

## Janet Hawkins

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**From:** Monica Dhawan  
**Sent:** Friday, Sep 11, 2015 3:25 PM  
**To:** Public Hearings  
**Subject:** FW: Public Hearing for St. Andrews Development Aug. 27, 2015

**From:** Samantha Williams [REDACTED]  
**Sent:** Wednesday, August 26, 2015 10:32 AM  
**To:** Lisa Helps (Mayor)  
**Subject:** RE: Public Hearing for St. Andrews Development Aug. 27, 2015

Ms. Helps,

Unfortunately I have to work during the upcoming hearing this week, and will not be able to attend and show my support or share my voice with the communities growing concerns, regarding the new development proposition for Mason Street.

I am opposed to this development project.

I live in the neighbourhood, and have for the last three years. This community is one that thrives on relationships with local neighbours and businesses. This plan is large and overbearing. It does not fit in with the neighbourhood. Specifically the main attraction, a grocery store. As this area already hosts two wonderful local stores, Wellburns, and Market on Yates, a lot of residents have huge concerns on how this will negatively impact those businesses. I walk to both stores often, and have never once thought that this area was in need of another.

While I agree with all the concerns that have been brought up at previous meetings, the traffic has to be the biggest issue. I have reviewed the latest designs, and the traffic opening up on Mason street rather than Pandora is a huge flaw. This puts heavy traffic onto a largely residential area, where there is playground present. This is a quiet community area, and increasing the traffic flow exponentially is not something that benefits anyone in this community. Pandora is already a busy street that is better equipped to handle this new influx of cars.

Any development in this area should be a welcome addition to the North Park Area and it's residents and local businesses. A grocery store is not needed. The design is large and overbearing, shadowing the park, and Mason Street Farms (potentially affecting their winter growth season!!!). Mason street is not equipped to handle heavy traffic flow off of Vancouver.

I understand that this property does need to be developed, but what I would like to see, along with many of the North Park Residents, is a space that is inclusive of the community and would continue to support community relationships with each other, and local businesses. These current plans, although they have been readjusted with minor changes still don't fit in with these values. I hope that you will open you ears and hearts to the residents of this community on Thursday.

Thank you,  
Samantha Williams

**Janet Hawkins**

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**From:** Liz Thurbide [REDACTED]  
**Sent:** Monday, Sep 14, 2015 9:19 AM  
**To:** Public Hearings  
**Subject:** Support for rezoning of the former St. Andrew's Elementary School site

Dear Mayor and Council,

As a homeowner and rental property owner in the City of Victoria I would like to express my support for the rezoning of the former St. Andrew's Elementary School site and urge you to approve the rezoning and development application.

I truly believe that this development will contribute to the revitalization of this area of town by increasing the number of people in the neighbourhood who in turn will add to the great sense of community already in place.

I believe that the mixed use of the proposed building is a great fit for the area, bringing in business's that will contribute to the tax base of the City as well as providing a significant number of rental housing units that are desperately needed in our City. The addition of dedicated 'lower income, affordable rental units' further assists the City with its rental housing crisis.

Thank you for your time.

Sincerely,

Liz Thurbide, CPA, CA

**Janet Hawkins**

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**From:** Chris Bullock [REDACTED]  
**Sent:** Monday, Sep 14, 2015 3:00 PM  
**To:** Public Hearings  
**Subject:** Re: Sept 17 meeting on BOSA/Blue Sky proposal

Please record me as in opposition to the present BOSA/Blue Sky proposal to develop the St. Andrew's School site.

As I'm sure many others have pointed out, it is incompatible with the scale of the the area, and its height will have a extremely negative effect on one of the most creative food producing establishments in Victoria: Mason Street farm.

MSFare pioneers in methods of food production that we cannot afford to lose!

Yours,

(Dr.) Chris Bullock  
[REDACTED]

September 14, 2015

To Mayor and Council  
City of Victoria  
c/o [publichearings@victoria.ca](mailto:publichearings@victoria.ca)

RE: Our support for the BOSA/Blue Sky proposed development of the St. Andrew's Catholic School site.

Dear Mayor and Council,

We attended the public meeting of August 27<sup>th</sup> and were unable to get onto the speakers list to express our support for this project. We ask that you recognize our strong desire to see this project proceed and receive this letter as a representation of 2 votes in support of the BOSA/Blue Sky development proposed for the St. Andrews Catholic School site.

While we live in Fairfield, this Pandora neighbourhood affects all of us and we ask that you consider your obligations to all citizens of Victoria to lead positive change throughout our city. Pandora is a main transportation artery – it is also the driveway to City Hall. This neighbourhood needs this project – this neighbourhood needs your leadership.

A summary of our support follows:

- This property needs to be developed in a manner that contributes to the social and economic wellbeing of the neighbourhood and the downtown core. This proposal hits all the marks.
- This application is a good one and the developers have adjusted to account for a range of local concerns. It takes both sides to engage collaboratively and the developer has responded generously.
- The proposal is consistent with the Official Community Plan.
- This \$70-million investment in rental apartments and mixed use community services stands to positively transform a “transitioning urban neighbourhood” that needs this kind of investment and revitalization.
- Key local organizations such as Our Place, Cool Aid and local residents and businesses along Pandora who are immediately impacted support this application as they see it will benefit the neighbourhood and support the city's social and economic goals.
- The proposal is innovative and is the first private sector investment to voluntarily include affordable housing units that are integrated into a market rental development.

- This project benefits the down town core by increasing density which is what Council has asked developers to do.
- The developer is contributing to a walkable, bike-friendly neighbourhood and is paying for the cycling infrastructure planned in this area.
- Council is accountable to the best interests of all Victoria citizens not just those of North Park.
- This project is a good one – it is viable and achievable and the developers are going to long term owners.
- This project is very important to this vulnerable neighbourhood and should be approved.

I work at the University of Victoria and Pandora is my return cycling route. My husband's employment includes frequent travel on Pandora and Cook Streets. It is so obvious to us that this is a good and important project.

As we won't be able to attend the continuation of the Public Hearing on September 17<sup>th</sup>, we feel it is also important to express our concern over the amount of time being given to those who are galvanizing around the farm on Mason Street. Why would an improperly zoned, unlicensed establishment be allowed to lobby against this requested rezoning? <http://victoriananalysis.ca/a-deeper-look-at-st-andrews-school-site/>

We think Council should respect everyone's time and exclude the discussions that use the farm as the reason to deny support for this development. We know about the farm. We also know that the developer has accommodated the farm. It's ridiculous and frankly it is in the best interest of the farmers who have made their case and should now keep their heads down. This is not about the farm.

- The farmers don't own the property.
- The farm owner has submitted in writing that he supports the proposed development and he has intentions of developing *HIS* land one day.
- The developers have gone to extreme lengths to accommodate the farm regardless of the farm's legitimacy. They obviously like and support the farm.

Thank you for receiving our written support. We believe in the democratic process, we support the Official Community Plan, we ask that you make an informed and bold decision and that you approve this project so that this important neighbourhood can move forward.

Sincerely,  
Marina and Rick Baginski  
241 Howe St  
V8V 4K7

**Janet Hawkins**

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**From:** [REDACTED]  
**Sent:** Monday, Sep 14, 2015 8:55 PM  
**To:** Public Hearings  
**Subject:** Pandora Avenue proposal by Blue Sky properties

To Whom It May Concern:

I am writing to let you know that I fully support the proposal for the purchase of the St. Andrew's Elementary property. I worked at St. Andrew's for seven years and know the area well.

I was very impressed with Blue Sky properties from the very beginning when they shared their proposal after carefully taking into account the needs and make up of the area and its community.

There has been opposition to their proposal by the members of the local community however, I believe that the company has listened to and taken the concerns seriously and made many adjustments to their original proposal.

This company has a very reputable reputation and I wholeheartedly trust their thinking and careful plans. I believe what they are proposing will be an asset to the community.

I attended the August Council meeting however I did not have the opportunity to speak. I am aware that the hearing will continue this Thursday, September 17th, 2015 however, I will be out of town due to work.

I wish the Council the very best in making the decision about this issue.

Thank you for your time.

Sincerely,

Brenda Bella.

September 14, 2015

To Mayor and Council  
City of Victoria  
c/o publichearings@victoria.ca

**RE: Support for the BOSA/Blue Sky proposed development of the St. Andrew's Catholic School site**

Dear Mayor and Council,

The closure of St Andrew's Elementary was of considerable concern to the community and to the City. There is a broad understanding throughout the city that "something" needs to be done with this property that is described in the OCP as a "transitioning urban neighbourhood".

I write today as the owner of several commercial buildings in Victoria including several on Pandora Avenue. My brothers and I own a dental practice at 1035 Pandora and 1025 Pandora which is currently seeking a tenant. I was unable to attend the public meeting of August 27th and I write today to express my strong support for the BOSA/Blue Sky development proposed for the St. Andrews Catholic School site.

Pandora is an important and unique area. It is an inclusive neighbourhood and we volunteer our professional time and services to support the dental health of those who are in need. This is very much a proud and important part of our practice on a daily basis and we understand very well that we need to generate wealth in order to give back and take care of those who are vulnerable. This is an important reality and one that is very relevant to the decision before Council regarding this proposed development.

I have met with the developers and reviewed the project proposed for the abandoned school site. It is a quality project by reputable developers who are making considerable commitments and investments in Victoria. The project is viable and achievable and responds in an impressive way to our local housing needs by including a voluntary contribution of 11 affordable housing units. Given the visible need to rebalance this neighbourhood and to encourage investment and economic development that will generate essential wealth for the city so that it can be reinvested in social services and infrastructure – given the critical importance of this fundamental social and economic circle – I support this much needed market rental project. For reasons just noted, as an investor, I am also very worried about the message that will be conveyed should Council deny this rezoning.

This proposal is fully consistent with the OCP and the application has nonetheless been reduced in size and scope to reflect many of the apparent local concerns – concerns that do not represent a broad view of the city's and the neighbourhoods best interests. This project will revitalize the neighbourhood and renew confidence in the area while integrating rental housing with affordable housing units into a neighbourhood that is asking for balance. This project will also contribute significantly to the tax base and create employment during and after construction. This project checks off all the boxes. We need it. These are not fly by night developers. They are well known for the quality of their projects and their generous commitment to investing where they build.

Thank you for receiving my written support. I plan to attend the public hearing ask that Council approve this project so that this important neighbourhood can move forward for the greater good of the entire city.

Sincerely,

Dr. Stan Lee  
1035 Pandora Street  
Victoria BC



**Janet Hawkins**

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**From:** simon dicastri [REDACTED]  
**Sent:** Tuesday, Sep 15, 2015 10:53 AM  
**To:** Public Hearings  
**Subject:** Redevelopment of St. Andrew's Property

To Whom It May Concern:

Re: the Redevelopment of St. Andrew;s Property

I write in support of the redevelopment of this property and the proposal put forth to council. This property offers an opportunity to revitalize this area and make it more people friendly. It will clean up an area of the city that has been plagued by issues of homelessness and drug abuse, among others.

I find it very troubling that a small minority of vocal renters can hold up a development that is good for the city and good for the neighbourhood. Real leadership requires making tough decisions in the public good, in-spite of some opposition, particularly where the opposition's self-interest blinds them to the greater good.

I ask council to look to the great good and vote in favour of this development proposal.

Sincerely,

Mr. Simon Di Castri

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Simon Di Castri, M. Ed

"Calm seas do not good sailors make."

## Janet Hawkins

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**From:** Powerbook G4 [REDACTED]  
**Sent:** Monday, Sep 14, 2015 7:35 PM  
**To:** mayorandcouncil@victoria.ca  
**Subject:** redevelopment of 1008 Pandora avenue Victoria BC

To the Mayor and Council,  
City of Victoria.

We support the redevelopment of 1008 Pandora Avenue for the following reasons:

- The development will promote a much desired mixed use development in the downtown core.
- It will provide guaranteed lower income affordable rental units.
- It will promote enjoyment of downtown amenities 24-7

Yours truly,

Shiv Garyali  
1815 Blanshard street.  
Victoria BC

**Janet Hawkins**

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**From:** Jurek Romaniec [REDACTED]  
**Sent:** Tuesday, Sep 15, 2015 4:30 PM  
**To:** Public Hearings  
**Subject:** Re SPECIAL CITY COUNCIL MEETING, THUR SEP 17, 2015: COMBINED DEVELOPMENT APPLICATION: the former St. Andrews School site

Your Worship Mayor Helps and members of Victoria City Council, with respect to the development of the St Andrew's School Site:

On a beautiful sunny summer day one can appreciate what the residents of Mason Street are trying to preserve, a tranquil farm like oasis in the middle of this major Canadian city, where even the shade from the existing very large trees does not fall on their gardens or in the park.

But across from Mason street, on its South Side, there's a chain-link fence encompassing an extensive gravel parking lot with a large deserted and derelict building with no viable future, a situation that appears to suit North Park Residents Association and the residents of Mason Street at the owners not insubstantial expense.

I note that at the public hearings to date:

- only one voice of opposition provided a possible alternative to the project, an expansion of the Mason Street farm, but provided no details on how this was to be done. None of the opponents to this development have provided a viable alternative that addresses the needs of the property such as the costs of removing or converting the old school, or, maintaining, servicing, and providing security for the property while addressing the financial needs of its owner; and
- the majority of the opponents arguments dealt with the shadow to be cast by the proposed development on the adjacent urban farming community but one notes that there has not been similar ire about the 15 and 17 story towers to be developed one short block over at the corner of Vancouver and Johnson Street. Given their proposed location, they will cast a greater shadow for a longer period over the area of both this proposed development and the adjacent urban farms.

You, as the currently elected custodians of our City, now have an opportunity to determine that the existing, unsightly and non productive scar at the corner of Pandora Avenue and Vancouver Street should be redeveloped into an urban project that contributes in a positive way to both North Park and the City of Victoria.

In doing so you will be contributing to the ongoing legacy left by your predecessors in the development of our beautiful city, a redevelopment project which will provide needed housing without substantially detracting from the urban farm and park oasis that is Mason Street.

Respectfully Submitted,

*Jurek Romaniec*

Victoria West



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“A candle loses nothing by lighting another candle.” James Keller

## Janet Hawkins

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**From:** Vern McLeish [REDACTED]  
**Sent:** Tuesday, Sep 15, 2015 4:46 PM  
**To:** Public Hearings  
**Subject:** Rezoning Application No. 00381 - for 1002-1008, 1012 Pandora Avenue

I would like to add my voice to the people who are supporting this rezoning application. I live at 604 St. Charles St. and, as such, am a City of Victoria resident.

As far as I can see, the developers have gone above and beyond in their plans to take care of the concerns that stakeholders in this area may have. Residents should welcome this development as it brings some much needed life and vibrancy to an area that sorely needs it. I find it hard to believe that there is any opposition to this project – particularly as you review the “Project Overview” and appreciate what is planned.

I trust that Council, when evaluating the project, will appreciate the benefits it brings to the City, and its residents, and do the right thing by allowing the rezoning.

Sincerely,

Vernon McLeish

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**Janet Hawkins**

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**From:** Lorrie VanSomer [REDACTED]  
**Sent:** Tuesday, Sep 15, 2015 4:54 PM  
**To:** Public Hearings  
**Subject:** St Andrews School Site - Pandora /Vancouver area

Hello, we am unable to make Sept 17 meeting but wanted to email our thoughts on the proposal for the site of the St Andrews school lot.

As residents of Victoria municipality for 5 years we've been listening in the news about how can the city clean up the downtown area.

This is it - the building purposed looks wonderful, is functional and necessary to assist in clean up of the deteriorating area of Pandora and Vancouver Sts

In order to make an area more attractive to buyers or renters you need to have a nice development like this one purposed.

We are sure there is a lot to consider but in the long run you have our thumbs up if it goes through. Please consider our email as a vote for the presented proposal.

I work 4-12pm and my wife has a previous commitment otherwise we would have been at the Sept 17/15.

Regards,

Mr Mrs Wayne Van Somer  
Victoria Citizens

## Janet Hawkins

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**From:** Victoria Kuhl [REDACTED]  
**Sent:** Tuesday, Sep 15, 2015 9:51 PM  
**To:** Public Hearings  
**Subject:** Submission for Public Hearing September 17 for Application 00381 Pandora Street

September 15, 2015

Dear Mayor Helps and Council

Re Application 00381 Pandora Street.

As I will be out of town on Thursday I am unable to attend the Public Hearing and speak in support of the application for the St Andrew site on Pandora St.

I understand the proponent has responded to concerns from the neighbourhood and revised the original application.

This development will bring new life to the Pandora part of the downtown core and a chance to build community as a result of new residents and retail opportunities and services.

As a member of the Victoria Conservatory Music Society I am pleased about the addition of a residential/commercial development bringing new energy to this community and the inclusion of much needed affordable housing for this area .

Please accept this letter as support for the Pandora Street proposal

Sincerely

Vicki Kuhl  
VCM Member

## Janet Hawkins

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**From:** Ivan Rincon [REDACTED]  
**Sent:** Wednesday, Sep 16, 2015 5:37 AM  
**To:** Public Hearings  
**Subject:** Rezoning Application No. 00381

Mayor and Council of Victoria:

On behalf of my family, I am writing in support of the rezoning application 00381 for the 1000 block of Pandora Avenue (previous site of St. Andrew's Elementary). I have been a resident of Victoria for 10 years and worked in downtown for 5 years. One of the things I have seen since I have move here is how great a new development is for an area, from the buildings in Fort, Fisgard and Store, to the new developments planned close to de Johnson Street Bridge, new developments bring vibrancy and create a new sense of pride for Victorians.

I have been following the development of this rezoning and I have seen the developer adjust conditions to the requirements of the area's stakeholders, mainly the residents of Mason Street and I feel their concerns have been heard and the new project is a great addition to the downtown core and the Pandora area.

One more thing to note is the fact that this building is intended as a rental unit, something Victoria is screaming for. When I first moved to Victoria in 2005, I was unable to rent a single condo for over 3 months. When I finally did, it wasn't the area I wanted or the type I wanted but there was just nothing in the market! I own know but I have heard from friends that renting in Victoria is now more difficult than before. If we keep chasing away the few developers that are willing to build rental units, especially close to the city core, this is going to worsen the problem over the next few years. No sane developer is going to be interested in Victoria if good projects are rejected just for the "benefit" of a few.

I live close to a newly renovated rental complex and the change has been so positive I don't know what it had not been done before.

Thank you very much for your attention and consideration to this communication.

Rincon Family

2757 Quadra St

Victoria, BC



**Janet Hawkins**

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**From:** Daralynn Wei [REDACTED]  
**Sent:** Wednesday, Sep 16, 2015 7:07 AM  
**To:** Public Hearings  
**Subject:** To Mayor Helps and Council

**RE: Public hearing September 17; rezoning of former St. Andrew's Elementary School**

Dear Mayor Helps and Council,

I am writing today to ask you to support the rezoning of the former St. Andrew's Elementary School property and the continued revitalization of the City of Victoria.

I am very familiar with this part of Victoria as I attend a church on Pandora Avenue and am well aware of the issues that plague this location. With more residents in the area, I believe that there will be more interest and support for this underprivileged community and am pleased to learn that a developer would actually consider building on the future of Victoria together with the existing community on Pandora Avenue. Furthermore, for the Catholic Diocese of Victoria, the sale of this property means that they can continue to grow and prosper in the community. As a charitable organization, it makes it very difficult to do so otherwise. Please consider rezoning this property in the interest of the owners, that being the Catholic Diocese of Victoria and the long term benefit of the local community.

Thank you for your consideration,

Daralynn Monita – Wei

## Janet Hawkins

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**From:** Brad Hendry <BHendry@hsmininsurance.com>  
**Sent:** Wednesday, Sep 16, 2015 9:55 AM  
**To:** Public Hearings  
**Subject:** Bosa/Blue Sky Development - 1008 Pandora Avenue

To Whom it May Concern,

My name is Brad Hendry and my business partner Ross McKenzie and I have a general insurance business and own the building at 830 Pandora Avenue. We have been located here since 1990 and have seen the demise of the neighbourhood over this tenure. We have had to deal with a number of issues over the years which includes, but is not limited to:

- Vandalism to the building,
- Break and Enter
- Broken windows (\$1,000.00 a window),
- Clean up of human feces and the clothes they released in
- Needles stuck in feces
- Shopping carts left in parking lot
- Miscellaneous garage,
- A squatter on the roof of the building
- Needles on the roof and around the property
- Meth crazed person running into the office (are fine police force showed up in 20 minutes as they decided to walk down from the police station.....didn't think it was an emergency to have a crazy guy run through the office we locked him in a storage room, breaking it up; 911 really worked well.)
- People sleeping in doors ways
- Stabbings out front and in the rear
- Dealers on the Corner Pandora and Amelia
- Police requesting use our office to view dealers and arrest
- Panhandlers out front disturbing our clients
- Etc, etc, etc.....

The building owners along Amelia Street have now hired private security to protect their properties through the night, which we participate in (more operating costs).

There are another couple issues here:

- 1) our property taxes continue to increase even though the property value is deterred from increasing due to the neighbourhood circumstances.
- 2) As a property owner, taxation without representation, we have no vote in the municipal government elections (not very democratic).

All this talk the City has about revitalizing the downtown area, but if you own a business or property on the north side of Pandora and east offside of Blanshard the City of Victoria seems to have abandon these citizens, except they continue to raise and collect our property tax dollars.

Let's remember one of the reasons why the school shut down.....due to concern about their students confronting a meth crazed person who may cause bodily harm, human feces, needles, garbage, etc.

This area needs residence and retail to revitalize it. We need people walking Pandora and enjoying the Boulevard, not leaving needles, feces & garbage over it.

This project needs to be approved. It creates more tax base (help pay for the bridge), it is privately fund (unlike the bridge). Building and Business owners in this area struggled long enough in the drug zone. The City of Victoria needs to move forward in changing Pandora corridor.

My guess, this will fall on deaf ears.....

Regards,

Brad Hendry - President



830 Pandora Ave.

Victoria, BC V8W 1P4

Ph: (250) 388-5555 Fax: (250) 388-5959

[BHendry@HSMinsurance.com](mailto:BHendry@HSMinsurance.com)

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