

June 2017

Dear Mrs Wain:

I am writing to you (cc: Marianne Alto, Chris Coleman, Ben Isitt, Jeremy Loveday, Margaret Lucas, Pamela Madoff, Charlayne Thornton-Joe and Geoff Young), to give my concerns on the new Townline rezoning proposal at 785 Caledonia Street to allow on site brewing and distillery and to increase in site coverage for a proposed restaurant bar, seeking to amend from CA-4 to CA-4 amended, use of land or buildings and site coverage (%).

My name is Olimpia Cisneros, I am a Mexican woman and recently a ^{personal information} . I do apologize in advance for any grammatical mistake I may have.

I am a double Townline tenant: one as a resident at the Hudson Mews and another as a tenant of the Victoria Public Market. My restaurant is called "mamà Oli", maybe you have visited my kitchen.

I first forwarded my concerns to Mr Sutherland this January 2017. I met him at the CALUC meeting where Townline representative Mr Filuk, was presenting the proposal to the community.

As a tenant of the Mews, I am aware of the noise we get every time a private event takes place at the VPM; and also, I am very aware of the difficulty for us, tenants, to rent a parking spot within our condominium. Parking is difficult for our visiting friends and family, too.

We have a parking crisis here and it is hard on us.

To give up parking spots for a distillery and a restaurant, is not an attractive option for me; even if Townline representative, Justin Filuk, says this will not affect us, I doubt it. This is downtown. We already have a parking crisis and it can be worst if a brew pub distillery and a massive 300 restaurant seat are added to this zone.

I believe noise and lack of parking will be also the everyday companion of residents at the Hudson Walk II as it is to me on a daily basis.

As a tenant of the Victoria Public Market, I am reaching out to you out of sadness and depression. To see the things that happen in the market, to see the way I am treated for speaking up, for defending our work space, as I denounced pollution at the market with Work Safe BC.

Present management at the VPM, Quay properties from Vancouver, has tried to evict me (without success) just because I dare to speak up of all the problems and abuses I have been witness and suffered during almost 4 years of stressful work.

I am one of the few remaining original tenants of the failed Downtown Victoria Farmers Market where we were let down by Townline and the Downtown Victoria Public Market Society.

Soon after we opened the Farmers market, the plan was dismantled and left us, tenants, solely in the hands of an abusive lease with no more vendor association and no input into the management of the market as it was promised by Townline.

To date, under the indifference of Townline managers, 6 businesses have closed due to lack of sales or conflict of interest: Cowichan Bay Seafood, Salt Spring Island Cheese, The Grocer, Flowers at the Hudson, Island Spice Trade BC and Damn Fine Cake; plus, an extra one, this fine restaurant, Smoken Bones, outside the market, in the corner of the old Hudson building, Douglas Street and Herald, now a Townline office.

All lost and gone, all this business closed.

These are big losses to the City of Victoria and Victorians, where so much positive presence, investment and knowledge has been lost.

These wonderful vendors quietly disappeared from the Victoria Public Market, nobody to speak out for them. I will now.

As per my e-mails to owner of Townline, Rick Ilich, I am sure he has been always aware of our struggles and did nothing to help us.

Townline proposal to the City of Victoria were to support and promote a Farmer's Market, a premium venue to support local food initiatives and to provide economic opportunity for small, artisan business like mine. City Hall supported Townline's ideas and Townline failed to follow through on their promises. There is no provision on place from City Hall to make Townline to live up to their promises.

As crisis is mounting at the VPM for lack of foot traffic and sales except for some lucky days and a lunch rush (if lucky), for all the many and mostly restaurants at this unique venue, wrongly and permanently advertised as a farmers market, I know my days are numbered here; but not before bringing to your attention of at least this one and big problem we have been suffering at the VPM for almost four years, seemingly under the indifference of Townline, and now, the reason of my opposition to a distillery and to a site coverage (%) extension.

For Townline to propose a 300 seat restaurant means for us, restaurateurs at the VPM, the same fate as Smoken Bones, Cowichan Bay Seafood, Salt Spring Island Cheese, The Grocer, Flowers at the Hudson, Island Spice Trade BC and Damn Fine Cake, closed for lack of enough customers and support. A 300 seat restaurant, a mere few steps away from the Victoria Public Market, most probably will signify our own demise.

Are we disposable? Does this loss matter to the City?

I oppose to a new distillery on the Hudson Walk II because I don't believe in the proposal of a not noisy, clean and non smelly industrial facility as it is a distillery. I also believe, if problems arise, we tenants, will be bullied and harassed to silence, as my experience is here.

But most important of all, please note, distilleries belong to in an industrial zone and not to a urban area like downtown; in fact, the cost of apartment insurance raise when there is a fire hazard below your property like a restaurant and/or a distillery; but that decision is yours, I only present the facts for my opposition.

As a tenant of the Victoria Public Market, I have found myself (and all workers, too) working in a contaminated space since its inception.

Roast Sandwich Shop owner, Maryanne Carmack, our first manager and one of the creators of the Farmers Market idea, has been steadily polluting the market with the potentially dangerous grease laden vapours emanating from her restaurant since 2013, the year we opened; and it was not until this past May 18th, a few days ago, and forced by WSBC that finally, Roast Sandwich Shop installed a proper hood in their facilities. Rick Ilich, as per all my e-mails sent to him, was aware of the situation and the only response I got from him was from his lawyer, Mr Virgin saying: Do not send him anymore e-mails; and as per that communication, I am warned, I can not walk into the market except to go to the washroom and the loading bay area to throw away the thrash. That is humiliating and that is what you get from Townline and Townline managers if you dare to speak up of troubles that need to be solved but for unknown reasons, they are not.

Another stressful problem at the VPM was a disturbing whining noise coming from the HAVC system that I repeatedly denounced to Quay property and Townline and after their indifference, I informed Work Safe BC.

The HVAC System is an enormous apparatus located just right above my kitchen, imposed on me after signing the lease and that services the whole ventilation system of the market.

This terrible noise continued for more than 270 days and was very annoying to my customers and the staff of the market. It was only after many WSBC interventions that this problem was solved.

The records from Work Safe BC attached will explain better the situation to you.

I inform you of this because it clearly demonstrates how Townline does not take health and safety of its tenants and employees seriously

From my managers, I have suffered

personal information

just because I dared to criticize their failure to act adequately in stopping pollution and attending important needs of the market. Proof of these accusations is available upon request.

I believe the same is going to happen to any other worker or anybody who dare to speak up about problems in the new facilities Townline wants to open.

I'm opposing to a potential case like the one I live every single day of my work here.

As Townline is running free, nobody to supervise them, they are not accountable. As I said before, there is not a provision in place from City Hall to follow up with their

promises to the City of Victoria and its residents. Townline give promises and later, they do as they please, with no obligations at all. That is my sad experience here.

Townline failed to correctly address pollution at the Victoria Public Market for almost 4 years and was found in default of their obligations with Work Safe BC and in contravention of the Health and Safety Act for pollution and still is with other items outstanding. Nothing makes me think they will take care of problems if they arise.

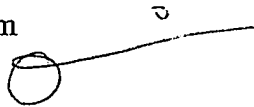
Enclosed are copies of the records from WSBC, an SD card with videos of the steady pollution suffered for almost 4 years and one recording of the punishing noise I was forced to live with for such long and unexplained length of time at the VPM. personal information
to Work Safe BC can easily be spotted on these pages.
Please take a look and judge by yourself.

I also want to ask for, to be given the opportunity to speak up on the public meeting, yet to come.

If you have any question or need more information, please feel free to contact me at my e-mail below.

I do thank you for your time

Sincerely,
Olimpia Cisneros
chocolates.montblanc@hotmail.com



or, follow this link to videos of pollution at the VPM:

https://drive.google.com/file/d/0B-qdl8OOUiJ4NE1GTmQ1bl9LVWs/view?usp=drive_web