

## Janet Hawkins

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**From:** Rob Woodland  
**Sent:** Tuesday, Sep 22, 2015 10:21 AM  
**To:** Fran Hobbis ([REDACTED])  
**Cc:** Janet Hawkins; Janice Schmidt  
**Subject:** RE: 1008 Pandora Avenue - Rezoning Application

Hi Fran, the public hearing for the St. Andrew's School development application is closed. Council is not able to consider any further information regarding the application.

Council will be considering a decision on the application at a Special Council meeting scheduled on October 8<sup>th</sup> at 7:00 p.m.; however, Council will not consider any further information received after September 17<sup>th</sup> about the application from either the applicant or the public prior to a decision being made.

Your letter will be made available to members of Council after a decision on the application is made. Thanks.

Robert Woodland  
Director, Legislative & Regulatory Services  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

(T) 250.361.0203  
(F) 250.361.0348

**From:** Hobbis, Fran ([REDACTED])  
**Sent:** Monday, September 21, 2015 12:54 PM  
**To:** lisa@lisahelpsvictoria.ca; 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)  
**Cc:** Barry Hobbis  
**Subject:** 1008 Pandora Avenue - Rezoning Application

Esteemed Mayor and Council,

The following letter has been sent to the Times-Colonist, and we would like you to have a copy of it as well.

With respect and for your consideration:

*"We attended part 2 of the public hearing regarding the rezoning application for the old St. Andrews School site on Pandora. A fulsome airing of all perspectives is a necessary part of the civic process, but this whole exercise is fast failing the test of reasonableness. After hours and hours of hearing essentially the same points from both the "yes" and the "no" sides, to us it comes down to a handful of arguments that should lead mayor and council to approve the application on the basis of reason.*

*The well-known, highly regarded applicant has met all the city's requirements. The applicant, during three years of time, money and compromises, has adjusted its proposal in response to feedback from the neighbourhood. The application aligns with the city's Official Community Plan. The proposal includes affordable housing, a priority for this mayor and council. Finally, the applicant brings a \$70 million investment to an area in major decline, which to date no one else has*

*done, nor is anyone waiting in the wings. To reject the proposal in the face of these facts would be unreasonable and, in fact, illogical.*

*Most of the neighbourhood opposition, based on what we heard, is the perceived negative impact of the proposed development on the Mason Street farm. Notwithstanding the good work of the farm and the emotional attachment of the neighbourhood, it is operating without a business licence in an area not appropriately zoned. Consequently, it is unreasonable to give this argument any weight in considering the application.*

*We urge mayor and council to announce its approval of the application on "decision day", October 8th.*

*Fran & Barry Hobbis"*

4247 Hayden Court  
Victoria, BC V8Z 6S2

## Janet Hawkins

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**From:** Public Hearings  
**Sent:** Thursday, Sep 24, 2015 2:34 PM  
**To:** [REDACTED]  
**Cc:** Rob Woodland  
**Subject:** RE: Mayor and Council email: St. Andrew's

Dear Mr. Munro:

The public hearing for the St. Andrew's School development application is closed. Council is not able to consider any further information regarding the application.

Council will be considering a decision on the application at a Special Council meeting scheduled on October 8th at 7:00 p.m.; however, Council will not consider any further information received after September 17th about the application from either the applicant or the public prior to a decision being made.

Your letter will be made available to members of Council after a decision on the application is made. Thanks.

Janet

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

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

From: mayorandcouncil@victoria.ca  
Sent: Thursday, Sep 24, 2015 1:51 PM  
To: Public Hearings  
Subject: FW: Mayor and Council email: St. Andrew's

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

From: webforms@victoria.ca [mailto:webforms@victoria.ca]  
Sent: Saturday, September 19, 2015 10:38 AM  
To: mayorandcouncil@victoria.ca  
Subject: Mayor and Council email

From: stuart munro

Email : [REDACTED]

Reference :

Daytime Phone : Not provided

Regarding the two recent public hearings concerning the proposed Saint Andrews development: the sheer numbers of attendees and speakers present was a clear indicator that the neighborhood residents do not support the proposed development.

I, (for one) would miss the Saint Andrews building.

In my youth, I attended a school that was built in 1628... <http://www.george-heriots.com/> It is still a school and it shows absolutely no sign of falling down any time soon. If no building is ever allowed to become old, we find that endless modernity replaces buildings of character. I wish the city would see Saint Andrews as an important landmark and write this Bosa proposal off. The proposed edifice would be seen as very problematic by very many locals.

For decades I've lived on Mason St during which time I've witnessed the changing downtown skyline to the south. Some 20 years back, leaky condos became what the view mostly consisted of. Naturally I began to question the practice of erecting buildings that are intentionally of a short lifespan, and that also leaked. Some 900 like this were built in BC and it was notable that the provincial government refused any complicity in a scenario that has lasted for years. Thousands of unsuspecting people had their hopes and dreams crushed. I can only conclude that people are right to be wary of development.

I think that the space in question could be put to better uses, uses that potentially would benefit far more individual people and local residents than this proposed development. The development would mostly benefit an already highly successful Vancouver company that has numerous holdings far and wide, and of course add to the municipal tax base, as would ANY other plan.

As a local musician and artist I consider myself lucky to be able to make a living doing what I love to do. I play regularly with very gifted players several whom teach at the Conservatory. The neighborhood is replete with great artists, already far more than there is work for.

The speaker from Pacific Opera suggested that the Bosa development might be suitable for rental by an influx of creative artists. This is wishful thinking on his part. Maybe if an artist had a grant it might be possible to rent a unit there, but in the real world, we don't all have grants. In fact, very few of us do. Most actually exist on a shoestring. That said, the Saint Andrews area could well be put to a good number of artistic/creative ends.

Artists just do what they do, and developers just do what they do, and those with the biggest bankroll usually hold sway. (certainly not artists) Is there to be a new development on every street corner? It's starting to look that way.

thank you

Stuart Munro....

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

IP Address: 154.20.46.218

## Janet Hawkins

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**From:** Rob Woodland  
**Sent:** Thursday, Oct 1, 2015 3:41 PM  
**To:** [REDACTED]  
**Cc:** Janet Hawkins; Janice Schmidt  
**Subject:** RE: additional petition pages re: St. Andrew's development site

Thank you for providing this package and we will retain it in our files.

Unfortunately, we cannot provide Council with the actual petition document you provided today as the Public Hearing is closed. Your presentation is noted on page 2 in the September 17<sup>th</sup> Council minutes, including your statement of the number of petitioners. The Council has these minutes for reference on October 8<sup>th</sup> when they deliberate this matter.

Unfortunately, the missing video is not recoverable. The off-site computer server that records the video transmitted from City Hall suffered a hardware failure an hour and 12 minutes into the meeting. The meeting continued to live-stream on the Internet, and there was no indication to our City Hall operator that a recording error was occurring.

Please accept our apologies for the video failure. It was an unexpected occurrence that has inconvenienced many people. We have taken a number of steps to prevent a recurrence, including the addition of a localized digital recorder to provide a back-up video if our off-site service provider's equipment should fail.

Robert Woodland  
Director, Legislative & Regulatory Services  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

(T) 250.361.0203  
(F) 250.361.0348

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**From:** Public Hearings  
**Sent:** Thursday, Oct 1, 2015 2:19 PM  
**To:** Rob Woodland  
**Subject:** FW: additional petition pages re: St. Andrew's development site

**From:** julia j ford [REDACTED]  
**Sent:** Thursday, Oct 1, 2015 1:58 PM  
**To:** Public Hearings  
**Subject:** additional petition pages re: St. Andrew's development site

Dear Mr. Woodlands,

please find attached a PDF file with the additional petition pages that I had at the Public Hearing regarding the St. Andrew's site on September 17<sup>th</sup>. I had meant to give it to you, but in my nervousness at public speaking I failed to do so. Please accept my apologies. If you need any additional information about them, please let me know. These pages bring the total signature count to just over 1200 for this petition.

Also do you have any information about the missing video from the Sept 17th portion of the hearing? Is it lost or just taking longer to upload? Do you anticipate it being posted at any time prior to, or following, the Oct 8th meeting?

Thank you for your time,

Julia Ford.

# Petition

We, the undersigned, oppose the BlueSky/Bosa plan for St. Andrews School site because of the excessive size of the building; shadowing on Mason for residences and the City Farm; poor transitioning into the North Park neighbourhood; routing all traffic onto Mason; 35,000 sq. ft. big-box store; and lack of public amenities, like greenspace.

Name	Address	e-mail	Signature
N. LERCH	708-1015 PAALDORA	[REDACTED]	[Signature]
Clement Verhoeven	3222 Bevan Rd. Creston BC	[REDACTED]	[Signature]
K. Loschberger	3137 Orillia St. Victoria BC	[REDACTED]	[Signature]
K. MATHEWS	1180 St Louis St Victoria, BC	[REDACTED]	[Signature]
Liana	3776 Saint Andrews Vancouver BC	[REDACTED]	[Signature]
Zey Roman	1921 Chambers Street	[REDACTED]	[Signature]
Kelcy Clark	1921 Chambers St	[REDACTED]	[Signature]
James Brennan	945 Mason St.	[REDACTED]	[Signature]
Dene Soskocoff	1537 Morley St	[REDACTED]	[Signature]
Penny Hocking	124 Moss St	[REDACTED]	[Signature]
GARY WITHERS	408-1875 LANSDOWNE	[REDACTED]	[Signature]
Cathelene Roris	535 Maplewild, Freeland WA.	[REDACTED]	[Signature]
Fabienne Schmidt	Stattropstr. 7, 45138 Essen, Germany	[REDACTED]	[Signature]
Christa Schmidt	Stattropstr. 7, 45138 Essen, Germany	[REDACTED]	[Signature]
Tatiana Jelyneal	2113 Sparling Rd	[REDACTED]	[Signature]
LARRY BARNARD	707-777 Blanshard	[REDACTED]	[Signature]
Adrienne Else	9-130 Dallas Rd Victoria	[REDACTED]	[Signature]
LAILA CUBELIC	*205-1787 ELGIN ROAD	[REDACTED]	[Signature]
Geannie Ducharme	209 Pentemore Victoria	[REDACTED]	[Signature]
<del>Stella</del>	<del>1777 Fraser Ave</del>	[REDACTED]	[Signature]
LIM SIMMONS		[REDACTED]	[Signature]
JONANA VINCENT	608-1090 Johnson St	[REDACTED]	[Signature]
Kim Oid	3-127 Howe St	[REDACTED]	[Signature]
B. WOODCOCK	4720 TREETOP	[REDACTED]	[Signature]
Denise Nicholls	302-536 Herold St.	[REDACTED]	[Signature]
Lori Dewet	5474 Alderley Rd	[REDACTED]	[Signature]
JIM McMILLAN	1231 PRINCESS ST	[REDACTED]	[Signature]
Sabrina Rowe	1125 Quadra St	[REDACTED]	[Signature]
Bianca Sinclair	2317 Dowley Place	[REDACTED]	[Signature]
Joe Loucks	2275 Meadowdale drive	[REDACTED]	[Signature]

# Petition

We, the undersigned, oppose the BlueSky/Bosa plan for St. Andrews School site because of the excessive size of the building; shadowing on Mason for residences and the City Farm; poor transitioning into the North Park neighbourhood; routing all traffic onto Mason; 37,000 sq. ft. big-box store; and lack of public amenities, like greenspace.

Name	Address	e-mail	Signature
John Zaffroni	1149 Balmoral Road		John Zaffroni
Dolly Grant	1021 Caledonia Ave		Dolly Grant
Miranda McConnell	#1-1211 Gladstone Ave		Miranda McConnell
WARREN GRANT	#204-1138 VIEW ST		Warren Grant
Sue Grant	204-1138 View St		Sue Grant
Don Henry	252-035 NORTH PARK ST		Don Henry
GLAIN COSTA	#6-903 NORTH PARK ST.		Glain Costa
Kidney Palsbury	#302 750 COOK ST.		Kidney Palsbury
JAN SMILCAL	1128 PEMBRICE		Jan Smilcal
Mirde Boiriev	A-929 Caledonia.		Mirde Boiriev
E. Gaudin	VICTORIA		E. Gaudin
Glen Foster	1606-1020 View St Victoria BC		Glen Foster
M. Robinson	208-975 Balmoral Rd		M. Robinson
Kate Bridge	408-1834C CAC BAY AVE		Kate Bridge
Rebecca Marks	homeless		Rebecca Marks
Matthew Popoff	102-25 Homeless		Matthew Popoff
Amanda Walker	1217 Montrose Ave Victoria BC		Amanda Walker
Lief Black	1270 RUDLIN ST. Victoria, B.C.		Lief Black
Adriase Black	1220 Rudlin St. Vic BC		Adriase Black
Michael Woodward	1326 Gates Apt 1		Michael Woodward
M. Alston	870 Catic St		M. Alston
Adam Foeller	1045 Balmoral Road V8T1A7		Adam Foeller
AMANDA PADDON	2293 Denman St V8T 1L7		Amanda Paddon
Thomas Eric	973 Caledonia Ave V8T 1E7		Thomas Eric
Peter Bell	401-1125 OSCAR ST V8V2X3		Peter Bell
WARREN STIRLING	1044 BALMORAL RD #205 V8T 1E7		Warren Stirling
Jean-marie Roy	#302-625 Fernhill Rd Vic BC V9A4Y7		Jean-marie Roy
Chris Fretwell	1311 PAINT ST. Victoria, BC V8S1A4		Chris Fretwell



# Petition

We, the undersigned, oppose the BlueSky/Bosa plan for St. Andrews School site because of the excessive size of the building; shadowing on Mason for residences and the City Farm; poor transitioning into the North Park neighbourhood; routing all traffic onto Mason; 37,000 sq. ft. big-box store; and lack of public amenities, like greenspace.

Name	Address	e-mail	Signature
GLIENDA CRAVISH	500 LAMPSON ST. <small>Member of Church on Park + Mason</small>		
SYLVIA CHICK	2626 AVEBURY AVE.		
Ellen Barnes	3301 Kingsley		
HARRY FERMARS	3215 BIRCHMOUNT RD		
Lisa Gould	2621 PRINCE ST.		
Lisa Hitch	1410 N Walnut St.		
K.L. TICKET	1410 A WALNUT		
Samuel Nadan	1322 Rockland #8		
<del>Amelia Pankov</del>	<del>105-1750</del> duplicate		
Amanda Burnette	105-1750 numbers St. va		
Carolyn Banner	1210 Balmoral Rd. Victoria, BC.		
Hanne Wind	1106 Balmoral rd. Vic B.C.		
Soko Sekiya	#604 930 Yates St		
Lancy Dillon	7139 GRW Road 13C		
R. SUTHER	406 1855 QUADRA		
T. Hepburn	1575 Beagle St		
TERRY HEBBURN	1575 BEAGLE ST		
M. Logge	1242 Johnson		
Zsafia Surjan	A2635 Blackwood St		
PAT MERRILL	105-2105 DOWLER PL.		
Rowan Hebert	1066 Finlayson St		
KANE WINNETT	1066 Finlayson		
Samuel Moss	802 Woodcreek drive		
Lisa Wilson	70 Dallas Road		
MIKE PETTIT	201-153 Johnson St.		
Shelby Parkinson	4-900 Caledonia Ave		
Jessica Lythbert	104-1028 Balmoral		
Joe Balmora	409-1243 Bay St.		
Vic Hornett	#12-676 OYSS		
Sarah Caton	1022 Pandora Ave		

# Petition

We, the undersigned, oppose the BlueSky/Bosa plan for St. Andrews School site because of the excessive size of the building; shadowing on Mason for residences and the City Farm; poor transitioning into the North Park neighbourhood; routing all traffic onto Mason; 35,000 sq. ft. big-box store; and lack of public amenities, like greenspace.

Name	Address	e-mail	Signature
Christy Sebelius	1004-1430 Quadra St		Christy Sebelius
Memie Ellen Wilcox	1246 Peter St.		Memie Ellen Wilcox
Diana Hunkeler	1450 Blanchard St.		Diana Hunkeler
Caroline Haines	1104-728 Yates St.		Caroline Haines
Wade Steele	240 Millbank St.		Wade Steele
John McElroy	#402-875 North Park St.		John McElroy
Elizabeth Brook	545 Tubor Ave		Elizabeth Brook
Bronwyn Wagar	2324 Richmond Rd		Bronwyn Wagar
Darby Marshall	2324 Richmond Rd		Darby Marshall
Jan Reid	632 Hillside		Jan Reid
Julie Beretta	2021 Newcastle St.		Julie Beretta
Jarvis Garcia	9-130 Dalles Rd. Victoria		Jarvis Garcia
Godfred	815 Wollaston		Godfred
John	7199 Lochside Dr		John
Kellyn Macdonald	3975 Brinkwood Rd		Kellyn Macdonald
Chris Lombden	1-1426 Gladstone Ave		Chris Lombden
Fernand Magner	3-947 Caledonia Ave		Fernand Magner
Jason Brown	16 Meherly Cr. F. Mac 1911-169		Jason Brown
Victoria Philibert	#103-1030 Cook St V8V 3Z8		Victoria Philibert
IAN GEORGE	#1-2534 GRAHAM ST		Ian George
Guiden Stephens	?		Guiden Stephens
Nancy Macgregor	103 1070 Moss St		Nancy Macgregor
Brenda Mousy	937 Lumbermen Rd. Victoria B.C.		Brenda Mousy
Guinevere Alizina	48-3230 UPLANDS DR		Guinevere Alizina
Barbara Illebrun	5775 Maple Ave Powell River		Barbara Illebrun
Chris Kahl Risch	546 Ouellet Rd. O.B.		Chris Kahl Risch
MARK STELLER	1151 KENNEDY AVE		Mark Steller
Emma Hillman	115 Princess Ave.		Emma Hillman
JAMES WEST	2122 Spring Rd		James West
Maria N. Nardi	347 Niagara St 101		Maria N. Nardi

# Petition

We, the undersigned, oppose the BlueSky/Bosa plan for St. Andrews School site because of the excessive size of the building; shadowing on Mason for residences and the City Farm; poor transitioning into the North Park neighbourhood; routing all traffic onto Mason; 35,000 sq. ft. big-box store; and lack of public amenities, like greenspace.

Name	Address	e-mail	Signature
Joel Wachtin	617 Battery St Apt #14		
GORD GREEN	1521 5th A MICHIGAN LK		
Hania Peper	531 West Bow Terrace		
Amber Cromack	918 Collingwood St		
Simone Steyer	1408 Waterloo Road		
MAOMI SHIELDS	34-616 BATTERY ST VICTORIA		
TYDANILCHUK	34-616 BATTERY ST VIC-B.C		
Sharon Patterson	544 Baccus St Victoria		
Calvin Cairns	155 South Turner St		
Jennifer McKinnis	1807 620 Toronto St		
Anastasia Hanganale	145 Rendall St. Victoria V8V2E3		
Jennifer Wong	545 Columbia St vic V8V4K9		
Hannah Wardell	105 Cadswell		
Haza Tomoney	1133 MASON ST		
Bella McKinnis	620-1807 Toronto Street		
Geoff Felking	1-10 Douglas St		
Elnest Cholakis	130 Fort St. Winnipeg, MB R3C7K7		
Ruxhwan	149 South Turner St, V8P2J9		
Karen Beattie	2840 Gosworth Rd		
JOE BERCIUAK	508-647 MICHIGAN ST VICT V8V1S9		
Jessica Duncan	2307 Victor St. Victoria V8K4C8		
JUNE BENDER	340 ROBERTSON ST VIC		
ELLEN HICKS	1322 JOHNSON ST V8S3K7		
BRIPAN LOON	811 J ST CHARLES		
LEORGE SIMMONS	APT 402 - 1044 BALMORAL		
Emily Finch	1902 Chambers St		
Steven Rail	975 Balmoral Rd.		
Patricia MacLeod	975 North Park St		
DAUG MELNICK	#37-1137 JAHNSON ST.		
DAVID MCMINN	1243 RUDLIN ST		

AUG 27 CITY HALL





## Janet Hawkins

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**From:** Public Hearings  
**Sent:** Monday, Oct 5, 2015 10:38 AM  
**To:** 'Colin Savage'  
**Subject:** RE: Rezoning application for 1002-1008,1012 Pandora Ave

Dear Mr. Savage:

The public hearing for the St. Andrew's School development application is closed. Council is not able to consider any further information regarding the application.

Council will be considering a decision on the application at a Special Council meeting scheduled on October 8<sup>th</sup> at 7:00 p.m.; however, Council will not consider any further information received after September 17<sup>th</sup> about the application from either the applicant or the public prior to a decision being made.

Your letter will be made available to members of Council after a decision on the application is made. Thanks.

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

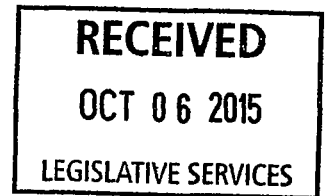


**From:** Colin Savage [REDACTED]  
**Sent:** Monday, Oct 5, 2015 9:45 AM  
**To:** Public Hearings  
**Subject:** Rezoning application for 1002-1008,1012 Pandora Ave

I am writing out this letter in regards to the proposed rezoning application for 1002-1008, 1012 Pandora Ave. The reason that I am opposed to it is because of the following businesses that shall be affected. The furniture store, Yoka's coffee house, Mason Street City Farm and the park behind the Art Gallery on Cook Street. I enjoy walking and bicycling down Mason Street because of it's beauty and quietness. Should the rezoning happen it will bring to an end the beauty and quietness of the street. The question I propose to you, how many streets do you know or are aware of that have beauty and quietness? I do not know many near the downtown core. I would appreciate it if you were to read my letter and were to send a response to my letter. Once again I am opposed to the development of Pandora Ave.

OCTOBER 6, 2015.

TO: ROBERT WOODLAND  
LEGISLATIVE SERVICES,  
CITY OF VICTORIA



PLEASE COPY MAYOR AND MEMBERS OF CITY COUNCIL

Dear Mr. Woodland:

I'm sure you are aware of the woman sitting next to City staff who operates a blog about council business called Analyse Vic or Victorian Analysis. The woman, Jaclyn Casler, has been seeking recognition from the city claiming to be a journalist.

I hope Ms. Casler will continue to do her blogging from the public gallery as I don't think such recognition should be given.

Journalists are usually attached to a media organization and the key element in their training as a reporter is the need for accuracy and objectivity. Columnists who write opinion pieces may not be bound to this standard and are recognized as opinionated but I don't know that they take a seat at the media table. As examples there are Jack Knox and the people at Focus Magazine.

I don't know what Ms. Casler's training is but if she takes an opinionated public stand as she recently did during the Bosa/St. Andrews School hearing then she is not a neutral reporter of the facts.

Secondly, in terms of professionalism, I personally find she has not dug deeply enough nor delivered the facts. Case in point, her comment piece of September 13 states that Yoka's Coffee, at 1046 Mason Street, is "not zoned correctly to permit their business" according to her perusal of Vic Map. She asks "Why must proposal opponents break the rules they want followed?"

More effort on her part would have revealed the building has a site-specific zoning. Her comments illustrate how a blog can quickly morph into meanness and libel.

I welcome Ms. Casler to blog all she likes from the public gallery, like the rest of us. A journalist, she is not!

Yours sincerely,

Tristan Trotter, #3 – 1046 Mason Street.

## Christine Havelka

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**Subject:** FW: Follow Up: Important Point of Clarification

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**From:** Janice Schmidt  
**Sent:** Thursday, October 08, 2015 4:41 PM  
**To:** [REDACTED]  
**Subject:** FW: Follow Up: Important Point of Clarification

Hello Jesse.

Thank you for your email yesterday addressed to the Council regarding the Mason Street Farm.

I am writing to advise you that as the Public Hearing for the St. Andrew's School site is closed, Council members are not able to receive any further information from the applicant or the public regarding the application. Since your correspondence was received after the Public Hearing it cannot be considered by Council at tonight's Special Council Meeting.

Following a decision on this application the late correspondence received after September 17<sup>th</sup> will be provided to Council for their review.

Janice Schmidt  
Manager, Legislative Services  
Legislative and Regulatory Services Department  
City of Victoria  
1 Centennial Square, Victoria, BC V8W 1P6

T 250.361.0543 F 250.361.0348



**From:** Mason Street Farm [REDACTED]  
**Sent:** Wednesday, October 7, 2015 1:52 PM  
**To:** Councillors  
**Subject:** Re: Important Point of Clarification

Mayor and Council,

Re: Point of clarification

We are writing today to clarify a few things about Mason Street City Farm as advised by Mr. Woodland during the final hours of the last portion of the Bosa public hearing. A question was directed to city staff by Marianne Alto regarding Mason St City Farm's zoning. With the final vote for Bosa/Blue Skye's application coming up tomorrow we thought it best to bring you up to speed with what we have been experiencing over the last few weeks and the work that we have been doing over the last few months to make the farm a legal and legitimate business.

We are doing everything that we can to run our business within the legal framework of the city.



It's only very recent that we were eligible for a business license as I am a relatively new tenant at 1015 Balmoral (one of the properties that makes up Mason Street City Farm). We currently have a business license pending for that property. As for the other 3 properties, they are all owned by the same family that own 1015 Balmoral and they are all connected without borders. Furthermore, we have been working very closely with City staff for the past several months to identify and address the major areas of the current bylaws that need updating.

Since it became public that we do not hold a business license we have been subject to a smear campaign of sorts. With supporters of this development rallying people to call in to the bylaw department, VIHA and worksafe bc. We have documented these events through screen captures from the Vibrant Victoria forum wherein they threaten to "bring the farm down." I don't know what, if anything, will come of this. But I thought it best to let you know this information. It has been an exhausting and scary experience for us and moving forward I wouldn't want council to be unaware of this information. We don't want anyone to feel that they can't speak up out of fear of retaliation.

Under the home occupation bylaw, as you well know, urban agriculture is now included as a legitimate business in residential zoning, and all of the properties (residentially zoned) that we lease are owned by one family with a house on only one property. Unfortunately, under the home occupation bylaw, there must be a house on each of the properties that this one family leases to us.

It is just important to us that Mayor and council know that we are operating a business in a residentially zoned area and any infractions are known by City staff that we are working closely with to rectify. We have insurance, pay into Worksafe BC, file our taxes every year and are food safe certified.

The general language used by those in support of the development about the farm is that we are illegal therefore our voice should not be heard nor considered. This is extremely concerning. Also, with regard to the opposition to this development, we are not leading the charge on the opposition. We are a part of a broad, diverse and active community wide opposition and we have been a voice to communicate what is going on and what is at stake with the North Park neighbourhood.

Thank you for all of your commitment to this process.

Sincerely

Jesse Brown

Mason St City Farm

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## **Mason Street City Farm**

### **Education through Cultivation**

[~Edible Downtown Nursery](#)

[~Urban Farming Certificate Program](#)

[~Urban Farming Apprenticeship Program](#)

[~Urban Farming Volunteer Internship Program](#)

<http://www.masonstreetfarm.com>

[Facebook: Mason Street City Farm](#)  
[Twitter @masonstreetfarm](#)