Together with three neighbourhood associations, the farm is asking the city to reject this proposal and instead support forward-thinking, sustainable urban planning.

As with most challenges she faces, Angela is looking for a creative solution that will have a lasting transformative effect on the city. “I’m curious. Are there examples of communities that have applied for a land-use designation change that maximizes community’s best interest over private profit? The proposed development is...in the green way, along one of the major north-south bike routes, next to a community park and across the street from the oldest urban farm in Victoria. The development does not fit within the OCP, and the site has amazing potential.”

When asked what’s next for Mason Street City Farm, Angela answers without hesitation, “Stop the development, begin a capital campaign to buy the farm and place a covenant on the land to ensure it remains a community resource, forever.”

Thank you for your time. I ask that you think of the legacy you would like to leave.

Sincerely,

Jeanette Sheehy

1018 north park st.

--

Jeanette Sheehy

Your thoughts and words are powerful



Christine Havelka

From: Pam Madoff (Councillor)
Sent: Monday, Aug 24, 2015 10:02 AM
To: Public Hearings
Subject: Fwd: North Park Bosa Development

Fyi

Pamela Madoff

Begin forwarded message:

From: Rowena [REDACTED]
Date: August 18, 2015 at 6:25:26 PM PDT
To: "councillors@victoria.ca" <councillors@victoria.ca>
Cc: Tim Hewett <Hewett247@gmail.com>, Deirdre Gotto <abcd@islandnet.com>
Subject: North Park Bosa Development

Hello Councillors,

I am writing in regards to the proposal for the St. Andrews school land on Mason St.

I will leave the issues of building mass and inward looking design for others to address.

Although I currently live in the Hillside Quadra Neighbourhood, I once lived a block away on Balmoral Rd and walked through this area daily. I watched in the 80's as Brett Black transformed 4 abandoned lots into what is now the Mason Street Farm. It is possible that this was the first example of permaculture in the city; it was certainly at the forefront of what is now called Urban Agriculture.

The North Park area has had many ups and downs but Mason Street is a prime example of placemaking, currently one of the popular city funded initiatives being promoted to improve neighborhoods.

Small local businesses have led the way in N. Park and there is currently a vibrant mix of eclectic businesses supported by area residents and beyond. The current proposal has one large anchor tenant which will increase traffic concerns and not add to the current mix of businesses.

I am particularly concerned that this development transforms a vibrant small local street into what amounts to a service lane for a large development. This is being done despite the amendment to the Highway Access Bylaw Act that gives the city engineer discretion in this matter. The impact on Mason Street as the main access to this proposal is obvious. Equally concerning is the impact on one of the few pleasant bike routes on Vancouver Street connecting North to South areas of the city.

This development is the opposite of the values the current city council has promoted: pedestrian and cycling friendly neighborhoods, local business contributing to a localized economy and local food resiliency. As far as I can see it offers one thing- density. Density can be done better than this. Victoria has a long history of accepting sub par developments.

I view this as a test of council values and urge you to demonstrate that you will advocate for better development by turning this development down.

Rowena Locklin
2815 Prior St.

Christine Havelka

From: Susan Quipp [REDACTED]
Sent: Monday, Aug 24, 2015 1:38 PM
To: Public Hearings; Susan Quipp; Marianne Alto (Councillor); a [REDACTED]
Subject: BOSA plan for St Andrew's Property

Dear Council

I'm writing to express my disapproval of the Bosa plan in any form, basically, and also to offer a suggestion for another use of that very well situated property. I won't elaborate on reasons for objecting, as I have written/spoken about them before and they are the same as the NPNA's reasons--too massive with no open passage through, no green space on ground level, too high, too much traffic increase, not in alignment with the neighbourhood etc etc. I would reiterate what I wrote in the bike route survey, that this would not be a positive addition to the Vancouver St bike route that I use daily.

I would also like to add that, in my view, at this time, Victoria does NOT need to be building more high end housing, even if it includes a few so-called "affordable units". What we need, and need desperately, is some housing for low income people, including people who are trying to find housing on the \$375.00 per month shelter allowance provided by welfare and disability allowances. That's what we really need, have needed for some time now and we cannot wait any longer until we have a decent government in power either provincially or federally to get that!

I am a retired nurse and massage therapist and recently moved to Victoria after living for 8 years back in Ontario where I am originally from. When I first moved out to the West Coast in 1978 there was NO homeless problem in either Vancouver or Victoria. Occasionally in Vancouver on a Sunday morning down on the eastside, a man could be found sleeping off too much booze from the night before in the doorway on Hastings or Powell sts, but chances are he actually had an SRO room that he didn't make it back to. There were "housekeeping rooms available for low rent, rooming and boarding houses, as well as cheap self contained little apartments. There was also co op housing, in which your rent was based

on your income--25% of your income. Now, as most of us know, there is no more funding for co ops, SRO's are being bought up and "gentrified", rooming and boarding houses are as rare as hen's teeth, and I haven't seen any sign of the old "housekeeping unit" for years. As a person with a relatively low income all my working life, I know that these things existed because they got me through my working life until a small inheritance allowed me to buy something on the Gulf Islands and saved me from being homeless in my old age (I'm 70) when prices rose and I sold it just prior to retirement. There are many people who I work with at Our Place, where I've volunteered for a year now, who were not so fortunate. It pains me to see them struggle and feel the constant anxiety they have that housing will be withdrawn (or is now not available!) to them. In a wealthy country this is insane!

So, what I propose for this site is the following:

1. The Bosa plan is scrapped completely. As said, we do not need more market or "affordable" housing at this time.
2. The Catholic Church offers the City this entire property at a modest rent, I suggest a token \$1 per year for a two year trial period.
3. The existing building(s) be converted, with whatever minimal upgrades that would require, to provide for counselling offices in the old school, day programs for people in recovery from trauma, drugs and alcohol, respite care for marginalized and isolated people being cared for at home with mental illness, dementia etc.....to name only a few.
4. The remaining space, not taken up by any buildings, be used to construct 30 microhouses, all built to make it easy to move them. This should be started asap with the funds the City has put aside for that purpose. This could go forward in addition to any microhousing pilot project if another location is found.
- 4a. Over the two years that the land is leased from the Catholic Church, hoping there will be a change in government that will invest in both the purchase of this land and the building of true low income housing. This could be community based low income housing that might include:
 - a community garden for growing food
 - a community kitchen for preparing and preserving food

-opportunities for residents to learn canning and preserving of food
-residents learning from each other and outside sources how to prepare nutritious, economical meals and opportunities to have some meals together.

4b. Until the permanent housing is built, residents (who are currently living on the street, in tents in parks etc,) who already make use of the meals, showers and clothing provided at Our Place, could continue to do so, it being just across the street.

4c. This site would be secured with proper fencing, controlled entry and made safe for residents of the microhousing community, which would be self governing and taking care of security and each other as they already do. In this way they would be protected from predatory drug dealers and anyone else who might want to prey on these people, our fellow citizens of Victoria.

To me, this seems not only the right thing to do, but a smart thing to do. I am aware that the Catholic Church might not end up with as much cash in hand for this proposal as they would for the current unpopular project. I do think that, given the disproportionately large percentage of homeless First Nations people, and the recommendations put forward by the Truth and Reconciliation Commission, that the Church might see this as an opportunity to practise what the United Church has already done in generously helping fund Our Place.

I am also aware that the city would probably be getting less revenues from this proposal than for the commercial and residential taxes from the Bosa plan. However, I think it's a real opportunity for this council and Victoria to take a lead in beginning to develop innovative and leading edge solutions to what is a shameful and unjust situation that is a true emergency in our midst. I think most regular people would rather see marginalized people modestly housed than continue lining the pockets of already obscenely rich special interest groups generally, and in this case perhaps well heeled development companies.

Sincerely, Susan Quipp,
#803, 620 Toronto St,

Christine Havelka

From: Ann Kujundzic [REDACTED]
Sent: Monday, Aug 24, 2015 1:41 PM
To: Councillors
Subject: Bosa Sight

Dear City Councillors:

I just wish to state my opposition to the Bosa plan which will bring a great deal of traffic to an area that could do well without this burden.

The area is adequately supplied with smaller businesses providing the same services. It is sad to see this development being considered.

I'm a relative newcomer to Victoria (only three years resident) but have enjoyed visiting my family here for over forty years, and do not wish to see Victoria become a 'big city' developer!

Thank you.

Sincerely

Ann Kujundzic

Christine Havelka

From: amber holman <[REDACTED]>
Sent: Monday, Aug 24, 2015 3:29 PM
To: Public Hearings
Subject: Public Hearing for St. Andrew's Site Proposal

Hello,

I recently became aware that a public hearing will be taking place regarding the St. Andrew's Site Proposal. As I may not be able to attend, but regularly use Vancouver St. when either bicycling or driving, and am a long-time resident of Victoria, I wanted to voice my opinion.

I am in complete agreement with the North Park Neighbourhood Association's objections and proposals, specifically:

1. Traffic - access and egress / increased traffic / noise covenants

- It is not satisfactory to bring all traffic in and out on Mason Street. It would severely compromise the unique character of the 1000 block Mason Street, turning it into a service lane for the developer.
- Increased traffic on Mason Street is detrimental to the children's playground.
- Traffic off Mason would also compromise the greenway and bike path on Vancouver Street, where most of the traffic would access Mason Street, and which is a main south-north bike corridor.
- Access can and should come off Pandora, which already has a driveway in the southeast portion of the St. Andrew's site that could be adapted. The one-way, right-turn in and right-turn out configuration is a better alternative and should be revisited.
- The single 35,000 sq. ft. retail outlet would increase traffic to the area as it would rely for its success on destination customers driving from the region as opposed to shoppers walking to medium-sized local retail outlets.

2. Community and green space

- Interior green space and planter boxes for residents as proposed offer no benefit for the neighbourhood.
- A community room under the management of the developer is not a significant benefit to the neighbourhood.

3. Mid-block walkway

- The proposed walkway at the edge of the building does not meet the community's objective for breaking up the site and allowing access through, and as currently designed could cause safety issues.

4. Massing

- Lowering of heights to four storeys on Mason St. and Franklin Green Park, with six storeys on Pandora Ave. and Vancouver St., does not go far enough to addressing the overall problem of a massive, single building. The footprint is too big and overpowering to its neighbours.
- Mason Street City Farm was identified as a unique, forward-looking and desirable feature of the city and to be encouraged. This design plan would excessively shadow the farm in winter, compromising growing. Green growing space and food security were identified as important to our future.

· Shadowing would also detract from the children's playground at Franklin Green Park in late afternoon when school-age kids use the park.

Affordable housing was also a topic of interest, given the developer's plan for 11 units to be designated affordable. It was commented that what is deemed affordable, based on city guidelines, is not, in fact, affordable for the North Park demographic. Truly affordable housing is not on offer with this development.

If you would like to develop this city in a co-operative, forward thinking, and sustainable way that **INCLUDES** the people who live in it, please reconsider the developer's proposals.

Thank you for your time,
Amber.

August 19, 2015

Mayor and Council
City of Victoria

RE: Rezoning application and development at the former St. Andrews school site

Dear Mayor and Council,

My wife, daughter and I co-own a house at 1016 Mason St. We have put a lot of time and money into making that house what it is today, a pleasant, safe, attractive and affordable house for people to live in. In fact, our neighbours have done much the same thing with their turn of the century houses and small businesses on Mason St.

This street has a wonderful mix of local initiatives including a thriving urban farm, a busy coffee shop, an interesting retro furniture store and a vibrant church. The Franklin Green Park is a wonderful playground that parents, with their young children, see as a safe and happy place to play. These things don't just happen, they take a fortunate combination of circumstances and committed people to create these wonderful diverse urban attributes.

When the developer came to the neighbourhood and wanted to put up a huge development with its foreboding exterior of 6 stories and all the green space on the inside, the feeling on the street was unanimous rejection. After much fighting back, the developer changed its tune, at least on the exterior, by adding a little color and changing part of the Mason Street side to 4 stories. They then proclaimed to the neighbourhood that they had "seen the light" and even referred to their former design as "the prison". They were more than a little sheepish that they had tried to foist that poorly conceived disaster on the neighbourhood.

Yet very little else about their plan has really changed since then. Mason Street would still be inundated with traffic, as the developer would use Mason Street as its driveway. The big, over-sized store was still going to be responsible for much of the traffic and it would hinder much of the pedestrian-friendly feel to the street. Vancouver Street, which has been well used by bikes for decades, would also be undermined by that inundation of vehicles. The urban farm would experience much shading in the shoulder seasons. The park will be a little less safe because of the traffic.

On Mason Street, everyone has the sense that they will lose a lot and gain nothing. Should it be that way?

We are all wondering if that is because our developments on Mason Street are small and we don't matter as much as the big development. We wonder if there is a presumption that because something is big, it is necessarily better. We have been told that the city needs to densify, yet we know that the sheer number of developments in the core of the city has far exceeded the targets to date set by the OCP. Does it have to be that big really?

We wonder if it is because we live in a poorer neighbourhood that the developer can largely disregard our concerns and produce a worse than mediocre development.

We ask ourselves, if we lived in James Bay by the legislature building, would we get public walkways and plazas, as is the case with the Capital Park development. Would Mason Street be spared all the traffic for the site, the way that the pedestrian-friendly Michigan Street was spared? We wonder if we would see green space on the outside as is the case with the Capital Park development instead of all on the inside as is the case with this development. Would we get small-scale boutique retail stores like they are getting?

Our Neighbourhood Association has been very supportive of our opposition to this development and so have our other North Park neighbours and other community members, including other Community Associations.

We are hoping you will do the right thing and listen to us and tell this developer that their plan must be rescinded and revisioned with real input from the neighbourhood. If the developer is unwilling to do that, there are plenty of other developers who will. We have seen their works in our city and we know its possible.

Yours truly,

Allan Gallupe
3050 Jackson St.
Victoria, BC.

Christine Havelka

From: Isobel Kimpton [REDACTED]
Sent: Tuesday, Aug 25, 2015 7:22 PM
To: Public Hearings
Subject: Re St Andrew's

I strongly object to the proposed development of the St Andrew's site. The better option for the area is the plan set out by businesses and residents who work and live there.

Currently it is a pleasure to ride a bike and walk the streets there. The increased traffic and noise from the proposed development will disturb everyone. This will deter people who patronise the local businesses.

An alternative use for the site is to develop an area to provide for Victoria's homeless population. This would keep them near the services they need to access as well as help service providers.

Isobel Kimpton
215-1149 Rockland Ave
Victoria V8V 4T5

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Tuesday, Aug 25, 2015 7:37 PM
To: Public Hearings
Subject: Fwd: Mason Street/Saint Annes building

Fyi

Sent from my iPhone

Begin forwarded message:

From: Shaye Svean <[REDACTED]>
Date: August 25, 2015 at 6:42:13 PM PDT
To: "councillors@victoria.ca" <councillors@victoria.ca>
Subject: **Mason Street/Saint Annes building**

Hello, my name is Shaye, I'm 11 years old and I live on Mason street..if you build the grocery store that you want to build a lot of things would happen A.) Gardens and Mason Street Farm wouldn't get enough sun and their food won't grow as fast or at all . B.) I love to roller skate, play badminton, and other people like to play street hockey, etc. if you build a grocery store there would be lots of cars and I wouldn't be able to roller skate, play badminton, and street hockey etc. anymore. C.) there are A LOT of cats in our neighborhood (and dogs) if there is constantly cars going back and forth those cats (and dogs) would be very likely to be run over. D.) I have a bunch of little cousins and its going to be very annoying if we have to walk all the way up our street, cross the road, walk down that street just to go to the park when all we have to do is walk across the street and BOOM we're at the park. Plus why do we need another grocery store we already have Wellburns and Market on Yates, all it does is create traffic and really loud noises while building, it would probably put Wellburns out of business. Signed, Shaye.

August 24th, 2015

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

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St. Andrew's Site.

Dear Mayor Helps and Councillors;

I am writing to express my opposition to the development being proposed by BOSA/Blue Sky Properties.

As a small-business owner and a resident at 1020 Balmoral Road, which is one block from the St. Andrew's site, I am strongly opposed to this development for the following reasons:

1. North Park Neighbourhood Affordability

The North Park neighbourhood has the lowest median household income in Victoria, and "Victoria has the lowest median household income in the CRD and is lower than the provincial median," according to the City of Victoria's Census Information.¹ Affordable housing must be based on the *North Park neighbourhood's* median household income, not the Housing Income Limits for all of Victoria.

The City of Victoria defines affordable housing as "total shelter costs being no more than 30% of gross household income. Shelter costs include utilities, taxes and insurance."² From the City of Victoria's Census Information, it shows the median household income for North Park as \$25,176.³ In order to calculate a *median* affordable housing rate *for the North Park neighbourhood*: take the neighbourhood median income of \$25,176, multiply it by a maximum 30%, divided by 12 months = \$629.40/month median maximum (and also subtract utilities/ taxes/ insurance).

To calculate an *actual* affordable housing range for *this neighbourhood* – the lowest income neighbourhood in Victoria – it would make sense to start the range at the Shelter Maximum for Income Assistance, \$375. Therefore a rate range of \$375 to \$833 per unit, would be appropriate to the North Park housing affordability median rate of \$629.⁴ BOSA/ Blue Sky's proposed "affordable housing" is a grand total of 11 units at \$737.50 to \$1075 per unit, which leaves 199 units of at an even higher market rate.

I rent a suite in a 19-unit apartment building on Balmoral Road, in a residential area that fits with the character of the neighbourhood, and I have rented shared housing elsewhere in the neighbourhood since 2010. It is important that your decision is grounded in the reality specific to the North Park neighbourhood, communities and businesses.

¹ <http://www.victoria.ca/assets/Community/Documents/census-resident.pdf>, page 3, neighbourhood median incomes are based on 2006 census data, which seems to be the most recent neighbourhood data available on the City's website.

² <http://www.victoria.ca/EN/main/community/sustainability/social/housing/victoria-housing-fund.html>

³ <http://www.victoria.ca/assets/Community/Documents/census-resident.pdf>, page 2.

⁴ If we were to *actually* talk about 210 units of *affordable housing* for the North Park neighbourhood with the median affordability rate of \$629/month, would affordability not look something more like: 52 units at \$375/month; 53 units at \$502/ month; 53 units at \$756/ month; and 52 units at \$833/ month (which averages to the median \$629/ month)?

2. Impacts on Local Businesses

Having a 35,000 square foot retail space at the St. Andrew's site is unnecessary. There are already numerous large grocers throughout the region in locations that make sense for larger scale retail. This development will support a large corporate retailer that will likely negatively impact small family-owned retailers and businesses in the neighbourhood, such as Wellburn's, other businesses on Cook Street, the Mason Street Farm, and Yoka's.

Each neighbourhood is a very specific place: its businesses and residences have their own characters, and the residents and local business owners in the neighbourhood usually have a clear understanding of what scale of retail fits with the area. The development being proposed by BOSA/Blue Sky Properties, is kind of like proposing putting a Walmart on the edge of the Uplands neighbourhood, and then making minor tweaks to the proposal; yet the project simply does not fit.

It makes sense that the North Park Residents' Association, and other residents and businesses in the North Park neighbourhood, will have a much better understanding of the neighbourhood than individuals commenting on this project who reside, for example, in Oak Bay. They are unique places with very different contexts; for example, North Park's median household income from 2006 census data: is \$25,176,⁵ and Oak Bay's median household income from 2006 census data is \$72,045.⁶

The North Park neighbourhood is a very specific neighbourhood, and the only way development will avoid being detrimental to the neighbourhood, is if it is grounded in this neighbourhood's reality. In no way does this proposal from BOSA/ Blue Sky demonstrate that it is based in the neighbourhood, although they have made some tweaks to the proposal.

3. Enormous Increase in Traffic and Decreased Greenway Safety

My business is based in North Park, a block from the St. Andrew's site, and I commute by on bicycle every day. I bike on Vancouver Street at least four times each day, and I find the Vancouver Street Greenway to be an important respite from dealing with busy traffic routes. Currently, at the Vancouver & Mason Street intersection I see as many pedestrians and cyclists as I see people driving cars. The Franklin Green Park along Mason Street is where I go to de-stress – to sit in the sun and to have time in solitude.

I am astounded and confused that Mason Street - such a narrow, small, quiet, residential street - would be considered for 300+ additional cars per hour. I find this absurd, alarming and ridiculous. Vehicle access needs to be off of Pandora, and to also include a solution for bicycle lane and pedestrian safety along Pandora. I also worry about safety and the impact on family, children and other neighbours' use of the Franklin Green Park.

Thank you for your time and for considering my concerns. I strongly encourage you to vote against this application and I will be paying attention to where you stand on this issue.

Sincerely,

Joanne Cuffe
1020 Balmoral Road, Victoria

⁵ <http://www.victoria.ca/assets/Community/Documents/census-resident.pdf>, page 2.

⁶

<https://www12.statcan.gc.ca/census-recensement/2006/dp-pd/92-596/P1-2.cfm?Lang=eng&T=CSD&PRCODE=59&GeoCode=17030&GEOLVL=CSD&TID=0>

Christine Havelka

From: Susan [REDACTED]
Sent: Monday, Aug 24, 2015 10:42 PM
To: Councillors
Subject: St. Andrew's plans

Dear Mayor Helps and City Councillors,

I am unable to attend at City Hall this Thursday, so I would like to let you know my thoughts about the proposed development for the St. Andrew's school site. The precious sunlight that shines on the historic houses on Mason St. should be valued and preserved. Mason St. itself should not be turned into a traffic entry and exit for the new construction, the greenway and bicycle corridor on Vancouver Street must be preserved as a safe throughway. In short the historic and friendly neighbourhood should have its ambience preserved.

As far as the holy grail of housing, this project does not provide housing for North Park neighbours, many of whom are homeless and very low income. For these neighbours we need more projects like Gidora Place. For families starting out we need townhouses with at least some green space and light, the project on Vancouver and Balmoral is a good example. And if there is to be apartment living in North Park let the units not block out other people's natural light, be set back from the street, and have stepped down height away from Pandora. There should be no "private", interior open space, especially if the building is a massive, shading, monstrosity which ruins the public space around it.

As near as I can figure, the developer wants/needs to make profit and that is their main goal. Ours is to preserve and enhance our historic, friendly, and inclusive downtown neighbourhood. There are so many better options for this site, as I say, townhouses, or one highrise on Pandora with about half the space open with gardens and single height structures.

I wonder if the developer doesn't want to make a "better" or "nicer" project because of a belief that people who could afford such units wouldn't want to live in North Park? Why not? Better-off people might like to live near downtown too. Of course the Homeless Centre/ Feeding station/ gathering place on Pandora might be a problem for some people, which brings us back to the people who are in North Park and their needs, is there any way a private developer could make some sheltered/supervised housing on this site?

Please don't allow this current plan by Bosa to go forward.

Yours truly,
Susan Pollock

1331 Grant Street

Christine Havelka

From: Ben Isitt (Councillor)
Sent: Wednesday, Aug 26, 2015 8:25 AM
To: Public Hearings
Subject: FW: St. Andrew's site development:

From: Claire Fisher [REDACTED]
Sent: Wednesday, August 26, 2015 7:55 AM
To: Councillors
Subject: St. Andrew's site development:

Victoria Councillors:

I am a member of the Open Door Spiritualist Sanctuary. This little 'gem' of a church has been on the corner of Cook and Mason for more than 70 years. It is an active 'involved' church with close ties to the North Park neighbourhood.

Our church community fully understands the impact that the massive Bosa project will have on traffic flow on Mason Street; on parking, and on available neighbourhood walkways and greenspace.

We are not anti-development, but are suggesting that a smaller scale development is a better plan. One which takes into consideration the wishes of those who have a stake in the community. The neighbourhood needs to have a voice. Planning needs to be community led, taking into account the long term and social effects on the North Park neighbourhood.

How much better it would be to design a solution that includes a reciprocal relationship between the developer and the local community.

Thank you for the opportunity to state my opinion.

(Mrs.) Claire Fisher

August 19, 2015

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

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St. Andrew's Site

I am writing to you regarding the proposed development at the former St. Andrew's Catholic School site. I live and work at the Mason St. City Farm site I would like to request that you kindly reject Bosa Developments/BlueSky Properties application for a rezoning of the site. This issue is extremely important to me, and as a registered voter I will be following very closely how this vote goes.

I'm aware that you have all already received letters from the North Park Neighbourhood Association about their concerns, so I will start by saying that I am fully in support of their position and agree with their points.

Traffic

In particular, I'm concerned about the projected 300 cars at peak hours trying to turn onto and off of Vancouver from Mason Sts. That many cars making left and right turns at an intersection of two small streets, cutting through a bike lane, with no Stop sign or traffic light seems very unsafe. My understanding is that the Pandora access was rejected in part due to safety, and if that's the case I can't see how this is a better solution. I understand that this is also a matter of City policy, and as policy makers I'm sure you understand that policies are not perfect, that they do not fit every situation equally, and that they need to be applied with discretion and sensitivity to the real-life, on the ground realities of a situation. I would argue that this is a case in which the paper policy does not serve the situation. Until the very real policy issues with regards to this site can be addressed, I do not think allowing this particular proposal to move forward is appropriate.

Retail Space

Another major concern I have with the development itself is the size of the retail store on the ground level. A 35,000 square foot retail space will be a regional destination, drawing more car traffic to the area and compounding the traffic issues mentioned above. The size also limits the type of retailer that could fit into such a space, namely a big box store with little or no connection to the community. Our North Park neighbourhood is full of small, vibrant businesses that provide a wide range of services and products to our community. Coffee shops, delis, bakeries of all shapes and sizes, a great hardware store, multiple grocery stores, etc etc etc. These places serve our community well, employ people from our neighbourhood, and are owned by residents of the city. The profit generated by these businesses remains in the city to be circulated, and the community created around them makes this a wonderful

area to live in. A big box retailer does none of these things. I am in favour of mixed-use development, and I would suggest that a much better solution would be to provide a series of small retail spaces that local businesses could afford to use.

Impact on Mason St. City Farm

Of course, I must speak directly to the impacts this proposal would have on Mason St. City Farm. I work as the Nursery Manager there, and we had an incredible season this year, quadrupling our income from that sector of the business alone. We received a huge amount of support, interest and enthusiasm from customers not just in North Park, but also Oak Bay, James Bay, Fernwood, Downtown, and all over the city. People want to be engaged with their food, they want to have access to fresh, quality, affordable produce and we are doing our best to provide that. Every season we work extremely hard for very little money, because we believe in what we are doing. We believe in the need to find concrete, tangible solutions to the current fragility of our food systems. We believe in building resiliency, educating our community, innovating and experimenting so that we can continue to evolve the ways in which people are fed in our cities. This is vital work, food is essential to our survival and I'm sure you're all aware of the myriad threats to our food systems that we're facing today.

In our current world context, it seems backwards to allow a development that would permanently affect our ability to continue to innovate in this sector, and play our part in seeking solutions to food insecurity. The projected shade from the Bosa/BlueSky proposal would put us in significant shade from October to February, and completely shade us out November to January. We would have to effectively shut down operations for several months. Now, I understand that we are just a small business with slim profit margins, and when compared to the numbers that the Bosa/BlueSky development can put on paper. I will point out that the value of the work that is happening at Mason St. City Farm goes far beyond numbers on the page, the natural and social capital that has been built on and around this site are priceless. And, ultimately, Bosa/Bluesky is not the only developer out there. The site should, can and will be developed in some way. What we need is a developer that is capable of capitalizing on the passionate, engaged community that exists in North Park, and working with them to create truly forward-thinking, innovative, affordable and accessible project that at makes sincere attempts to meet the needs of our unique neighbourhood.

Impact on the Neighbourhood

One of the features of our unique neighbourhood is that we are one of the few low-income neighbourhoods in the City, and have a sizable street-involved population that accesses important services in the area. New housing is absolutely needed in Victoria, but more pressing is the need for affordable housing. Victoria is an expensive place to live, borne out in the Vital Signs report of 2014 pointed out while that the number of chronically homeless is decreasing, while many families and individuals are seriously struggling to find housing they can afford to live in. The rather feeble gesture by Bosa/Bluesky Properties to include 11 'below market' rental units is not sufficient. This is a sensitive neighbourhood that requires special concern with regards to the way it is developed. It is an important transition between downtown and residential that does need to have density increased. There is a specific demographic that is vulnerable and in danger of being further pushed to the margins of our community. We have an empty lot that is essentially a blank canvas, and provides a wonderful opportunity for an innovative approach, if we as a community and you as City Council choose to push for a project that is able to think outside of the same tired old box and come up with a world-class solution. We don't have to settle for the proposal on the table.

Thank you kindly for taking the time to read this letter. If you have any questions or would like to further discuss any of these issues I'd be very pleased to hear from you. I will once again strongly encourage you to vote against the rezoning of the site in question at this time.

Best wishes,

Julia Ford
Resident
1015 Balmoral Rd.
Victoria

August 18th, 2015

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

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St. Andrew's Site.

I am writing to express my opposition to the development being proposed by BOSA/Blue Sky Properties. As a resident of 1015 Balmoral Rd, one block from the St. Andrews site, I am strongly opposed to this development for the following reasons:

- 1. Community Engagement:** Not only has BOSA failed to secure support from immediate neighbors and the North Park Neighborhood Association, trust and confidence in this developer has been severely compromised by this developer's unwillingness to engage with community members in honest or meaningful ways. In the face of widespread community opposition, the developer has retracted its design on two occasions stating that they intended to further engage in community consultation. However, on both of these occasions the developer submitted revised designs without seeking input from community members and consequently without adequately addressing concerns. I have personally attempted to contact the developer to inquire about the development and I have not received any response. This is not the high standard for community trust and engagement that the City of Victoria set in 2014 with the Jawl Development Corp.
- 2. Impacts on Mason Street Farm:** Mason St. Farm is a gem in Victoria's food system. Cities throughout North America are embracing and supporting urban agriculture initiatives, and it would reflect poorly upon our city if our Council were to support a development that will inhibit year round production at the city's only commercially viable farm business. Given that Section 17 of Victoria's Official Community Plan expresses strong support for urban agriculture, it behooves the Council to step up and protect the Mason Street Farm. Victoria should be a leader on this issue, setting examples of innovative ways that municipal governments can support agriculture production in the city. BOSA's proposal suggests that 30 small raised planter boxes that are only accessible to private residents for hobby gardening can somehow offset the negative impacts that this development would have on this neighboring farm business – quite frankly I find this suggestion insulting to the hard working farmers at Mason St. Farm.
- 3. Impact on Low-Income Communities:** The North Park neighborhood has the lowest household and family incomes of any neighborhood in Victoria. Rental units in this neighborhood are still relatively affordable and accessible. The so-called "affordable housing" (\$737.50 to \$1075 per unit) proposed by BOSA are not in any way affordable for the vast majority of this neighborhood's current residents and families. I am concerned that by inflating the cost of housing in this neighborhood, this development will contribute to gentrification and displacement of Victoria's poorest and most affordable neighborhood.

4. **Traffic, Access & Bikability:** This development calls for an increase in traffic of over 300 cars per hour during peak hours on Mason St. As an urban planner who has worked professionally as a transportation planner, I can state with confidence that this is an inappropriate impact on such a small residential street. Moreover, given the proposed 35,000 foot retail space located in this development, I consider BOSA's traffic estimates to be conservative. The requirement that all traffic enter and exit this development on Mason Street will dramatically increase traffic turning on Vancouver Street and thereby endanger bike traffic on the City's most utilized North-South bike corridors.
5. **Impact on Businesses:** Rather than supporting a model of community economic development that encourages small businesses from the neighbourhood to thrive, the proposed 35,000 foot retail space will encourage a large corporate retailer that will likely hurt small family-owned retailers and businesses in our neighborhood such as Wellburns, Yoka's Coffee, and the Mason Street Farm. This is not the model of economic development that we aspire to in the North Park neighborhood.

Thank you for considering my concerns. This is an important matter to me. I strongly encourage to vote against this application and I will be carefully considering how where you stand on this issue.

Sincerely,

Mike Simpson
1015 Balmoral Rd.
Victoria

Christine Havelka

From: [REDACTED] on behalf of H Burch [REDACTED] >
Sent: Wednesday, Aug 26, 2015 10:43 AM
To: Public Hearings
Subject: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

Dear Mayor Helps and Councillors:

As a resident of Cook St Village and a frequent user of the Cook St/Pandora area, I have the following concerns about the proposed development on the site of the former St Andrews School:

1. Traffic - The proposal to bring all traffic in and out on Mason Street is not satisfactory.

- Increased traffic on Mason Street is detrimental to the children's playground.
- Traffic off Mason would also compromise the greenway and bike path on Vancouver Street, where most of the traffic would access Mason Street, and which is a main south-north bike corridor.
- Access can and should come off Pandora. The one-way, right-turn in and right-turn out configuration is a better alternative and should be revisited.
- The single 35,000 sq. ft. retail outlet would increase traffic to the area as it would rely for its success on destination customers driving from the region as opposed to shoppers walking to medium-sized local retail outlets.

2. Community and green space

- Interior green space and planter boxes for residents as proposed offer no benefit for the neighbourhood.
- A community room under the management of the developer is not a significant benefit to the neighbourhood.

3. Mid-block walkway

- The proposed walkway at the edge of the building does not meet the community's objective for breaking up the site and allowing access through, and as currently designed could cause safety issues.

4. Massing

- Lowering of heights to four storeys on Mason St. and Franklin Green Park, with six storeys on Pandora Ave. and Vancouver St., does not go far enough to addressing the overall problem of a massive, single building. The footprint is too big and overpowering to its neighbours.
- Mason Street City Farm was identified as a unique, forward-looking and desirable feature of the city and to be encouraged. This design plan would excessively shadow the farm in winter, compromising growing. Green growing space and food security were identified as important to our future.
- Shadowing would also detract from the children's playground at Franklin Green Park in late afternoon when school-age kids use the park.

Until these issues are addressed to the satisfaction of the North Park Neighbourhood Association, I do not believe that the rezoning application should be approved.

Thank you,
Heidi Burch

26 August 2015

RE: Rezoning Application No. 00381 for 1002-1008 and 1012 Pandora Avenue_NOTICE OF PUBLIC HEARING , St. Andrew's Site

To: Mayor Helps and Councillors

Dear Mayor Helps and Councillors,

I ask that council not approve this rezoning request.

The footprint for this development is too large and will have a significantly negative impact on an extremely wide demographic of users including:

- 1) The neighbourhood residents and businesses
- 2) Visitors walking through and visiting the local businesses
- 3) Park users, including children
- 4) Bicyclists
- 5) Tourists
- 6) Those people who are regular consumers of the neighbourhood businesses
- 7) The farm residing on Mason Street
- 8) The environment, including the bees residing in the hives

That this development is too massive for the neighbourhood is a given. This neighbourhood's charming character will be completely lost, the farm will essentially be destroyed due to the massive structure blocking the sunlight, the safety of children and elderly people who regularly use Franklin Green park will be adversely affected due to high volume traffic, parking will be a nightmare, bikeway will be seriously compromised, ambience of the park will be destroyed due to shadowing effect of the massive development and the neighbourhood in general will most certainly lose its feeling of community.

There are many grocery stores, bakeries and coffee shops, small cafes for lunch and snacks already represented in the immediate neighbourhood that adequately serve the needs of the area. A structure as massive as this one is truly over and above what is needed and will do nothing to enhance the area.

I strongly urge council to preserve this North Park community and give visitors to our beautiful city an alternative experience to the large shopping malls that so distract from the charm of any city. Please preserve the personalities of those communities we do have remaining.

Sincerely,

Patricia Kostek
3020 Foul Bay Road
Victoria V8R5E3

Diana Smardon
1397 Richardson St
Victoria, B.C.
V8S 1P8
Canada

20/08/15

I of III

Dear Pam:

Re: St Andrew's
Proposed Condo
Project.

I hope you are having a great summer. With regard to the proposed St. Andrews condo/retail project on Pandora/Mason Streets. According to the CRD, $\frac{1}{3}$ of the Condo units are empty and unsold. Do you need to build any more units (if you can't sell the ones that already exist)?

With the proposed retail space for a mega supermarket, there will be a dramatic increase in the number of cars, delivery trucks, and other vehicles at all times of the day and night. (1000+ or more?) This super-sized market would be competing with established, local businesses such as Market on Yates, Wellburns etc.

There will be a definite lack of safety for parkgoers especially children who frequent the play grounds with their parents/adults etc.

The suggested cost of the condo rentals is not particularly affordable for the average Victorian. When will they be converted into condos for sale?

What we really need is rent controls to protect whatever affordable housing stocks there are.

There should also be a limited population on the island and city because of our limited water supply. For example, like the drought conditions that exist today. We must not follow the example of the U.S. with their present drought but must conserve and protect our precious supply in perpetuity.

In summary, with $\frac{1}{3}$ of the condos (of the) unsold, we hardly need any more built in our city. There is virtually no advantage to the municipi-

III of III

20/08/15

pal government to have a small number of proposed units with a huge commercial space which will compete with local, established businesses. We don't need any more grocery stores as we are well served by the presently existing ones. Mason Street Farms will be literally overshadowed by the proposed mega structures. It is also totally dangerous for children and adults alike with (1000+) cars and trucks at all hours of the night and day if and when they wish to access the park. Presently the St. Andrews/Mason Street area is livable and normal as it should be.

Thank you for your kind attention
The Best.

Duff

July 21, 2015

To: Mayor and Council, City of Victoria:

Looking over CRD and City of Victoria traffic and cycling counts I see a great danger of destroying a people-priority greenway on Vancouver St. if the BOSA/Blue Sky development of the St. Andrews site is approved.

The proposal to re-zone the site from institutional to commercial/residential mixed use has a tall 1 ½-storey building base covering almost the entire site and with a single 35,000-square-foot store as anchor tenant. This is topped by two L-shaped buildings with 209 residential units. It is anticipated by Bosa's traffic report from Bunt & Assoc. that 305 additional trips will be generated per peak hour (4 – 5 p.m.) after discounting for proximity to good transit, walking and cycling routes.

The developer has cited the Highway Access Bylaw for placing the entrance/exit on tiny one-way Mason St. A recent change in the bylaw gives the city engineer more discretion but it has not been exercised for "safety" reasons and because Mason is not a designated people-priority route. Vancouver has not been used because it has the designation of people-priority greenway and cycle route. And the city wants at least part of the traffic accessing from Cook St. along Mason so that Vancouver takes only 235 or 77 % of the anticipated load because the full load is deemed too great.

Before getting into the stats, this situation illustrates the self-serving finger-pointing of the developer and the contradiction by city staff of claiming to protect Vancouver while having 235 vehicles turn across cyclists and pedestrians to access or leave Mason Street. A major reason for this traffic plan is, as Dale Bosa told the Governance and Priorities Committee, that it works for their design and that the success of the project hinges on uninterrupted storefront on Pandora and Vancouver. A Mason access serves him well because a two-lane alternative on Pandora or Vancouver punches a hole in his commercial frontage. Offering one lane carved from his site and piggy-backing on Mason for egress allows him to offer up the least land. Meanwhile, Bunt anticipated Mason's neighbouring properties would lose two car slots for this plan but there now is consideration of a "traffic calming" that would remove half of Mason's 20 parking slots. This takes parking away from residents and businesses on Mason to facilitate Bosa's plan, offering nothing in return but a pretty picture of a curvy Mason Street to those on Bosa's upper floors.

It should be noted that Bunt's report said the city assumes zero traffic growth here in the near future. Is this really logical or is this a rose-tinted picture?

With the CRD and Victoria traffic studies I want to argue that the impacts of this development and especially the large traffic-generating store will be more than North Park neighbourhood can cope with, keeping in mind Bosa and city planning both anticipate further re-development on the north side of Mason, again impacting surrounding intersections.

Unfortunately the CRD and Victoria traffic counts are at different times and are more focused on the Pandora/Vancouver intersection. My extrapolations try to give a clearer picture of Vancouver/Mason using official data.

The CRD study looked at bicycle counts May 5, 2015, and vehicles on Vancouver Nov. 18, 2010; the City of Victoria counts were June 24, 2014.

Using the CRD 3 to 6 p.m. study, there were 429 bicycles going north/south through the intersection versus 270, almost all westward, on Pandora. This means Vancouver has 61% (429/699) of all bike traffic going through the intersection. Pandora has 63% of the bike traffic that Vancouver has (270/429)

The City study is a 45-minute period ending 4:45 p.m. Trying to compare with CRD numbers, there were 107 (44 + 63) cyclists entering Pandora/Vancouver from north and south and 27 from the east. Vancouver has 80% of the bike traffic (107/134). Pandora has 25% of the bike traffic that Vancouver has.

Looking just at the potential cycling traffic at Vancouver/Mason intersection, 100 of the cyclists would become 133 for the one-hour peak period (compared with CRD 143).

As to vehicles, the CRD has an average 761 (2284/3 for peak hour) on Vancouver, Nov. 16 and 18, 2010, and 881 (2643/3) on Sept. 23 and 25, 2014. Vancouver has 46% (761/1642) of the vehicle load at Vancouver and Pandora.

The city vehicle study (45-minute period) has 531 vehicles north/south -- 270 from the north and 261 from the south -- and 847 from the east. For Vancouver/Mason the numbers likely are 270 from the north, 167 from the south, and 49 from the east. The 486 total becomes 646 at peak hour.

Bosa's proposal would add 235 additional vehicle trips per peak hour against 143 cyclists (429/3) according to the CRD and 133 according to City of Victoria counts. This is 235 more than the current 646 vehicle stats -- a 36-per-cent increase.

Please consider that Vancouver is a relatively smaller collector street and is supposed to be a people-priority greenway, while Pandora is a major arterial. Please consider that the length of Vancouver Street from Bay southward is a wonderful access route between major parks and high density downtown and is well-used by cyclists turning south off Caledonia. The additional 235 trips would come off an arterial onto a street that is very busy with vehicles and more cyclists than Pandora, and all of the biggest delivery trucks must turn southward across traffic to exit the site. The impacts relative to size would be huge, especially since this is the first such development in North Park.

As to the planned two-way bike track on Pandora, how convenient to have a couple of large developers help pay for it and have the city make a statement about bike infrastructure on a stretch only from Cook to our ill-fated Blue Bridge. Drivers and bikes will still have to negotiate eight driveways and Amelia Street between Cook and Douglas for the foreseeable future besides the St. Andrews site. Perhaps a better use of money for infrastructure would be using the service roads on the south side of Pandora in the 1000 and 900 blocks or putting in more bike-activated crosswalks and painted lanes. Pandora is simply not as pleasant as Mason Street or Vancouver and will serve only those who want to go as fast as cars.

I have focused on the traffic issue connected with St. Andrews and I hope this data gives you reason to reject the current plan.

Tristan Trotter, #3 – 1046 Mason Street.

Janet Hawkins

From: Pam Madoff (Councillor)
Sent: Wednesday, Aug 26, 2015 2:05 PM
To: Public Hearings
Subject: Fwd: Proposal for the St Andrews School site development (edited)

Fyi

Pamela Madoff

Begin forwarded message:

From: Susan Quipp <[REDACTED]>
Date: August 26, 2015 at 12:01:10 PM PDT
To: Susan Quipp <[REDACTED]>, "Marianne Alto (Councillor)"
<malto@victoria.ca>, [REDACTED], Peter Gould
<[REDACTED]>, [REDACTED],
<councillors@victoria.ca>, Hilary Marks <[REDACTED]>, "Stefanie Hardman"
<[REDACTED]>, Graeme Bristol <[REDACTED]>, "Reuben Garbanzo"
<[REDACTED]>
Subject: Proposal for the St Andrews School site development (edited)

Hi - Wrote the other version of this in a hurry to get it in. This is the edited version.

Dear Council

I'm writing to express my disapproval of the Bosa plan in any form, basically, and also to offer a suggestion for another use of that very well situated property. I won't elaborate on reasons for objecting, as I have written/spoken about them before and they are the same as the NPNA's reasons--too massive with no open passage through, no green space on ground level, too high, too much traffic increase, not in alignment with the neighbourhood etc etc. Also, this would not be in keeping with the Vancouver St bike route that I use daily.

I would also like to add that, in my view, at this time, Victoria does NOT need to be building more high end housing, even if it includes a few so-called "affordable units". What we need, and need desperately, is some housing for low income people, including people who are trying to find housing on the \$375.00 per month shelter allowance provided by welfare and disability allowances. That's what we really need, have needed for some time now and we cannot wait any longer until we have a decent government in power either provincially or federally to get that!

When I first moved out to the West Coast in 1978 there was NO homeless problem in either Vancouver or Victoria. Occasionally in Vancouver on a Sunday morning down on the eastside, a man could be found sleeping off too much booze from the night before in a doorway on Hastings or Powell sts, but chances are he actually had an SRO room that he didn't make it back to. There were "housekeeping" rooms available for low rent, rooming and boarding houses, as well as cheap self contained little apartments. There was also co op housing, in which your rent was based on your income--25% of your income. Now, as most of us know, there is no more funding for co ops, SRO's are being bought up and "gentrified", rooming and boarding houses are as rare as hen's teeth, and I haven't seen any sign of the old "housekeeping unit" for years. As a person with a relatively low income all my working life, I know that these existed because they got me through my working life, along with communal living in my twenties. There are many people who I work with at Our Place, where I've volunteered for a year now, who have not been so fortunate. It pains me to see them struggle and to feel constant anxiety that they will lose their current, sometimes substandard housing, or have to continue living in a tent or sleeping in a car, living in a violent or otherwise unsafe situation. In other words, being a victim of our current unacceptable housing market. In a wealthy country this is insane!

So, what I propose for this site is the following:

1. The Bosa plan be scrapped completely. As said, we do not need more market or so-called "affordable" housing at this time.

2. The Catholic Church offers the City this entire property at a modest rent, I suggest a token \$1 per year for a two year trial period.

3. The existing building(s) be converted, with whatever minimal upgrades that would require, to provide for counselling offices in the old school, day programs for people in recovery from trauma, drugs and alcohol, respite care for marginalized and isolated people being cared for at home with mental illness, dementia etc.....to name only a few.

4. The remaining space be used to construct 30 microhouses, all built so they can be easily move. This should be started asap with the funds the City has put aside for that purpose. This could go forward in addition to any other microhousing pilot project that may be slated for another location.

4a. Over the two years that the land is leased from the Catholic Church, we continue to press for funding from provincial and federal government. With any luck, a change in both levels of government over those two years may make possible the purchase of this property and construction of permanent low income housing This could be community based low income housing that might include:

-a community garden for growing food

-a community kitchen for preparing and preserving food

-opportunities for residents to learn canning and preserving of food

-residents learning from each other and outside sources how to prepare nutritious, economical meals and opportunities to have some meals together.

4b. Until the permanent housing is built, residents (who are currently living on the street, in tents in parks etc,) who already make use of the meals, showers and clothing provided at Our Place, could continue to do so, it being just across the street.

4c. This site would be secured with proper fencing, controlled entry and made safe for residents of the microhousing community, which would be self governing. They would make decisions about security and other issues involving vulnerable members of their community and take care of security and each other as they already do. In this way they would be protected from predatory drug dealers and anyone else who might want to prey on these people, our fellow citizens of Victoria.

To me, this seems not only the right thing to do, but a smart thing to do. I am aware that the Catholic Church might not end up with as much cash in hand for this proposal as they would for the current unpopular project. I do think that, given the disproportionately large percentage of homeless First Nations people, and the recommendations put forward by the Truth and Reconciliation Commission, that the Church might see this as an opportunity to practise what the United Church has already done in generously helping fund Our Place.

I am also aware that the city would probably be getting less revenues from this proposal than for the commercial and residential taxes from the Bosa plan. However, I think it's a real opportunity for this council and Victoria to take a lead in beginning to develop innovative and leading edge solutions to what is a shameful and unjust situation that is a true emergency in our midst. I think most regular people would rather see marginalized people modestly housed than continue lining the pockets of already obscenely rich special interest groups generally, and in this case perhaps well heeled development companies.

Sincerely,

Susan Quipp

#803, 620 Toronto St,

Victoria, BC V8V1P7



Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 11:47 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Amy Dorais
Email : [REDACTED]
Reference :
Daytime Phone : Not provided
Dear city council,

I am writing in opposition of the proposed St. Andrews school site project. I am a resident of Fernwood and believe the changes that such a development would bring are not what is beneficial or needed in this community. On top of the commonly mentioned issues, increased traffic, pedestrian and cycling impact, urban farming - I believe that it will add to the gentrification of an area used by a diverse mix of people. Instead of continuing the revitalizing of this neighbourhood, it will alienate marginalized folks by creating more unaffordable housing and making those who have so few options of for services and a sense of belonging feel pushed away from this area. How long after this building goes up until new residents start complaining of street involved people around their doorways, or of drug users threatening their safety? We need to use the St. Andrews school site to improve the community for all of our residents, families, small business owners, immigrants, homeless people. We need affordable and sustainable housing and more spaces for social services or small businesses who will give back to the community. We don't need thrifty's, and we don't need looming condo buildings.

Thanks

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. Thank you.

IP Address: 216.232.2.191

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 11:56 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Alyx MacAdams

Email : [REDACTED]

Reference :

Daytime Phone : Not provided

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

I am writing in opposition to the Bosa Developments/BlueSky Properties proposal for the St. Andrew's site. I agree with the major concerns outlined in the NPNA's letter to council, particularly those of increases in traffic and lack of community green space including the impact on the Mason Street Farm.

As a resident of Fernwood and someone who goes out of their way to walk or bike down Pandora when heading downtown my biggest concern is that this development will negatively impact the sense of community that many find in this area. I wonder if a large condo development will result in more complaints to police, an increase in police presence in this area, and a sense that people can no longer spend their days seeking support, friendship and community around Our Place and other services in this area.

A few months ago I had the pleasure to go on a bike tour with Mayor Lisa Helps of proposed areas for micro-housing or tent city spaces. She mentioned that one of the areas under discussion was the parking lot across from the Royal Athletic Park because the Fernwood community is currently considered a very welcoming community to homeless individuals. I wonder if this proposed development, an explicit sign of the gentrification of Fernwood, marks the beginning of change in the sense of community Fernwood and North Park residents stand for.

I ask that city council take these concerns into consideration before accepting the proposal to chance St. Andrew's school.

Thank you,
Alyx MacAdams

3. Mid-block walkway

- The proposed walkway at the edge of the building does not meet the community's objective for breaking up the site and allowing access through, and as currently designed could cause safety issues.

4. Massing

- Lowering of heights to four storeys on Mason St. and Franklin Green Park, with six storeys on Pandora Ave. and Vancouver St., does not go far enough to addressing the overall problem of a massive, single building. The footprint is too big and overpowering to its neighbours.
- Mason Street City Farm was identified as a unique, forward-looking and desirable feature of the city and to be encouraged. This design plan would excessively shadow the farm in winter, compromising growing. Green growing space and food security were identified as important to our future.
- Shadowing would also detract from the children's playground at Franklin Green Park in late afternoon when school-age kids use the park.

Affordable housing was also a topic of interest, given the developer's plan for 11 units to be designated affordable. It was commented that what is deemed affordable, based on city guidelines, is not, in fact, affordable for the North Park demographic. Truly affordable housing is not on offer with this development. There is concern about the size of the proposed 35,000 sq. ft. commercial space. This is not at all what we would like to see in our neighbourhood, which is home to a variety of local and small business owners who might be adversely affected by a large retailer.

General approval for the character of our diverse, eclectic North Park neighbourhood was expressed. Comments expressed were: this plan does not enhance that character, offers no innovation, sets a bad precedent, doesn't build community, and was developed without consultation at the outset. It has made no significant concessions to the ideas of North Park residents and business owners to enhance and transition into the neighbourhood.

Consultation for this project has lacked in providing a co-creative process with the neighbourhood being involved in the design process at the earliest stages, and has been limited in providing the community an opportunity for meaningful input, as follows: no contact for several months following the postponed public hearing, a preliminary meeting with the NPNA Land Use committee in April, the presentation to the public meeting on May 6, 2015 and one open house to view plans for four hours on a Tuesday, May 26, 2015. The consultations have not led to any significant movement on the key issues noted.

A key feature of the developer's reasons for postponing the public hearing on September 11, 2014 was to engage with the community on key elements of their proposal. Our most recent community consultation finds that the developer has not adequately listened to the needs of the neighbourhood nor seriously reconsidered the key elements of the project, offering only minor concessions.

For these reasons, the NPNA cannot support this project and requests that council not approve the rezoning request.

Yours sincerely,

Penny Bond, NPNA Secretary,
for NPNA Board

cc: City of Victoria Engineering & Public Works/Land Development Jason Johnson, Victoria City Manager Mark Kopinya, BlueSky Properties

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IP Address: 216.232.2.191

Christine Havelka

From: Lyndze Harvey [REDACTED]
Sent: Wednesday, Aug 26, 2015 11:03 AM
To: Lisa Helps (Mayor)
Subject: I oppose the proposed mega-development at Pandora and Vancouver

Mayor and council,

I oppose the proposed mega-development at Pandora and Vancouver. It will increase car traffic, negatively impact the neighbouring residents, hurt local businesses, and provides little positive impact. I am interested in development, just not the kind that does not include the needs of the neighbourhood and further marginalizes residents.

Lyndze Harvey

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 11:23 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Peter Gibbs
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Dear Mayor and Council,

I'm writing to oppose the Bosa development proposed for the corner of Pandora and Vancouver St. as it currently stands. I have serious concerns about its impact on Mason St Farm (shading out crops), it's low proportion of affordable housing, the traffic increase on Mason St, and the gentrification of an area frequented by homeless residents of Victoria and sex workers. I'll be at the council meeting tonight to voice my concerns as well.

Peter Gibbs
1902 Chambers St.

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IP Address: 184.69.30.6

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 10:21 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Liz Reed

Email : [REDACTED]

Reference :

Daytime Phone : Not provided

I would like to officially register my opposition to the proposed mega development at the corner of Pandora and Mason St. at the old St. Patrick's Elementary site. I very much agree with the neighbours in that area who would like to see a development more in keeping with the neighbourhood's needs: -stick to smaller commercial spaces that allow local businesses to attract bike and foot traffic -break up the site to permit a walkway through it -bring traffic in and out on Pandora Ave. where a driveway already exists -offer amenities to the neighbourhood -have detached townhouses on Mason St. to better transition into the North Park neighbourhood -demonstrate some innovation with regards to green building and affordable housing appropriate for the North Park neighbourhood

Please vote no to the development that would effectively doom the Mason St. Farm. We must preserve this important urban resource.

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IP Address: 184.66.168.164

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 10:45 AM
To: mayorandcouncil@victoria.ca
Subject: .Mayor and Council email

From: harold Stanley

Email : [REDACTED]

Reference :

Daytime Phone : 2 [REDACTED]

Mayor Helps and Councillors, my name is Harold Stanley, I live at #12

1043 Caledonia Ave in the community of North Park. I have lived in North Park for 10 years and am a member of the North Park Neighbourhood Association's Land Use Committee.

The proposed redevelopment of the St. Andrews site steps over the bounds of what I consider acceptable development for a community such as North Park. First and foremost is the impact the development, which entails half a city block between Mason St. And Pandora, Vancouver and Cook, will have on the livability of our community.

Having access to parking for residents of this proposed development, as well as customer parking and loading facilities for commercial vehicles for the proposed 35,000 sq ft retail space, off of Pandora and onto Vancouver and Mason Street is an unacceptable intrusion into the heart of our neighbourhood.

Vancouver has been designated a People Priority Greenway by the City, which means that motorized vehicles are to be discouraged not encouraged from using it. Vancouver, despite it's lack of bike lanes or cycle tracks, is already a well used cycling route. Why jeopardize it's future potential as a fully developed Greenway by diverting traffic onto it from an arterial roadway like Pandora?

Mason Street is a quiet narrow one way street, a welcome respite from the hustle and bustle of Cook and Pandora. The park on Mason St is well used by all members of the community, especially families who bring their children to play in the playground and converse with their neighbours. Mason Street is also home to a large urban farm, a miracle in any inner city neighbourhood, that provides locally grown food for area residents and local restaurants. The scale of the street is small and discreet, consisting of single family heritage homes, a mixed use heritage building and a small church with beautiful gardens.

I suspect part of the reason for not having access off of Pandora to the proposed development is the result of Council's recent decision to have a two way cycle track on Pandora. Two way cycle tracks are not considered a best practice in Denmark, which sets the standard for planning cycling routes. Two way cycle tracks on a one way street seem to be an especially bad idea as vehicles leaving existing driveways on Pandora, of which I believe there are 16 on the north side of Pandora from Cook to Wharf, will, intuitively, likely be looking in only the direction of traffic coming from the west.

I suggest it makes much more sense to have cycle tracks that go with the flow of traffic and to incorporate them on as many downtown streets as possible, including Johnson west of Cook, so as to democratize the streets for all modes of transportation and not just the ones the transportation engineers deem desirable for getting people in and out of downtown as quickly as possible.

I also object to the introduction of a 35,000 square foot retail space in the proposed development. North Park has a wonderful mix of smaller, mostly locally owned and operated businesses that serve this community well and add to its character. Comprehensive locally owned and operated grocery stores of the scale of Wellburn's and smaller are a fixture throughout the inner city and downtown. The prospect of a major corporate grocer coming into the

neighbourhood and taking business away from these stores, not to mention the customer and commercial truck traffic that would be generated for a store of 35,000 square feet, would not only be harmful to the community's existing small businesses but detract from the diversity and ambiance of the street.

If it is Council's intent, through its Official Community Plan, to encourage people to live in walkable sustainable mixed use communities it has to realize that any redevelopment for the sake of redevelopment won't do. Council needs to consider and respect what already exists, and what works and what doesn't work in making a neighbourhood like North Park a successful community.

Thank You

Harold Stanley

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IP Address: 24.68.97.163

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 8:39 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Tyler Roach

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Good morning - I am writing to tell you that I strongly oppose the Bosa Development at the former St Andrews Site on Pandora And Vancouver.

My main reasons to oppose are as follows.

- 1) Given the current state of homelessness and councils recent work on finding solution's to affordable housing I feel that this current plan is numerous steps backwards. I am part of a young family and government worker and still could not afford housing in this building as it currently is planned.
- 2) The plan for a large scale commercial space is a danger to many of the local business that sit within a small distance of that space and I believe it has the potential to put many of them out of business.
- 3) The plan as I understand it is to have a large scale grocery store. This feels unnecessary as yesterday on my bike I was able to make it to Three major grocery stores in less then 10 minutes, This does not include the many small scale independent shops in the area that are being put at risk for plan.
- 4) The plan does not appear to support "community" as it is a gated community with no real green space.
- 5) It is my understanding that last year Bosa had a meeting cancelled due to fear it would be denied and then financially supported many council members campaigns in the election. If this is true I am very concerned and disgusted that Bosa is simply attempting to buy their way into the space and believe any council member that has accepted donations from this company has a duty to make that known at the public hearing.

I believe there are many other important reasons to oppose this proposal such as it impact on the North Park community.

I am asking you to vote against this proposal and support a site at St Andrews that includes primarily affordable housing, is open with green space and is a part of North Park community

Thank you for your consideration.

tyler

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Christine Havelka

From: webforms@victoria.ca
Sent: Tuesday, Aug 25, 2015 10:40 PM
To: mayorandcouncil@victoria.ca
Subject: Bosa/Blue Sky Development proposal for St. Andrew's School Site

From: George and Jessie Churcher

Email : [REDACTED]

Reference :

Daytime Phone : 2 [REDACTED]

We are both voters in city of Victoria and we strongly oppose the development project as presently proposed.

The building is simply too large for the site. There is excessive food floor retail space of a scale which will attract additional vehicle traffic into an area which presently accommodates traffic and especially parking very poorly.

Fewer and smaller retail spaces might be viable, although members of City Council and the Downtown Business Association were recently lamenting excess vacant commercial space already extant downtown.

Development on this site should focus upon provision of affordable housing.

Vancouver Street is supposed to be both a greenway and a north-south bicycle route.

This proposal is neither good for the neighbourhood nor the City of Victoria.

Please wholly reject this proposal.

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IP Address: 184.66.164.157

Janet Hawkins

From: Mark Kopinya [REDACTED]
Sent: Friday, Aug 21, 2015 11:15 AM
To: Janet Hawkins
Subject: FW: St Andrews development by Bosa

From: Gwyn & Linda Hughes [REDACTED]
Sent: Wednesday, June 24, 2015 11:46 AM
To: Victoria City Councillors <councillors@victoria.ca>
Cc: [REDACTED]
Subject: St Andrews development by Bosa

Re: St Andrews development

As neighbours of the development, we are not in favour of locating the entrance /exit off Pandora. Pandora has become an expressway. Anyone disagreeing with this, is welcome to spend a few hours in our condo overlooking the area in question.

Contrary to some assertions made at the latest meeting of the North Park NA, cyclists try to utilize Pandora as much and perhaps even more than Vancouver. We see both streets from our condo.

Cyclists use Pandora at their peril, as many motorists totally ignore them or try to crowd them over toward the curb. Although we are not cyclists, we think thoughtful expansion of the cycling lane towards city center may help with the cycle safety issue. However, a Pandora entrance/egress for this development will definitely cause further safety problems.

No one wants their space changed. We also like things the way they are. That's why we moved to the spots we are in now. However, if change has to take place, we think Bosa has tried to keep the more distasteful aspects of this project to a minimum.

Regards

Gwyn and Linda Hughes

1015 Pandora Avenue



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Christine Havelka

From: Jeremy Hespeler-Boulton [REDACTED]
Sent: Wednesday, Aug 26, 2015 11:43 AM
To: Public Hearings
Subject: st.andrew's/bosa

Sirs,

By now, surely, it must be assumed that counselors are well aware of the strong local opposition Fernwood residents have expressed to the Bosa plans for development of the St. Andrew's School site.

Apart from the development's height and mass, the traffic problems it will create, and the businesses such an imprint will disrupt (all issues which have been spoken to by many others) - my concern is for the aesthetic. I am a designer and architectural historian.

Visitors express surprise at the overall appearance of downtown Victoria: the setting is a marvel, true, but too many creative opportunities to develop a truly outstanding visual impact for the city have been lost owing to developers' greed and short-sightedness.

Counselors elected for a three year term tend to see only that far ahead. They are not encouraged to review the long-term impact of a city that is proud to **LOOK BACK** on itself and its solid achievements in terms of its appearance - which, in the case of a city, involves truly **OUTSTANDING ARCHITECTURE**.

This does not mean that architects should be given free rein to indulge their fantasies, to over-architect and swamp the sensibilities of a citizenry.

But nor does it mean that developers be permitted to run rampant with gussy sexiness and cheap (but expensive!) clap-board design that will maximize their own profits at the expense of local sensitivities - and ten years down the road have little more to show than an inner city slum.

The St. Andrew's School is a prime case in point. The site presents counselors with a golden opportunity to "do the right thing" - to have a hand in the building of a structure that in 50 or 100 years, or beyond, will remain as much a mark of civic pride as the Legislative Building and Empress Hotel are today - something that will stand the test of time. This should be a given throughout the city.

It is a lot to ask of counselors whose aspirations may not be much in front of the next election - but it is high time that a city of Victoria's vaunted - and much-trumpeted - significance demonstrate true vision and true courage. Perhaps it would not be a bad idea to appoint a civic body acting independently of civic engineers and even civic bugeteers, to oversee the important design aspects relating to **POSTERITY**.

In that way quick-profit clap-board developers like Bosa might be held to a superior set of values.

Sincerely,

Jeremy Hespeler-Boulton
1613 Quadra St., Apt. #106,
Victoria, B.C. V8W 2L5
Telef: [REDACTED]
[REDACTED]

MOLTO BENE ENTERPRISES

c/o 3130 Frechette Street, Victoria, BC, V8P 4N5

Tel: 1-250-595-8430 cell: 1-250-589-8430

E-mail: moltobene@telus.net

August 26, 2015

via e-mail publichearings@victoria.ca

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

RE: REZONING APPLICATION No. 00381 – PANDORA AVENUE/ST. ANDREWS ELEMENTARY SCHOOL SITE – GOOD PLANNING IN NORTH PARK

Dear Mayor and Council:

My name is Joe Calenda. I am a city planner and have property at the corner of Superior and Oswego Streets in James Bay. On August 27th you will be considering the rezoning application on the former St. Andrews Elementary School site at Pandora Avenue and Vancouver/Mason Streets. I recommend you approve the zone change application and the development permit application.

The applicant is proposing a specialized mixed use rental residential/commercial 6 and 4 storey development in a specialized CA-75 zone. This proposal, while perhaps underdeveloped relative to what the local plans provide for, is good planning for the North Park neighborhood.

The proposal is:

- Consistent with Downtown Core Area Plan 2011 which proposes a Residential Mixed Use District on this site.
- Consistent with OCP 2012 which provides for 5.5 floor space ratio on the south part of the site and 2.1 floor space ratio on the north part of the site. The proposal averages out at 2.35 FSR.
- Consistent with the North Park Local Plan 1996 and 2012 which provides for 10 storeys on the south part of the site and 5 storeys on the north part of the site. The proposal provides for 6 storeys on the south part of the site and 4 storeys on the north part of the site. (This is where the proposal is underdeveloped relative to what the plans provide for but accommodations were made to look after the concerns of the area owners and occupiers; sun/shade, density, building height etc.)
- Consistent with many of the elements identified by the community in the North Park Neighborhood Association Visioning process of 2012; including implementing traffic mitigation measures, adjusted building massing, stepped back top storey, reduced sun shadow impacts, mid block pedestrian walkway, ground level commercial uses, etc.

As you know the OCP has considerable policy about community sustainability. In part that means economic sustainability or the ability of City hall to deliver goods and services to the citizens with a zero percent tax increase budget every year; environmental responsibility which, in the Victoria urban context, in part means a preference for densification, infill and concentration of development rather than scattered low density development; and social justice which, in any local government context where we have no authority over income distribution, means, by default, the provision of affordable housing and non discriminatory police services.

This proposed development is a tax base profit centre. That is to say it will provide more tax revenue per unit of land than many other properties in Victoria. This is significant if Victoria ever hopes to achieve economic sustainability. Victoria will profit from the new assessment provided by this development in that it will help offset the almost inevitable budget increases thereby providing hope for a zero percent tax increase budget. If Victoria has enough tax base profit centres it will have a good chance of achieving economic sustainability.

It could be argued that the proposal is under development of the site. Certainly the local plans provide for more density and height. And if this were done Victoria would be achieving more environmentally responsible development since you are providing for more houses per unit of land and it would be an even richer tax base profit centre which could help get City Hall to economic sustainability at least for one year if not more. And yet the applicant appears to have listened to the concerns of the neighborhood and accordingly made adjustments to the proposed development.

You should approve this application. It is good planning. And while not every owner and occupier in the neighborhood may support the proposal, the applicant has gone a long way to address their concerns even at some expense to environmentally responsible development.

When I was making recommendations to Councils as a City Planner or CAO I would often remind them that good planning trumps neighborhood objections; or ought to! Good planning IS good planning! It deserves to be approved on its own merits. And you want good planning in your city. Good planning of course is contextual to the site, the street, the block, and the neighborhood in which it is proposed. But if its good planning its worthy of being approved And its worthy of being approved whether the neighbors want/like the development or not. The proposal at 1002 – 1008 and 1012 Pandora Avenue is good planning.

I will try to attend the Public Hearing on Thursday. Thank you for your consideration of my comments. Good luck in your planning process.

Yours sincerely,



Joseph A. Calenda, MCIP (Rtd), DTM
Molto Bene Enterprises
Neighbor in James Bay

Christine Havelka

From: Chris Burke [REDACTED]
Sent: Wednesday, Aug 26, 2015 11:10 AM
To: mayorandcouncil@victoria.ca
Subject: 1008 Pandora Ave. Rezoning - for Blue Sky Properties

Mayor and Council,

As a resident of the Greater Victoria area for over 40 years, I have seen the gradual to now severe decline of the Pandora/ Vancouver area. The proposed development of 1008 Pandora Development for Residential and Commercial rentals (with the amendments to include lower income , affordable rental units) by Blue Sky properties, will certainly give the entire neighborhood and surrounding area a huge shot in the arm, and contribute immensely to improving its streetscape and liveability.

The area needs desperately to be revitalized, and opportunities such as this with a well-financed and reputable developer do not come along every day. It is inconceivable that the Developer has persisted this long to try and accommodate the various demands of the City and the local residents. This action on their part further confirms the quality developer they are, and I hope for the sake of the general public in Victoria and surrounding areas who travel through and do business in that area, that you all vote in favor of the approval for this development. To do otherwise would in my opinion be irresponsible and in opposition to the general improvement, wellbeing and future of the neighborhood. In addition, the significant property tax revenue from such a large (new) development will certainly go a long way to helping to pay for the huge cost overruns on the Johnson Street Bridge and other significant financial demands of the Municipality.

Some things either makes good sense or not. From my perspective, to vote yes is the only sensible decision when you look objectively at all the facts. It is time to allow the Developer to get on with their job by doing your job well for the General public in the Municipality.

Thank you for your time and contributions to the Victoria Community,

Chris Burke

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 9:46 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Paul Seal
Email : v [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Mayor and Councillors,

I'm writing today to express my support for the Blue Sky development proposal on Pandora St. and Vancouver/Mason.

Until 2013, I lived in North Park for over 15 consecutive years, most recently in a townhome at North Park and Vancouver St. At least three times per week, for 15 years, I walked Mason St. from Vancouver to Cook to get to and from Wellburn's. Although I live in the Cook St.

Village now, I have a downtown office; and walk Pandora most days of the week and still shop at Wellburn's.

I've attended two presentations by Blue Sky, and I've studied extensively online the most recent plans and models of the project.

Quite simply, I think that this project, should it move forward, is the best positive change that I'll witness in North Park in 15 years.

Many people will say that North Park has not changed much over the last 10 years, and I'd more or less agree. Exciting recent retail news in our business areas include the opening, then closing, then re-opening of a bong store and pizza shop, and the closure of a pawn shop and opening of a marijuana dispensary in its place. On the North Park border, we've seen a steady increase in the homeless and difficult-to-house population accessing the services at Our Place.

Some might say we have a fairly fragile community, and I'd agree.

That's why I support this proposal. The BEST thing that can happen to North Park is the influx of 400 new residents. 400 new residents looking after and indeed looking over Franklin Green park and kids playground.

400 new residents supporting businesses like the Cook St. hardware store/lumber yard, and indeed supporting businesses like the coffee shop and furniture store on Mason St. And perhaps most importantly, 400 new residents walking the 1000, 900 and 800 blocks of Pandora.

I'm familiar with the objections to the project. The folks that lease the lots for the farm are concerned. But I don't think it's realistic to think the farm will be there for much longer, indeed the landlord has indicated that he sees alternate uses for the land not far in the future.

Some folks are objecting to the idea of a "big box" retailer. And while I'm not sure 35,000 sq. ft. is big box, I do know that an awful lot of people would welcome a full-sized food store in this area. And I mean residents from Fernwood, North Park, downtown (including new developments planned for Pandora and Yates at both Cook and Vancouver), and even Cook St. Village. Those that worry about competition for Wellburn's should understand that there is demand for more than one brand and style of grocer.

I note that the plan fits very nicely within the OCP, and the developer has not asked to vary from that. Residents told planners developing the

OCP that this was the style they envisioned for this area. Now when a proposal comes forward that reflects that vision, we should view it favourably, so as to send a signal to developers that we stand by the guidelines that WE developed.

Finally, I'm hoping that you will see the benefit of ~200 new units of dedicated rental housing stock for North Park. We've been looking for new rental housing in Victoria, and here we have perhaps the largest rental project ever in North Park presented to us, and it fits our guidelines. Let's seize the opportunity to see this project through for the benefit of North Park and Victoria residents.

Paul Seal
57 Cambridge St.
Victoria

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IP Address: 216.232.0.29

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 8:28 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Tim Lindsay

Email : [REDACTED]

Reference :

Daytime Phone : 2 [REDACTED]

August 26 2015

To: Victoria Mayor and Council

Re: Proposed mixed use development 1008 Pandora

Dear Mayor and Council,

I am writing to you as a lifelong resident of Greater Victoria, and an owner of a strata office unit located nearby, to share my reasons for supporting this development. It is my belief that an increase of the residential component of our city is necessary in order to obtain a balance of the property tax base between residential and commercial owners. Currently commercial taxpayers pay quadruple that of a residential property owner based on assessed value.

Location: An increase in the number of residents along Pandora will help balance and minimize the street use activities. This area has been identified in the OCP as being intended for high density mixed use. City growth is inevitable to the north of the core and the current structures on the property do little to enhance the neighbourhood.

Proposed Use: The current low vacancy rate will be reduced with the addition of rental apartments. The construction of new rental apartments has been nearly non-existent in the last quarter century. The large commercial space would hopefully attract business from both local residents and residents from other municipalities in Greater Victoria.

Enhancement of Existing Neighbourhood: There are a number of buildings in close proximity to the proposed project that are showing their age and are in need of repair. Some properties will inevitably be transformed into higher density residential units in accordance with the community plan. Some properties will remain, most likely in refurbished states, much similar to the current co-existence of different building types in James Bay.

Current land use: The neighbourhood is mainly residential with commercial buildings around the perimeter. The "Balmoral" area is well known to police for activities that disturb the peace and quiet occupation of the neighbourhood. There is a small vegetable garden adjacent to the development that operates on leased land on a commercial level which is non-conforming to existing zoning bylaws. An influx of new residents will help balance the character of the area. The garden will eventually relocate in time as this side of Mason Street develops.

Neighbourhood Opposition: While it is to be expected that close residents to the proposed development will have concerns about changes that will affect them, it would appear that opposition to this development has been well organized in order to include petitioners from outside of the neighbourhood by a fringe group of activists. Evidence of this exists within the address column of their petition. It would appear that a large number of petitioners have been canvassed. There is also evidence on social media that organizers are recruiting attendees for the public hearing in order to show apparent unity on the topic by the presence of sheer numbers. Please be cautious in your decision making process. Please do not allow activists to disrupt the public hearing process by intimidating speakers by making loud

noises when supporters of the project are speaking, thereby deterring others from presenting. You will be well aware of these tactics if this should happen, but please do not let this affect your vision of this positive project.

Respectfully
Tim Lindsay
2020 Richmond, Victoria.

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IP Address: 184.69.177.10

Christine Havelka

From: Cliff & Mary-Anne [REDACTED]
Sent: Wednesday, Aug 26, 2015 12:17 AM
To: mayorandcouncil@victoria.ca
Subject: Support for Redevelopment of 1008 Pandora Ave

Dear Mayor Helps and Members of the City Council,

I would like to add my support for the Redevelopment of the old St Andrew's Elementary Site on 1008 Pandora Ave.

I am familiar with the area due to the proximity of the site to the Victoria Conservatory of Music on Johnson St where my child took lessons for many years.

Having reviewed the Blue Sky Properties Proposal, it seems that this proposed development has many positive features that will make it a desirable location to live as well as visit and utilize the street level shopping and services. I am particularly impressed with the forward-looking aspects of the development such as the urban agricultural plots, bike services, public walkway and meeting rooms. The drawings of the development look dynamic, inviting and sympathetic to the neighbouring buildings - a great improvement on the loved, but tired buildings currently on the site. With a percentage set aside for affordable housing and its many special features, it also will encourage both diversity and community in this neighbourhood.

I look forward with interest to your decision.

Sincerely,

Mary-Anne Gibbs
1424 St Patrick St

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 12:20 AM
To: mayorandcouncil@victoria.ca
Subject: Re: 1002-1008 Pandora Avenue and 1012 Pandora Avenue

From: Dylan Leblanc
Email : [REDACTED]
Reference :
Daytime Phone : Not provided
Attn: Mayor and Members of Council

Re: 1002-1008 Pandora Avenue and 1012 Pandora Avenue

Dear Mayor and Council,

This is to inform you that I approve of Blue Sky Properties development plan for the St. Andrews School site. It contains suitable uses and density, adequate architectural design, and pleasant outdoor space.

Demands some have made for public greenspace and a public path through the development are impractical and limiting. The development literally adjoins two parks making further public greenspace unnecessary, and carving open-air access through the site severely affects developer Blue Sky's desired type of commercial space.

The four storey height of the Mason St. building is in keeping with the size of other apartment buildings in the neighbourhood. If winter shadowing issues on the neighbouring properties warrants a reduction in height of the development I then wonder if monetary compensation would need to be made to Blue Sky? I certainly don't want to do that.

I'll leave it up to council though what to do about the garage entrance, the bunghole of the building. Moving it to Pandora Ave. puts it on display to the world; keeping it on Mason St. makes it private but gives neighbouring residents a close up experience.

If any community space is warranted I'll let you make that decision as well. Also please consider if adequate community consultation and adaption of the development was done.

Retention of the tower portion of the school building (part of an early plan) would be a benefit.

If the development is to be delayed please consider how this could put anything happening on the site in the foreseeable future in jeopardy.

Overall I am pleased with the design of the development and think it will be a unique benefit to North Park and the city.

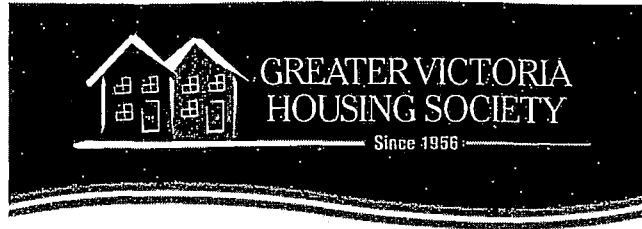
Sincerely,

Dylan Leblanc

Oak Bay Ave., City of Victoria

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. Thank you.

IP Address: 154.5.208.106



July 6, 2015

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

Dear Mayor and Council:

RE: Support for Blue Sky Properties' Rental Housing Development at Former St. Andrews Site

I am writing to support the proposed Blue Sky Properties mixed use development at 1008 Pandora Avenue at Vancouver Street.

As a non-profit rental landlord, we fully support the development of new market rental housing. We are members of BC Non-Profit Rental Housing Association and from research done by that organization know that the demand for both market and non-market rental housing is projected to increase over the next 25 years in the Victoria area.

We also fully support the inclusion of 11 rental units where rents will be affordable to those at or under Victoria Housing Income Limits (HILS).

Integrating lower income households into the building and adding much needed affordable housing at this location is to be congratulated.

This development, including commercial/retail space, should help animate and enliven this area in a positive way.

Yours truly,

A handwritten signature in black ink that reads "Kaye Melliship". The signature is written in a cursive, flowing style.

Kaye Melliship
Executive Director

CC: Mark Kopinya, Blue Sky Properties

August 26, 2015



To whom it may concern:

I write in support of **1008 Pandora Street, the development proposal for Saint Andrew's School site originated by Bosa Developments and Blue Sky Properties.** Over the last several years I have spent a considerable amount of time in the area in the course of my duties as a Board member for the Victoria Conservatory of Music, and as a student at the Conservatory. Between, concerts, Board meetings and my own coursework, I have worked and played in this area at all times of day and evening, and in all seasons.

My observation is that the area has a few businesses and properties that enhance it but little retail and living space that might anchor it as a community of its own. As a result some might consider it to be a place people drive through, but not necessarily a destination neighbourhood.

Victoria's strength lies in its neighbourhoods and surrounding areas like Fernwood or Cook Village have living and retail space that anchors them and makes them "drive to" rather than "drive through".

Having watched the development of this proposal and attended one of the information sessions they organized, I am impressed by Bosa's desire to create just such a destination neighbourhood on Pandora Street. Proof of this desire, to me, is the work with the Legion on seniors housing, the financial commitment to community services and the home ownership program available to renters.

It is my firm belief that this development will serve Victoria well and create the same kind of quirky, creative and safe neighbourhood that makes this city so lively and fun to live in. It will build on our strengths as a city and add vigour to the downtown core.

I hope Council will approve this project and send a clear message that our downtown core is important and a vital part of the city plan for development.

Regards,

A handwritten signature in cursive script that reads "Heather Ferguson".

Heather Ferguson, BA, BAA, MCM, ABC, CFRE(03-12)
Principal, Whale Communications Ltd.

Janet Hawkins

From: Monica Dhawan
Sent: Friday, Aug 21, 2015 1:48 PM
To: Public Hearings
Subject: FW: Reiterating Support for proposed St Andrews site development

From: Alice [mailto:]
Sent: Friday, August 21, 2015 10:39 AM
To: Councillors; Lisa Helps (Mayor)
Subject: Reiterating Support for proposed St Andrews site development

Dear Mayor and Councillors

I am unable to attend Thursday's council meeting but I wanted to reiterate my previous support for the redevelopment of the St. Andrews site

Sincerely,
Alice Cochran

----- Forwarded message -----

From: Alice []
Date: Fri, Sep 5, 2014 at 1:40 PM
Subject: Support for proposed St Andrews site development
To: councillors@victoria.ca

Dear City Councillors

I am a 2nd generation Victorian and former North Park resident, and am writing to voice my support for the proposed redevelopment of the St. Andrews site. I have seen the changes on that block since Our Place moved in, and the neighbourhood can't be allowed to decay further. My family frequents Wellburn's and the Pandora McDonalds, and my kids love the playground on Mason street, but at the moment I am always wary of them using it because there are inevitably adults drinking (and who knows what else) in the park, no matter what the time of day.

Attracting more residents, families and businesses to that part of Pandora street will have a beneficial effect on the neighbourhood. It makes so much sense to have people living walking distance to town, and along a major bus corridor. And having more people living nearby will make the Mason Street playlot safer for everyone's children.

I absolutely do not understand how the neighbours can possibly oppose this project, which can only serve to make the neighbourhood more vibrant and liveable. I hope you are able to approve this project and help that part of the North Park neighbourhood return to being a great place for families and children.

Thank you,
Alice Cochran

Janet Hawkins

From: Sebastian Berry [REDACTED]
Sent: Friday, Aug 21, 2015 11:39 AM
To: Public Hearings
Subject: Email of support RE: St. Andrews School site redevelopment

Hello,

I would like to submit this email to show my support of the current proposal to redevelop the St. Andrews School site at Pandora and Vancouver.

Failure to approve this proposal in an attempt to please a select few immediate neighbours will only serve to dissuade developers from attempting to build here for the foreseeable future, leaving the old school building to fall into disrepair and the property to potentially be overtaken by the homeless and addicted.

It is not the city's job to protect the interests of a few at the expense of the benefits to many. The neighbourhood's overall vitality and health is already questionable and despite what some neighbourhood farmers may feel, this development will help to breathe some new, wholesome energy into the community.

The land surrounding this development is not zoned for agricultural use. It's in the middle of the capital city of the province. Cities need new developments in order to grow and become sustainable. Failure to approve this proposal does nothing to benefit the region as a whole and would potentially close doors to improving this neighbourhood for years to come.

Sebastian
1518 Pandora Ave

Janet Hawkins

From: Sherron Fox [REDACTED]
Sent: Friday, Aug 21, 2015 11:11 AM
To: Public Hearings
Subject: Rezoning Application No.00381 for 1002-1008 and 1012 Pandora AVE

The City of Victoria

Please include this letter, of support, on the agenda of the Public Hearing to be held in the Council Chambers on Thursday, August 27, 2015. We reside in the Pacific Monarch located at 1015 Pandora Avenue. Our suite looks directly across the street to the above mentioned 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, will be the first step in that direction.

Yours truly,
Ron and Sherron Fox
401 - 1015 Pandora Avenue
Victoria, B.C. V8V 3P6

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Thursday, Aug 27, 2015 1:55 PM
To: Public Hearings
Subject: Fwd: Bosa/BlueSky Properties

Fyi

Pamela Madoff

Begin forwarded message:

From: Shirley M <[REDACTED]>
Date: August 27, 2015 at 12:54:23 PM PDT
To: "councillors@victoria.ca" <councillors@victoria.ca>
Cc: Penelope Thompson <[REDACTED]>, Shirley M <[REDACTED]>
Subject: Bosa/BlueSky Properties

Dear Mayor & Councillors,

I am sending you this letter on behalf & to support the causes of our Victorians on the TOO HUGE development of the property at Pandora/Vancouver/Mason. I especially don't like the idea of a gated property either as it segregates the city way too much.

To make Mason St. a service lane for this HUGE building seems a heartless act for the residents of Mason St. who have been tax payers for many a year to support this community of heritage homes & roots living in this city. This is an area of families with children who use the existing playground and park. Does this make for an environment for raising Victoria's children? With the traffic that it will bring too! A HUGE 'walled' (gated), building to segregate our city is not what we want.

This is not a place for a big box grocer, either, when we have a substantial & long time tax paying bustling community grocer, business as Wellburns, providing very well for this community which is convenient for residents

in that area for some time. We also have the Yates Street Market providing for the higher end groceries.

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,

Shirley Moore

RECEIVED
AUG 27 2015
LEGISLATIVE SERVICES

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

A hearing on such a significant, large site and such a crowded development should not be held the last week of August (vacation time). Please turn this plan down or, at least extend the hearing into September, so more can attend.

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,

Mary E. Doody Jones

Mary E. Doody Jones

The present plans contain the same problems as described above on Sept. 11, 2014. The fact that rental is included as well as "affordable" does not alone justify the problems. Reduce other parts on the plan.
August 27, 2015
Mary E. Doody Jones

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Thursday, Aug 27, 2015 1:55 PM
To: Public Hearings
Subject: Fwd: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

Fyi

Pamela Madoff

Begin forwarded message:

From: Jenn Potter <[REDACTED]>
Date: August 27, 2015 at 12:40:11 PM PDT
To: "lhelps@victoria.ca" <lhelps@victoria.ca>, "councillors@victoria.ca" <councillors@victoria.ca>
Cc: "[REDACTED]"
Subject: Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site
Reply-To: [REDACTED]

Dear Mayor and Council,

Please accept this e-mail as my support for the North Park Neighbourhood Associations position on the St. Andrews School site. (see e-mail below). I'm in complete agreement that this site requires a plan for re-purposing. However, the current proposal that is being put forth by Bosa Developments /Blue Sky is unacceptable. I believe that there are much better possibilities.

Due to work I won't be able to attend this evening's hearing. None the less my position on this is strong. Please vote to have this site developed in a more thoughtful and community centric manner.

Best regards,

Jenn Potter
[REDACTED]

From: "deidre gotto" <[REDACTED]>
Date: 13 Aug 2015 13:42
Subject: August 27 at 7 pm: PUBLIC HEARING on St. Andrews site

To: "deirdre gotto" <[REDACTED]>
Cc:

You are receiving this message because you signed a petition opposed to the Bosa plan for the St. Andrews School site

A decision on the St. Andrews School site will be made by council Thursday, August 27 at the Public Hearing at city hall. Please plan to be there! Your presence makes a difference. Anyone wanting to speak has up to five minutes at the microphone.

Letters to councillors@victoria.ca are another way to comment on the plan. Thanks for making your voice count.

** The following is the North Park Neighbourhood Association's official statement of position, opposing the project, from the letter to council of June 23, 2015.

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

On June 17, 2015, the North Park Neighbourhood Association (NPNA) called a special meeting for members of the North Park community to discuss the most recent plans for the St. Andrew's site, as presented by developer Bosa Developments/BlueSky Properties to the general meeting on May 6, 2015. The sole purpose of the meeting was to solidify NPNA's position on the latest plan iteration and provide a forum for further discussion.

In the NPNA's March 27, 2014 letter to council, four major concerns with the St. Andrew's site redevelopment plan were outlined. Those concerns were: traffic access and egress, lack of community and green space, inadequacy of proposed mid-block walkway, and the massing of the chosen design.

These key issues identified in the March 27, 2014 letter to Council were revisited at the June 17 meeting. The consensus was that they had not been addressed in any meaningful or significant way. Concerns remain with:

1. Traffic - access and egress / increased traffic / noise covenants
 - It is not satisfactory to bring all traffic in and out on Mason Street. It would severely compromise the unique character of the 1000 block Mason Street, turning it into a service lane for the developer.

- Increased traffic on Mason Street is detrimental to the children's playground.
- Traffic off Mason would also compromise the greenway and bike path on Vancouver Street, where most of the traffic would access Mason Street, and which is a main south-north bike corridor.
- Access can and should come off Pandora, which already has a driveway in the southeast portion of the St. Andrew's site that could be adapted. The one-way, right-turn in and right-turn out configuration is a better alternative and should be revisited.
- The single 35,000 sq. ft. retail outlet would increase traffic to the area as it would rely for its success on destination customers driving from the region as opposed to shoppers walking to medium-sized local retail outlets.

2. Community and green space

- Interior green space and planter boxes for residents as proposed offer no benefit for the neighbourhood.
- A community room under the management of the developer is not a significant benefit to the neighbourhood.

3. Mid-block walkway

- The proposed walkway at the edge of the building does not meet the community's objective for breaking up the site and allowing access through, and as currently designed could cause safety issues.

4. Massing

- Lowering of heights to four storeys on Mason St. and Franklin Green Park, with six storeys on Pandora Ave. and Vancouver St., does not go far enough to addressing the overall problem of a massive, single building. The footprint is too big and overpowering to its neighbours.
- Mason Street City Farm was identified as a unique, forward-looking and desirable feature of the city and to be encouraged. This design plan would excessively shadow the farm in winter, compromising growing. Green growing space and food security were identified as important to our future.
- Shadowing would also detract from the children's playground at Franklin Green Park in late afternoon when school-age kids use the park.

Affordable housing was also a topic of interest, given the developer's plan for 11 units to be designated affordable. It was commented that what is deemed affordable, based on city guidelines, is not, in fact, affordable for the North Park demographic. Truly affordable housing is not on offer with this development.

There is concern about the size of the proposed 35,000 sq. ft. commercial space. This is not at all what we would like to see in our neighbourhood, which is home to a variety of local and small business owners who might be adversely affected by a large retailer.

General approval for the character of our diverse, eclectic North Park neighbourhood was expressed. Comments expressed were: this plan does not enhance that character, offers no innovation, sets a bad precedent, doesn't build community, and was developed without consultation at the outset. It has made no significant concessions to the ideas of North Park residents and business owners to enhance and transition into the neighbourhood.

Consultation for this project has lacked in providing a co-creative process with the neighbourhood being involved in the design process at the earliest stages, and has been limited in providing the community an opportunity for meaningful input, as follows: no contact for several months following the postponed public hearing, a preliminary meeting with the NPNA Land Use committee in April, the presentation to the public meeting on May 6, 2015 and one open house to view plans for four hours on a Tuesday, May 26, 2015. The consultations have not led to any significant movement on the key issues noted.

A key feature of the developer's reasons for postponing the public hearing on September 11, 2014 was to engage with the community on key elements of their proposal. Our most recent community consultation finds that the developer has not adequately listened to the needs of the neighbourhood nor seriously reconsidered the key elements of the project, offering only minor concessions.

For these reasons, the NPNA cannot support this project and requests that council not approve the rezoning request.

Yours sincerely,

Penny Bond, NPNA Secretary,

for NPNA Board

cc: City of Victoria Engineering & Public Works/Land Development

Christine Havelka

From: AnastasiaHH [REDACTED] >
Sent: Thursday, Aug 27, 2015 1:18 PM
To: Public Hearings
Subject: Re: URGENT - unable to attend tonight's meeting

Thanks so much Janet. Here is my letter:

Like many people who have spoken, and will speak, I have huge and varied concerns about the proposed development: the increased traffic on the Vancouver Greenway and the North Park neighbourhood, the financial impact on established, locally owned grocery stores like Wellburns and Market on Yates, and the fact that it would create rental housing that is not affordable to many people in this city, particularly in a lower income neighbourhood. I am certain others will speak in detail about these concerns. What I would like to share with you this evening is my feeling that this issue feels like a turning point for our beautiful city. Every day I hear and read news about big corporations winning out over individual and community needs, economic concerns being placed above all others, and the ever widening economic gap between rich and poor. I feel that this decision will set a precedent for future developments in this city, and to approve a project such as this would be primarily fueled by economic concerns. Given the inappropriateness of the proposed site for this huge project, I don't see how it would be any other way. I know the mayor's and many of the councilors' election campaigns expressed a desire to support strong local communities and economies, and I ask that they show a commitment to this, and not approve this project.

Anastasia Hangemanole (phonetic spelling: han-ja-man-oli)

*Even after all this time, the Sun never says to the Earth: "You owe me".
See what happens with love like that? It lights the whole sky." -Hafiz*

On Thursday, August 27, 2015 10:12 AM, Public Hearings <PublicHearings@victoria.ca> wrote:

Hi Anastasia,

Yes, someone else can read a statement from you, or you can send a letter into this email address, which will be shared with Council tonight. If you choose to send a letter, it should be received by 4pm today.

Janet Hawkins
Council Secretary
Legislative and Regulatory Services
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0571 F 250.361.0348



From: AnastasiaHH [m [REDACTED]]
Sent: Thursday, Aug 27, 2015 9:57 AM

To: Public Hearings

Subject: URGENT - unable to attend tonight's meeting

hello,

I have just learned that my childcare fell through, and I am unable to attend tonight's meeting, at which I hoped to speak in opposition to the the BoSa development. I was told to contact this email address for some guidance. Is it possible to have someone else already speaking also act as a proxy for me and share my words?

Many thanks,
Anastasia Hangemanole

*Even after all this time, the Sun never says to the Earth: "You owe me".
See what happens with love like that? It lights the whole sky." ~Hafiz*

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Thursday, Aug 27, 2015 1:13 PM
To: Public Hearings
Subject: Fwd: Bosa development in North Park Neighbourhood

Fyi

Sent from my iPhone

Begin forwarded message:

From: Ana Simeon <a [REDACTED]>
Date: August 27, 2015 at 11:28:10 AM PDT
To: "mayor@victoria.ca" <mayor@victoria.ca>, "malto@victoria.ca" <malto@victoria.ca>, "ccoleman@victoria.ca" <ccoleman@victoria.ca>, Ben Isitt <bisitt@victoria.ca>, "jloveday@victoria.ca" <jloveday@victoria.ca>, "mlucas@victoria.ca" <mlucas@victoria.ca>, "pmadoff@victoria.ca" <pmadoff@victoria.ca>, "cthornton-joe@victoria.ca" < [REDACTED]> [REDACTED]@victoria.ca>
Subject: Bosa development in North Park Neighbourhood
Reply-To: Ana Simeon [REDACTED]

Dear Mayor and Councillors,

Unfortunately we will not be able personally to attend the public hearing tonight about the proposed Bosa development on the St Andrews site in the North Park neighbourhood. However, as nearby residents who are directly affected by the proposal, we wish to make sure our perspective is heard before any decision is made.

The proposed Bosa development is much too massive, and especially too high for this neighbourhood. It would shade the Mason Street City Farm and prevent it from producing local food year-round: there would only be enough sun to grow vegetables in the height of summer, a time when food is abundant in every garden. It is precisely the ability to grow vegetables through the winter that offers market gardeners a comparative advantage in our region. The proposed Bosa project would reduce the supply of local food that North Park and Fernwood residents (and others: Mason Street City Farm is a supplier of Share Organics which delivers throughout the CRD) now enjoy within a few miles of their residence. Instead, it would erect a massive box store – three times bigger than Market on Yates! - replacing fresh, local vegetables with trucked-in produce at ever-higher prices. (If you haven't seen the recent Vancity study predicted steep increases of prices of

imported produce due to the south-western US megadrought, we heartily recommend it.) The increasing impact of climate change on our food supply behooves us to localize production as much as possible and eschew greenhouse gas-spewing megaprojects such as this one.

The impact on the Mason City Farm would directly affect us as the farm's regular customers.

Given its negative impact on an existing, thriving urban farm, the Bosa project is clearly contrary to the OCP goals of encouraging local food production (section 17 of the OCP, "Food systems").

Another OCP goal that is flouted by this project is increasing the share of non-motorized transportation. The megastore behemoth would require a constant procession of delivery trucks plying Mason Street and Vancouver Street and nosily idling in the parking lot. When you add the residential traffic to and from the proposed 210 units, Mason Street and Vancouver Street will become a noisy, dusty traffic corridor. This will impact the safety and comfort of the users of the Vancouver Street greenway and cycling corridor, while the children and parents using the playground will be exposed to toxic emissions as well as noise.

The impact of trucks and increased general traffic on Mason Street and Vancouver Street would also directly affect us as Ana cycles to work via that route.

We support the North Park Neighbourhood Association's statement on other neighbourhood impacts.

The Bosa project has been repeatedly touted as a contribution to the OCP goal of increasing residential density. This is a worthy goal, and we have supported it in our own back yard, in Fernwood, with the recent application to subdivide the property on the corner of Camosun and Balmoral and build an extra residence, barely a block away from us. We attended the meeting at the Fernwood Residents Association and wrote in support of it although we do not relish the thought of noisy construction practically next door. It was, however, the right thing to do in that case. This one isn't. It would impoverish the neighbourhood by taking away a local food supply and adding traffic hazards, while toxic fumes and stress from traffic noise would impact the residents' health. The project's only "benefit" would be for the developer's bank balance.

Other developers have flirted with the possibilities of this block in the past, and I'm sure more will come in the future. We support the development of the St Andrews site, but it has to be done right, in a way that meets neighbourhood concerns, multiple OCP goals (not just density) and offers a generous proportion of truly affordable housing (the current project's commitment to 11 units of "affordable housing" at 85 per cent of market rates just doesn't cut it!)

Please reject the rezoning application by Bosa development.

Sincerely,

Ana Simeon and Tom Martin

1703 Fernwood Road, suite B
Victoria, B.C.



Victoria, 27th of August 2015

Ana Simeon

Christine Havelka

From: webforms@victoria.ca
Sent: Thursday, Aug 27, 2015 8:05 AM
To: mayorandcouncil@victoria.ca
Subject: Development of St Andrews School Property

From: Jaroslaw Gwiazda

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I am a James Bay resident, but I work on Pandora Street. I see the Harris Green area as a vital residential area that needs to be preserved so that downtown Victoria develops into a mature and liveable city. Harris Green could be a beautiful extension of the downtown reaching up from the positive developments in Chinatown and around the Hudson. We need more density in downtown Victoria, but we don't need "big box" mentality.

The McDonald's on Pandora and Vancouver is the wrong way to go.

Allowing any development that promotes increased vehicle traffic to an oversized store, will make Pandora into another suburban strip mall.

Don't let this happen. We already have Uptown. We do not need all the condo owners in downtown Victoria driving to Harris Green. We need a residential area that has pedestrian based customers with bigger shops on Yates which is already a commercial strip.

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IP Address: 184.66.149.235

Christine Havelka

From: Anneke Gosker [REDACTED]
Sent: Wednesday, Aug 26, 2015 8:34 PM
To: Councillors
Subject: Mason Street project

Good evening,

Tomorrow evening is the Meeting regarding this space. I would really like to advocate to keep the space green and create more of the magic garden that is already there across the street. We need to learn to grow food very locally and be a sustainable community rather than build more housing with little room to breathe.

Sincerely Anneke Gosker

Janet Hawkins

From: amber holman [REDACTED] >
Sent: Monday, Aug 24, 2015 3:29 PM
To: Public Hearings
Subject: Public Hearing for St. Andrew's Site Proposal

Hello,

I recently became aware that a public hearing will be taking place regarding the St. Andrew's Site Proposal. As I may not be able to attend, but regularly use Vancouver St. when either bicycling or driving, and am a long-time resident of Victoria, I wanted to voice my opinion.

I am in complete agreement with the North Park Neighbourhood Association's objections and proposals, specifically:

1. Traffic - access and egress / increased traffic / noise covenants

- It is not satisfactory to bring all traffic in and out on Mason Street. It would severely compromise the unique character of the 1000 block Mason Street, turning it into a service lane for the developer.
- Increased traffic on Mason Street is detrimental to the children's playground.
- Traffic off Mason would also compromise the greenway and bike path on Vancouver Street, where most of the traffic would access Mason Street, and which is a main south-north bike corridor.
- Access can and should come off Pandora, which already has a driveway in the southeast portion of the St. Andrew's site that could be adapted. The one-way, right-turn in and right-turn out configuration is a better alternative and should be revisited.
- The single 35,000 sq. ft. retail outlet would increase traffic to the area as it would rely for its success on destination customers driving from the region as opposed to shoppers walking to medium-sized local retail outlets.

2. Community and green space

- Interior green space and planter boxes for residents as proposed offer no benefit for the neighbourhood.
- A community room under the management of the developer is not a significant benefit to the neighbourhood.

3. Mid-block walkway

- The proposed walkway at the edge of the building does not meet the community's objective for breaking up the site and allowing access through, and as currently designed could cause safety issues.

4. Massing

- Lowering of heights to four storeys on Mason St. and Franklin Green Park, with six storeys on Pandora Ave. and Vancouver St., does not go far enough to addressing the overall problem of a massive, single building. The footprint is too big and overpowering to its neighbours.
- Mason Street City Farm was identified as a unique, forward-looking and desirable feature of the city and to be encouraged. This design plan would excessively shadow the farm in winter, compromising growing. Green growing space and food security were identified as important to our future.

· Shadowing would also detract from the children's playground at Franklin Green Park in late afternoon when school-age kids use the park.

Affordable housing was also a topic of interest, given the developer's plan for 11 units to be designated affordable. It was commented that what is deemed affordable, based on city guidelines, is not, in fact, affordable for the North Park demographic. Truly affordable housing is not on offer with this development.

If you would like to develop this city in a co-operative, forward thinking, and sustainable way that INCLUDES the people who live in it, please reconsider the developer's proposals.

Thank you for your time,

Amber.

Janet Hawkins

From: Poskitt, Julie CSCD:EX [REDACTED] >
Sent: Wednesday, Aug 26, 2015 8:53 PM
To: Public Hearings
Subject: rezoning application No. 00381 for 1002-1008 and 1012 Pandora Avenue

Dear City of Victoria,

I am the owner of 944 Mason Street.

I have been told that one intended use of this zone in question is to install a major grocery store. I very strongly object to this if it is in fact a real intention. The neighbourhood is already well-served by the Market on Yates and Wellburn's. Both have been well-integrated into the mixed communities of this area of town. Both have the necessary delivery ramps and parking volume. I believe the dwellings of Mason Street on both side of Vancouver would be negatively affected by any development that requires large-scale delivery and multiple parking.

I believe the best use of this land is for a licenced daycare serving infants and pre-school children, as well as providing after-school care.

Many parents struggle to spend enough time with their children. Being able to drop off and pick up the children of the City's young working families (many of whom are government employees with offices close by) would assist many young families and the children of the inner city's poor and/or single-parents. Being able to respond quickly to the emergency needs of young children is very high on parents' lists of priorities, and I believe the mental and physical well-being of families who work downtown could be well served by this proximity.

As always there is a crushing need for good daycare.

A community policing office would be great. An adjacent community meeting room for workshops and one-day clinics or workshops serving the local population, housed and unhoused, would be a great adjunct to the police office, as well as smaller retail operations.

Parking needs would be greatly reduced, permitting the back of the daycare/child-care centre to be developed into a safe, superviseable and green outdoor play area, contingent with the green space behind Wellburns, with a safe pick-up and drop-off zone.

The surprising quietness and intimacy of Mason Street, even with McDonalds! – even with some new housing density -- would then be left undisturbed.

With thanks
Julie Poskitt
[REDACTED]

Julie Poskitt
Co-ordinator, Professional Music and Dance
BC Arts Council
PO Box 9819 Stn Prov Govt,
Victoria, BC
V8W 9W3

[REDACTED]

Christine Havelka

From: Penelope [REDACTED]
Sent: [REDACTED] 50 PM
To: Councillors
Subject: St. Andrews development

I would like to voice my concerns about this development 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

"Heroism by order, senseless violence.
and all the pestilent nonsense that goes
by the name of patriotism -- how I hate them!"
Albert Einstein; The World As I See It; 1949.

Disbelief in magic can force a poor soul into believing in government and business.
TOM ROBBINS

Janet Hawkins

From: Fernand Magnin [REDACTED] >
Sent: Thursday, Aug 27, 2015 8:44 AM
To: Public Hearings
Subject: At Andrews Development

Hello,

I live on Caledonia Ave, a few blocks away from the St Andrews site, and have strong issues with the plan as it is presented by the developer.

1. Traffic should not access the new building through Mason St or Vancouver St. I am especially concerned about the impact on the Vancouver St bike plans. Traffic should enter and exit through Pandora only.
2. A massive building covering the half block does not fit at all in the neighborhood. We don't need a new huge grocery store either. The neighborhood is well served by the Market on Yates and Wellburns.
3. I favor a smaller development with transition townhouses on Mason St. and a design that doesn't overshadow the Franklin Green Park. There should be remaining public walkways between Pandora and Mason.

Thank you

Fernand Magnin
3-947 Caledonia Ave.
Victoria BC
[REDACTED]



Linda Allan [redacted] >

pandora development

2 messages

Linda Allan [redacted]
To: Chuck Meagher <[redacted]>

Fri, Aug 7, 2015 at 10:55 AM

hi chuck,

happy friday!!

i was wondering if you can review attached and let me know your thoughts.

if ok with you, i would like to share your input at city of victoria public hearing on august 27th.

thank you!

Linda
Fotoprint Ltd.
best to reach me: [redacted]
office 2 [redacted] enter 0 and ask for Linda
www.fotoprint.ca

 Pandora_Project_Overview_August_2015_e-mail_sm.pdf
734K

Chuck Meagher [redacted] >
To: Linda Allan [redacted]

Fri, Aug 7, 2015 at 11:29 AM

What is not to like about this project. amazing amenities fantastic design, the street level commercial is brilliant for the location. Everything is great right down to the doggy wash!

Best Regards Chuck Meagher

Personal Real Estate Corporation

Century 21 Queenswood Realty

250 477-1100 Toll Free 888 477-1106



Linda Allan <[REDACTED]>

st.andrews / pandora development

2 messages

Linda Allan <[REDACTED]>
To: Sandy Reber <[REDACTED]>

Fri, Aug 7, 2015 at 10:42 AM

ms. reber,

thank you for your time.
your input would be much appreciated.

have an excellent weekend!

Linda
Fotoprint Ltd.
best to reach me: [REDACTED]
office 250.382.8218 enter 0 and ask for Linda
www.fotoprint.ca

 Pandora_Project_Overview_August_2015_e-mail_sm.pdf
734K

Sandy Reber <[REDACTED]>
To: Linda Allan <[REDACTED]>

Tue, Aug 11, 2015 at 3:20 PM

Hi Linda,

The development looks great! As a customer, you can put me down as supporting it.

Cheers,
Sandy

[Quoted text hidden]

[Quoted text hidden]

<Pandora_Project_Overview_August_2015_e-mail_sm.pdf>

Sandy Reber
reber creative
Ph: 250 566 6266



Linda Allan [REDACTED]

st. andrews / pandora development

Alan Vaudry <[REDACTED]>
To: Linda Allan [REDACTED]

Mon, Aug 17, 2015 at 4:37 PM

Linda,

Thanks for providing the information about the Blue Sky Properties redevelopment proposal at the former St. Andrew's Elementary School site at the corner of Pandora Avenue and Vancouver Street.

I support this proposal.

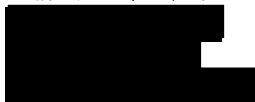
It would fit well with the area, providing housing as well as shopping and services. Also, the other amenities provided make it even more people and pet friendly.

I believe this proposal is so much better for the area than a stand alone commercial building or apartment complex.

Regards,

Alan Vaudry

Alan Vaudry, B.Sc., M.P.M.
3034 Glen Lake Road
Victoria, British Columbia
Canada V9B 4B4



Date: Wed, 12 Aug 2015 14:29:09 -0700
Subject: st. andrews / pandora development
From: [REDACTED]

[Quoted text hidden]



Linda Allan [REDACTED]

Blue Sky Properties - Development at 1008 Pandora Avenue

Jane Logan [REDACTED] >
Reply-To: [REDACTED]
[REDACTED] ca >
Cc: j [REDACTED]

Wed, Aug 26, 2015 at 12:33 PM

Good afternoon Linda.

As a full-time licensed Realtor for 25 years in Victoria and resident for over 40 years, I have seen many changes involving urban development designed for the highest and best use of real estate.

The proposed Blue Sky Properties development at 1008 Pandora Avenue is one where the developer, working with recommendations, has provided a proposal which sensitively connects with the existing community to enhance it further with a stepped building structure, public plaza, shopping, landscaping, easy park access and bike lanes.

The segment of the construction allotted to purpose built and voluntary affordable rental housing units is a very much needed and welcomed housing component for our City. This Green Building design to LEED Silver equivalent is another example where the developer has considered environmental impacts and long term sustainability.

In my opinion, the overall development will create an inviting and appealing neighborhood ambiance which will increase interest in this area with the potential of increased property values and demand for this location for renters and home owners alike.

The public plaza and neighborhood shopping component of this development are desirable elements, already established in other areas which visitors and residents enjoy as part of Victoria being the destination city of choice.

Best,

Jane Logan

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 1:39 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Cathy Brankston
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Bosa/Blue Sky Pandora Ave

I generally support the proposal. Rental housing is needed. Pandora is a main street where such buildings belong. Part of the OCP corridor. This is a border for Harris Green, where we have many condos and more to come. To have a cohesive corridor, one side of the street shouldn't be treated differently. Mason st is a very short block, all have enjoyed large open spaces for years. The proximity to Pandora should have been a red flag for further development coming. My open view of Sooke Hills has been replaced by bldgs, which I enjoy looking at also.

However, I am disappointed the traffic does not exit on Pandora. Vancouver was to be pedestrian friendly. so the city's traffic group has to allow a better balance of people and cars in future developments.

one issue with Bosa : I don't agree with a big box store. adding too much vehicle traffic to Vanc and Mason.

Frontage on Pandora , animation is needed to enhance our neighborhood feel. Hopefully Bosa can work with North Park/City staff to make that block as vibrant as The Market on Yates area.

Thank you
Cathy Brankston

Ps

I live on Pandora, directly across the street from Bosa. T

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IP Address: 75.156.72.177

Christine Havelka

From: Rita Thibault [REDACTED]
Sent: Wednesday, Aug 26, 2015 2:48 PM
To: mayorandcouncil@victoria.ca
Subject: Support for the proposed redevelopment of 1008 Pandora Avenue (the former St. Andrew's Elementary School)

Mayor Helps and Council

I am writing this letter in support of the redevelopment proposed for this property. My business, Thibault + Company, is licensed with the City of Victoria and has been since approximately 1994.

I am a real estate appraiser. I am not writing in the capacity of a consultant for this project. BlueSky Properties is not a client, nor are any of its related businesses. I am offering my support as a former neighbour. From 1994 to 2013 our office was located nearby, first at the corner of Quadra and Pandora Streets, then at Fort and Vancouver Streets. We relocated to Oak Bay Avenue two years ago. We did so in response to security issues that escalated over those 19 years, so much so that we did not want to renew our lease, nor did we want to invest (through purchase) in an office building in that location. We always felt there was not enough housing nearby to bring stability and vitality. Certainly, BlueSky's project would be a very good start. Not only is it a good start, but it sets the bar very high. It is a thoughtful example of what future projects need to match or exceed in order to gain public approval. The project is impressive. BlueSky has been sensitive to public input.

As an appraiser, I understand very well how tight margins are for rental projects. The scale of this project, with 209 units plus commercial space, will help with its viability, and has also helped BlueSky commit to making the project better in several key ways, including (amongst others):

- 5% of the units will consist of affordable housing, in perpetuity (not for a short term).
- The building will be pet friendly. Pet friendly housing is very hard to find. Also, as a landlord I am aware of how pets increase the operating expenses associated with rental housing relative to the norm.
- The design will be LEED Silver equivalent. I wonder how many other rental buildings in Victoria are?
- Considerable space is being made available for a community meeting room, a rooftop courtyard and agricultural plots.

It would be a real shame to deny this fine example of rental housing from being built. It has a leading-edge design...with a heart.

Sincerely,

Rita Thibault
Thibault + Company Appraisals Inc.
Westbridge Group Valuation Partner
308 – 1830 Oak Bay Avenue, Victoria BC

THE
CHAMBER.

CREATING VISIONS
FOR THE CHAMBER ROOM

August 15, 2015

Mayor & Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: 1008 Pandora Street

In a previous letter dated September 10th, The Chamber expressed support for this development. The proponent has received community input and made some significant changes to the plan to accommodate community needs. The significant changes include:

- reduction of the Mason St. height to four stories,
- addition of five percent of the units for affordable housing, and
- traffic calming on Mason St.

Pandora Street from Cook Street to Blanshard 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.

This area is not in a prime real estate zone. The development of modern retail, commercial and rental accommodation would significantly improve this area, create a more diverse neighborhood and ideally attract additional investment. We are fortunate that a reputable developer is willing to take on a project of this scope in this area. Ideally this development will be catalyst to develop other vacant properties in this area to create a more robust downtown.

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. This development addresses a critical shortage of workforce housing in our region, to which adding new rental units is key.

Our community needs this type of development, one that is built by reputable developers with experience working in our community.

The Chamber strongly supports this development and urges Council to do the same.

Yours truly,



Bruce Carter
Chief Executive Officer

Christine Havelka

From: James Fray [REDACTED] >
Sent: Wednesday, Aug 26, 2015 5:39 PM
To: mayorandcouncil@victoria.ca
Subject: Rezoning application #00381 for 1002,1008 and 1012 Pandora Avenue

Mayor and Council

City of Victoria

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

As a business person that has worked in downtown Victoria for the past 25 years and continues to do so I am writing to encourage you to vote in favour of this application at the Public Hearing scheduled for tomorrow.

It has recently come to my attention that there is some doubt about your approval for this application. I reviewed the development proposal and took a tour of the existing site. This is such a significant improvement for downtown Victoria that I'm left in disbelief that anyone would have second thoughts about proceeding.

Looking back 25 years ago, the downtown area had a very strong business community but a very small residential component such that the area became very deserted after 5:00pm. To thrive as a well-balanced community it needed an expansion of residents and retail; and much has been accomplished over this time period. But while the imbalance gap has closed the good progress that has started needs to continue.

This development complies with the City's Official Community Plan, is very attractive footprint and helps provide the continuation of the necessary growth in both residential and retail that the downtown area requires. The proposal has added attractive features with a designation of units as affordable housing units for the life of the building, bike lane construction and a bike repair station to state a few.

I understand that the only issue of concern is traffic, caused in part by the City's inability to allow the continuation of the current vehicle access off Pandora Ave. This request has been made many times and declined which leaves me with the assumption that this would be the City's position no matter what development proposal was submitted for approval.

While there will be some increase traffic from the current status I suspect that it will be less disruptive than when St. Andrew's Elementary School was open with congestion at the start and the end of the school day. In addition many downtown residents today, if they have a vehicle, use it less often opting for more walking and biking, as the alternative. It's simply more convenient and part of downtown life.

In conclusion, this is exactly the type of development to obtain the growth for a vibrant and thriving downtown community, which in turn increases the tax base for the City to support the services required. The additional services support additional growth opportunities and ongoing cycle of improvement continues. To expect growth without some increase in traffic is just not realistic.

Please support this proposal and others like it for a Better Downtown Victoria.

James (Jay) Fray, 702 – 2829 Arbutus Rd. Victoria BC

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 9:18 PM
To: mayorandcouncil@victoria.ca
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 School site on Pandora.

The site is an important project in Victoria's expanding downtown core and represents a huge improvement to the neighbourhood. The developer, Bosa, has made significant changes to their original project design to address the concerns of the local association. I have heard and read about their continued concerns, but I believe that the merits of the project far outweighs their remaining issues.

While I do not currently live in Victoria, my future plans are to move back to the city in the near future to be able to walk or bike to my downtown office, and to take full advantage of all that the City of Victoria has to offer. North Park would be a great location and I see this project as being a positive catalyst in making this neighbourhood as desirable as your other City neighbourhoods such as Fernwood, Cook St. Village or James Bay.

Best regards,
Victoria Pang

4362 Faithwood Road
Victoria, BC. V8X4Z6

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IP Address: 24.108.145.201

Christine Havelka

From: Pat Davis [REDACTED] >
Sent: Thursday, Aug 27, 2015 1:58 AM
To: mayorandcouncil@victoria.ca
Subject: Redevelopment plan 1008 Pandora Ave.

To Mayor and Council Members, City of Victoria

I wish to lend my support to the plan to redevelop 1008 Pandora Ave. the former St. Andrew's Elementary School. I believe the proposed redevelopment will enhance the area socially, aesthetically and economically. It offers a mix of rental accommodation, including "lower income, affordable rental units" guaranteed for the life of the building, neighbourhood shops and services on the ground floor and also green space.

The overall plan speaks to community, recognizing the importance of affordable housing in our city where housing needs are a major concern.

I am a long time resident of Greater Victoria and a member of the Catholic Diocese of Victoria. I appreciate the opportunity to express my support for this proposed redevelopment project.

Thank you

Pat Davis
4533 Seawood Terrace
Victoria, B.C
[REDACTED]

Sent from my iPad

Christine Havelka

From: GRAHAM BRIGGS [REDACTED] >
Sent: Thursday, Aug 27, 2015 1:43 AM
To: Lisa Helps (Mayor); Councillors
Subject: Support for St. Andrews site development

Dear Mayor and Councillors,

I am writing to voice my support for the proposed development at the St. Andrews school site. I have to work Thursday evening, so can't attend the public hearing to voice my support in person. I live at 710 Vancouver, a short walk from the site.

This is exactly the kind of development Victoria needs to grow in a sustainable way. The proposed development meets OCP criteria perfectly, and will add to Fernwood, North Park, and downtown's prosperity and vibrancy by providing much-needed rental housing for hundreds of people who will live a short walk or bike ride from where they work and play.

Any negative impacts (perceived or real) to the immediate neighbours will be far, far outweighed by the many benefits this development will provide to the surrounding neighbourhoods and to the city as a whole.

Also, I worry that if the development is not approved, then the current developer will give up, the site will sit unused for several more years, and, due to changing market and finance conditions, the next iteration will be unaffordable luxury condos instead of much-needed rental housing.

Many thanks for considering my input!

Best,

Graham Briggs

213 - 710 Vancouver St.
Victoria BC
V8V 4P9

Christine Havelka

From: Gillie Easdon [REDACTED]
Sent: Thursday, Aug 27, 2015 12:49 PM
To: Christine Havelka
Subject: Bosa and St. Andrews

Dear Mayor Lisa Helps and City Council,

I am sorry to be unable to attend this evening, but I did want to express the gratitude that i have for Bosa's past substantial donation to support the Sandy Merriman's womens-only Every Step Counts. This Victoria Cool Aid walking and running program for people who self-identify with challenges with mental health, addiction, poverty and other barriers is a cornerstone of health to many people. Bosa's support of that program was excellent, My understanding is that the housing would be of mixed income, which I think is a great step forward.

Thank you for your time.

Gillie Easdon

(Former leader of Every Step Counts, now Special Projects Manager with Frontrunners)

Christine Havelka

From: Clare Thomas [REDACTED] >
Sent: Thursday, Aug 27, 2015 3:25 PM
To: Public Hearings
Subject: Public Hearing re: St Andrews Development 27 August 2015

Dear Council,

I write to lodge my objections to the proposed development at the St Andrews site on Pandora Avenue.

My objections are many:

- the loss of an iconic landmark building;
- the loss of the present open space that could be creatively used to serve the community;
- the proposed development itself: yet another generic block of a building with insufficient space around it, which will create shade as well as a feeling of being hemmed in to those on Mason;
- the lack of affordable rental housing for what is a low-income neighbourhood: 11 low income rental units is totally insufficient;
- the failure of Victoria City Council to push for a truly innovative project that can be of real benefit for the neighbourhood.

Victoria has too many cookie cutter apartment/condo buildings being built with too-high price tags. Whilst these might bring much needed income into the core area, we run the risk of losing the character associated with all our various neighbourhoods. The St Andrews development is a perfect example of this: great for those who can afford to live in a gated community, with a paltry "gift" to the community of a few low-income units, and a community room, but of no real value to a vibrant, eclectic neighbourhood.

Yours Sincerely,

Clare Thomas.

--

Clare Thomas

[REDACTED]

Christine Havelka

From: Maurita Prato [REDACTED] >
Sent: Thursday, Aug 27, 2015 3:49 PM
To: Public Hearings
Subject: Letter to be read at tonight's public hearing regarding the proposed St. Andrews Development

Hello there,

I am not able to attend tonight's public hearing, but was hoping this could be read in my absence. Please let me know if this is possible. Thanks.

Letter from Maurita Prato Executive Director of LifeCycles project Society-

LifeCycles is a small non-profit working to help people grow and access healthy local food. Last year we reached over 28 thousand people through our work. Most often we often work with vulnerable people in an urban context and we see Mason St City farm as an asset to the work we do, with amazing synergies for continued food literacy education right in the heart of Victoria.

While LifeCycles is not opposed to the development of the St. Andrews site- and understand the need for affordable housing in this neighbourhood- we would support development that aligns with the needs and addresses the concerns of the The North Park Neighbourhood Association and Mason St. City Farm. Concerns include:

- The shade from the proposed development will slow production at Mason St City Farm.
-
- The footprint of the development doesn't allow public access or public greenspace.
-
- The proposed shopping centre is large and would negatively impact small businesses
-
- Housing would not be affordable

Most recently LifeCycles has been involved in the City's strategic planning process,- in particular being asked to provide feedback for the "Growing in the City" food systems policy draft document. The proposed policy would bring Victoria further into the fold as a leader in food security. We applaud the City for taking initiative towards a more food secure city. The City's strategic objectives and proposed food policy includes a strong for urban farmers and the growing of food on city owned and private lands. As well the **OCP's stated goals in Section 17 "Food Systems"** declares support for "Mechanisms to encourage and support food production sites on City-held lands, other publicly-held lands, and on private lands" (17.4.3) and "enabling infrastructure and human resources needed to support small-scale commercial urban agriculture as a home occupation." (17.14.1).

We at LifeCycles feel the current St. Andrews proposal is not in alignment with these food security policies and the direction of the City's strategic objectives and would ask that the city to support an alternate plan that takes in the above considerations.

Thank-you.

--
Please excuse delays in response as I am out of the office Tuesdays and Friday afternoons

Maurita Prato
Executive Director/Education Coordinator PEPÁKEN HÁUTW, Blossoming Place
LifeCycles Project Society

P: [REDACTED]
A: 1A-625 Hillside Ave Victoria BC, V8T 1Z1
E: [REDACTED]

"Another world is not only possible, she is on her way. On a quiet day, I can hear her breathing"
Arundhati Roy

--
Please excuse delays in response as I am out of the office Tuesdays and Friday afternoons

Maurita Prato
Executive Director/Education Coordinator PEPÁKEN HÁUTW, Blossoming Place
LifeCycles Project Society

P: [REDACTED]
A: 1A-625 Hillside Ave Victoria BC, V8T 1Z1
E: [REDACTED]

"Another world is not only possible, she is on her way. On a quiet day, I can hear her breathing"
Arundhati Roy

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Thursday, Aug 27, 2015 5:13 PM
To: Public Hearings
Subject: Fwd: St. Andrews school site

Fyi

Pamela Madoff

Begin forwarded message:

From: Josee Couture [REDACTED]
Date: August 27, 2015 at 4:56:10 PM PDT
To: "councillors@victoria.ca" <councillors@victoria.ca>
Subject: St. Andrews school site

Dear Councillors,

I'm emailing this message in show of support for my opposition to the Bosa plan for the St. Andrews school site.

Thank you.

Sent from my iPhone

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Thursday, Aug 27, 2015 5:35 PM
To: Public Hearings
Subject: Fwd: St. Andrews Development

Pamela Madoff

Begin forwarded message:

From: Jenny Hyslop [REDACTED]
Date: August 27, 2015 at 5:27:56 PM PDT
To: "councillors@victoria.ca" <councillors@victoria.ca>
Subject: **St. Andrews Development**
Reply-To: Jenny Hyslop [REDACTED] >

Hello,

I'm writing to state my opposition to the current proposed St. Andrews development.

For the record, I have no concerns about how this development will influence my own livelihood, though I absolutely worry about how it will affect such local businesses as Wellburn's and the Market on Yates, as well as those who depend on the Mason Street Farm. I am simply a member of the community who is perplexed as to how this development fits in with the city and community plan. A big box store instead of spaces for smaller local businesses? Likely a chain grocery store when there are two local stores 1 or 2 blocks away? A massive building with a huge carbon footprint? Increasing the Winter, Spring, and Fall shade on a productive urban farm, which not only provides income to local families, but also serves as a teaching space to encourage Victorians to become more food secure? Increasing the traffic on both a small 1-way street with a playground AND a popular cycling route? Only some token 'affordable' units which are hardly affordable for the families in the neighbourhood?

Again, I am baffled as to how anyone could truly believe that this development makes sense for this space. It is unprogressive and detrimental to the neighbourhood. I urge you to reject the proposal as it stands.

Thank you.
Sincerely,
Jenny Hyslop

Christine Havelka

From: webforms@victoria.ca
Sent: Thursday, Aug 27, 2015 9:29 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Geneva Hagen

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I won't be able to attend the meeting tonight, but want to encourage you to vote NO to the proposed development at St. Andrews. It would create dangerous traffic levels and wreck the ambiance of Mason, now a quiet side street, harm production on its long-established working farm and drive at least one old family grocer (Wellburns) out of business, all without providing any truly affordable housing for low-income families. Nearby residents have made it plain that they don't want this development. At the very least,

- traffic access needs to be moved to Pandora,
- a walking path added for pedestrian cross-traffic,
- more affordable units added (and their rental price lowered), and
- reflective surfaces added to direct sunlight to the Mason Street Farm during the seasons and times of day when it will be affected. There are already buildings using reflective technology in this way - their architect just needs to research them and incorporate it into the design.
- Garden space, both horizontal and vertical, for both residents and their neighbours, needs to be made available on the grounds, walls, roof and balconies of the new building.

We do need more high-density housing, and neighbours in conventional housing will always not want it near them. But it seems unfair to first target this low-income area with Victoria's oldest working urban farm, especially without adding any features that would improve quality of life for nearby residents.

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IP Address: 96.54.185.154

Christine Havelka

From: webforms@victoria.ca
Sent: Thursday, Aug 27, 2015 9:39 AM
To: mayorandcouncil@victoria.ca
Subject: Redevelopment of St. Andrew's property

From: Herbert Girard

Email : [REDACTED]

Reference :

Daytime Phone : Not provided

I fully support the North Park Neighborhood Association's concerns about the Bosa/Blue Sky proposal for the St. Andrews site. While this area would clearly benefit from renewal, the current plan is not appropriate for the community.

I expect you to ask the developers for a significant response to the NPNA before agreeing to this proposal.

Thank you,

Herb Girard
1142 Chapman Street
Victoria, BC
[REDACTED]

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IP Address: 96.54.186.39

Christine Havelka

From: webforms@victoria.ca
Sent: Thursday, Aug 27, 2015 9:40 AM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council: St. Andrews

From: Kalen Harris
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
27 August 2015
St. Andrews development comments

Thank you Mayor and Council for taking the time to read this. I do hope to contribute to the discussion about the merits of the proposed project at the St. Andrews site. My name is Kalen Harris and I am the owner of Shatterbox Coffee Bar at 916 Pandora and live on Balmoral Rd., just outside the North Park neighbourhood, and walk by the site daily on my way to work. I'd like to address a few issues with the proposal and while I am, overall, very much in favour of development on the St. Andrew's site, I have to oppose the current proposal from Bosa Properties.

My opposition stems from a number of concerns that came up in conversations with the designer who was placed at the community's disposal at an open house held in the gymnasium of St. Andrew's School a few weeks ago, and in speaking with my neighbours over the past few months.

My major concerns centre around access to the site - access by people in vehicles or on foot,, whether they're visitors or occupants of the commercial tenants or the residents of the development or the surrounding neighbourhood. The access to the site is problematic on enough levels and to such a degree as to warrant in my opinion the rejection of the current proposal. Please bear with me while I try to argue these points.

First, let's address the issues surrounding vehicle access to the site. It is well known that the bylaws "require" vehicle access to come from the least travelled road. I accept that there is wisdom in this prescription generally, but I don't believe that the authors of this bylaw foresaw this particular case, where a tiny 1-way street is meant to accommodate the traffic both coming and going of, not only a 200+ unit residential development, but also nearly 50,000 square feet of commercial space.

It should be mentioned, that when I spoke with representatives from the project, they said residents shouldn't worry about the "expected" 200+ cars per hour increase to the neighbourhood precisely because it would be a nightmare for vehicles to access the site, which would act as a deterrent to people driving in in the future. While that may make us locals feel good about the state of affairs, I wonder how they're selling this development to potential tenants. I sincerely doubt that they're saying sign a 10 year lease on a property in the centre of a semi-urban residential area with access to many thousands of residents who'll hate driving to your location. I would expect that they're selling an opportunity on a major thoroughfare in an attractive and increasingly densified neighbourhood. Here I'd like to note again, that I'm not against development of the site per se, but I am concerned about the 2 different products being sold here. I'm personally being courted with 2 great potential benefits: my business will thrive near a development of that size and draw with knock-on foot traffic and increased curb-appeal on Pandora in general. But then it has also been insinuated that Shatterbox could occupy the designated cafe space on the corner of Mason and Vancouver. While I appreciate their interest in my business, it seemed like they would say anything to get my approval...

Continuing to address this apparent duplicity, I question the logic supporting the applicant's assertions about the necessity of the layout of the design. On the one hand, they say that this proposal should be approved as is because

unlike the Jaws who have the luxury of government tenants and can therefore curate the kinds of commercial tenants they have on the ground-floor to fit with a more locally focussed ethos, they are risking being in the rental market and must be granted the freedom to install a large long-term commercial tenant in the ground floor to ensure the viability of the project. And on the other they're saying the developers are doing us a favour because they're adding rental properties to a city with a less than 1% vacancy rate. Are we to give them concessions on the ground-floor because they'll be suffering with a 99% residential occupancy rate? Is it possible as a city to require builders to design walkable urban neighbourhoods and piggy-back those designs on a commercial model that necessarily requires a marked increase in vehicle traffic from farther afield? I think we need to build the neighbourhoods that reflect mature, sustainable communities - not cater to the demands of large retail outlets.

My assertion here is that we as a city should ask people who seek to invest in our community to make our priorities theirs. A discussion of some of the bullet points the City's own media release from July 31, 2012 about the OCP should help inform Council's decision.

Key elements in the new Official Community Plan include:

- A focus on vibrant, walkable villages and town centres
- Recognition of unique neighbourhood character and sense of place
- Emphasis on sustainable transportation such as walking, cycling, and transit
- Increase in housing options to accommodate different needs
- A more resilient city with support for reducing greenhouse gas emissions, seismic upgrades to buildings and infrastructure, and local food production

The access to the site via Mason Rd. will create a bottleneck at the intersection with Cook St. and will make that stretch of sidewalk very unwalkable, and the increase of traffic along the neighbouring park will decrease its appeal.

The unique neighbourhood character is best defined by the residents of the neighbourhood, and to ignore the massive outpouring from the NPNA would be to deny those residents their own character and sense of space.

The business model of a 35000 sq. ft. retailer will undeniably require a considerable drive-in customer-base because there is neither the population density, nor the public transportation hub to supply the requisite number of customers. The development does offer a real contribution to housing options including increasing the rental base and the variety of units in the neighbourhood.

The proposal as it stands does nothing of consequence to reduce greenhouse gas emissions - in fact, it's commercial tenant's need for customers will increase vehicle usage. Furthermore, the developer's reluctance to work with the neighbouring urban farm suggests that they much prefer supporting agribusiness in the form of a giant supermarket than fostering existing community relationships.

I know the council can not make decisions on tenants or the size of any one unit in a commercial development, but I do believe the council has every right to demand that large scale developments consider and design for the lifestyles of the neighbourhood, both in their current form and as could be in the future.

This project fails to address so many of the things we as Victorians value, and the reasons given by the developer's representatives are wholly insufficient to force us to alter those values. As has been demonstrated time and time again by other more locally invested developers, there is a compromise to be found between development and community, and this proposal does not reflect our desire to find that balance.

Please, reject this proposal as it is, and require the developers to consider the people before their bottom line. I know you will.

Thank you for reading this and for your consideration.

Best Regards,

Kalen Harris
Owner of Shatterbox Coffee Bar
Resident at 1224 Balmoral Rd.

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IP Address: 96.54.183.157

Christine Havelka

From: CATHERINE DAVIS [REDACTED]
Sent: Thursday, Aug 27, 2015 11:20 AM
To: mayorandcouncil@victoria.ca
Subject: Redevelopment of 1008 Pandora Ave

Dear Mayor and Council Members, City of Victoria

I want to lend my support to the plan to redevelop 1008 Pandora Ave, the former St Andrews Elementary School.

I believe the proposed redevelopment will enhance the area socially, aesthetically and economically. It offers a mix of rental accommodation, including "lower income, affordable rental units" guaranteed for the life of the building, neighbourhood shops and services on the ground floor as well as green space.

The overall plan speaks to community, recognizing the importance of affordable housing in our city where housing needs are a MAJOR concern.

This area of town has always been a concern to residents and with this new face lift, the area will lend itself more towards community and see positive change.

I have lived in Victoria my whole life and have been a member of the Catholic Diocese as well. I was sad to see the close of the beautiful school St Andrew's but am excited for the positive changes that could go forth if approved.

I appreciate having the opportunity to express my support for this proposed redevelopment project and hope it will happen. I am sorry that I can not make it tonight to express this in person.

Thank you

Catherine Davis

Basement suite at 4533 Seawood Tce

Victoria BC
[REDACTED]

Sent from my iPhone

Christine Havelka

From: Jenn Potter [REDACTED] >
Sent: Thursday, Aug 27, 2015 12:40 PM
To: Lisa Helps (Mayor); Councillors
Cc: [REDACTED]
Subject: Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

Dear Mayor and Council,

Please accept this e-mail as my support for the North Park Neighbourhood Associations position on the St. Andrews School site. (see e-mail below). I'm in complete agreement that this site requires a plan for re-purposing. However, the current proposal that is being put forth by Bosa Developments /Blue Sky is unacceptable. I believe that there are much better possibilities.

Due to work I won't be able to attend this evening's hearing. None the less my position on this is strong. Please vote to have this site developed in a more thoughtful and community centric manner.

Best regards,

Jenn Potter
[REDACTED]
[REDACTED]

From: "deidre gotto" [REDACTED] >
Date: 13 Aug 2015 13:42
Subject: August 27 at 7 pm: PUBLIC HEARING on St. Andrews site
To: "deirdre gotto" [REDACTED] >
Cc:

You are receiving this message because you signed a petition opposed to the Bosa plan for the St. Andrews School site

A decision on the St. Andrews School site will be made by council Thursday, August 27 at the Public Hearing at city hall. Please plan to be there! Your presence makes a difference. Anyone wanting to speak has up to five minutes at the microphone.

Letters to councillors@victoria.ca are another way to comment on the plan. Thanks for making your voice count.

** The following is the North Park Neighbourhood Association's official statement of position, opposing the project, from the letter to council of June 23, 2015.

Dear Mayor Helps and Councillors:

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

On June 17, 2015, the North Park Neighbourhood Association (NPNA) called a special meeting for members of the North Park community to discuss the most recent plans for the St. Andrew's site, as presented by developer Bosa Developments/BlueSky Properties to the general meeting on May 6, 2015. The sole purpose of the meeting was to solidify NPNA's position on the latest plan iteration and provide a forum for further discussion.

In the NPNA's March 27, 2014 letter to council, four major concerns with the St. Andrew's site redevelopment plan were outlined. Those concerns were: traffic access and egress, lack of community and green space, inadequacy of proposed mid-block walkway, and the massing of the chosen design.

These key issues identified in the March 27, 2014 letter to Council were revisited at the June 17 meeting. The consensus was that they had not been addressed in any meaningful or significant way. Concerns remain with:

1. Traffic - access and egress / increased traffic / noise covenants

- It is not satisfactory to bring all traffic in and out on Mason Street. It would severely compromise the unique character of the 1000 block Mason Street, turning it into a service lane for the developer.
- Increased traffic on Mason Street is detrimental to the children's playground.
- Traffic off Mason would also compromise the greenway and bike path on Vancouver Street, where most of the traffic would access Mason Street, and which is a main south-north bike corridor.
- Access can and should come off Pandora, which already has a driveway in the southeast portion of the St. Andrew's site that could be adapted. The one-way, right-turn in and right-turn out configuration is a better alternative and should be revisited.
- The single 35,000 sq. ft. retail outlet would increase traffic to the area as it would rely for its success on destination customers driving from the region as opposed to shoppers walking to medium-sized local retail outlets.

2. Community and green space

- Interior green space and planter boxes for residents as proposed offer no benefit for the neighbourhood.
- A community room under the management of the developer is not a significant benefit to the neighbourhood.

3. Mid-block walkway

- The proposed walkway at the edge of the building does not meet the community's objective for breaking up the site and allowing access through, and as currently designed could cause safety issues.

4. Massing

- Lowering of heights to four storeys on Mason St. and Franklin Green Park, with six storeys on Pandora Ave. and Vancouver St., does not go far enough to addressing the overall problem of a massive, single building. The footprint is too big and overpowering to its neighbours.
- Mason Street City Farm was identified as a unique, forward-looking and desirable feature of the city and to be encouraged. This design plan would

excessively shadow the farm in winter, compromising growing. Green growing space and food security were identified as important to our future.

- Shadowing would also detract from the children's playground at Franklin Green Park in late afternoon when school-age kids use the park.

Affordable housing was also a topic of interest, given the developer's plan for 11 units to be designated affordable. It was commented that what is deemed affordable, based on city guidelines, is not, in fact, affordable for the North Park demographic. Truly affordable housing is not on offer with this development. There is concern about the size of the proposed 35,000 sq. ft. commercial space. This is not at all what we would like to see in our neighbourhood, which is home to a variety of local and small business owners who might be adversely affected by a large retailer.

General approval for the character of our diverse, eclectic North Park neighbourhood was expressed. Comments expressed were: this plan does not enhance that character, offers no innovation, sets a bad precedent, doesn't build community, and was developed without consultation at the outset. It has made no significant concessions to the ideas of North Park residents and business owners to enhance and transition into the neighbourhood.

Consultation for this project has lacked in providing a co-creative process with the neighbourhood being involved in the design process at the earliest stages, and has been limited in providing the community an opportunity for meaningful input, as follows: no contact for several months following the postponed public hearing, a preliminary meeting with the NPNA Land Use committee in April, the presentation to the public meeting on May 6, 2015 and one open house to view plans for four hours on a Tuesday, May 26, 2015. The consultations have not led to any significant movement on the key issues noted.

A key feature of the developer's reasons for postponing the public hearing on September 11, 2014 was to engage with the community on key elements of their proposal. Our most recent community consultation finds that the developer has not adequately listened to the needs of the neighbourhood nor seriously reconsidered the key elements of the project, offering only minor concessions. For these reasons, the NPNA cannot support this project and requests that council not approve the rezoning request.

Yours sincerely,

Penny Bond, NPNA Secretary,
for NPNA Board

cc: City of Victoria Engineering & Public Works/Land Development
Jason Johnson, Victoria City Manager
Mark Kopinya, BlueSky Properties

Christine Havelka

From: Shirley M [REDACTED]
Sent: Thursday, Aug 27, 2015 12:54 PM
To: Councillors
Cc: Penelope Thompson; Shirley M
Subject: Bosa/BlueSky Properties

Dear Mayor & Councillors,

I am sending you this letter on behalf & to support the causes of our Victorians on the TOO HUGE development of the property at Pandora/Vancouver/Mason. I especially don't like the idea of a gated property either as it segregates the city way too much.

To make Mason St. a service lane for this HUGE building seems a heartless act for the residents of Mason St. who have been tax payers for many a year to support this community of heritage homes & roots living in this city. This is an area of families with children who use the existing playground and park. Does this make for an environment for raising Victoria's children? With the traffic that it will bring too! A HUGE 'walled' (gated), building to segregate our city is not what we want.

This is not a place for a big box grocer, either, when we have a substantial & long time tax paying bustling community grocer, business as Wellburns, providing very well for this community which is convenient for residents in that area for some time. We also have the Yates Street Market providing for the higher end groceries.

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,

Shirley Moore

Christine Havelka

From: Mickey Sanders [REDACTED] >
Sent: Thursday, Aug 27, 2015 12:06 PM
To: mayorandcouncil@victoria.ca
Cc: Mickey Sanders
Subject: Notice of Public Hearing Aug.27

Dear Mayor and Council ;

Re: Rezoning Application NO.00381 for 1002-1008 and 1012 Pandora Avenue

I support the redevelopment of 1008 Pandora Ave. (former St. Andrew's Elementary School)

This redevelopment will enhance the area and its' economy

The development also adds rental housing which will assist with the housing pressures in the City and surrounding areas

A portion of the units proposed are designated owner income affordable rental units guaranteed for the life of the building. This " lower income rental " is definitely needed in Victoria.

I live in walking distance of 1008 Pandora Ave. I and am in full favor of this project.

M.J. Sanders,

[REDACTED]

Christine Havelka

From: Seonaid Sanders [REDACTED]
Sent: Thursday, Aug 27, 2015 12:30 PM
To: mayorandcouncil@victoria.ca
Subject: Support of Development of 1008 Pandora Street(Formerly St. Andrew's School)

Dear Mayor and council,

My husband and I moved to Victoria to enjoy the safe walking downtown !
We are now concerned about you leaving the above mentioned area undeveloped and unsafe .

Not only will the proposed development improve the looks and allow us to feel comfortable walking in the area again , it will also take pressure off the city's housing concerns . I understand it will allow for some lower income affordable rental units guaranteed for the life of the building !

Allowing this development to go ahead seems to be best for the city of Victoria and the residents.

Thank you for your reading about my concerns, Seonaid Sanders

101,55 Songhees Rd, Victoria ,B.C.

Sent from my iPad

Christine Havelka

From: David Baanstra [REDACTED] >
Sent: Thursday, Aug 27, 2015 1:13 PM
To: mayorandcouncil@victoria.ca
Subject: Support for project at old site of St Andrew's Elementary School

Unfortunately, I cannot attend this evening's public hearing but would like to take this opportunity to indicate my support, as a resident of Greater Victoria, for the rezoning application being considered

Thank you

--
David Baanstra
[REDACTED]

Christine Havelka

From: Cheryl Thomas [REDACTED] >
Sent: Thursday, Aug 27, 2015 3:48 PM
To: mayorandcouncil@victoria.ca
Subject: Public Hearing August 27th

Re: Public Hearing August 27th
Support for 1008 Pandora Street development
BOSA/BlueSky Properties mixed-use rental development

Mayor Lisa Helps and Council

I write today as the Liberal Candidate for Victoria and want to congratulate the council on its leadership in showing how municipalities and private developers can work together to help alleviate the affordable housing crisis in Victoria, even as you maneuver through the challenges from neighborhoods. Everyone says we need affordable housing; but, they often don't follow that up with action. Thanks for leading by example.

As I have said in public before, we need all three levels of government working together to address this issue of affordable housing and we need to ensure that the federal government is back at the table so municipalities with only 8% of the tax base are not being forced to deal with 60% of the infrastructure demands.

--

Best regards,

Cheryl Thomas
Liberal Party of Canada Candidate for Victoria, BC

Christine Havelka

From: Claudia Sparks [REDACTED] >
Sent: Thursday, Aug 27, 2015 5:53 PM
To: Public Hearings
Subject: St. Andrews redevelopment

To whom it may concern

I am witting in support of the sale and redevelopment of the St.Andrews property on Pandora.
The proposed development would greatly improve the neighborhood by adding retail space and providing affordable rental property.
This sale has been pending for too long and it's time to move forward!

Kind regards

Claudia Sparks

Sent from my iPhone