

## Janet Hawkins

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**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](http://www.lisahelpsvictoria.ca)  
250-661-2708  
@lisa-helps

"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](mailto:Councillors@victoria.ca)>, Jason Johnson <[jjohnson@victoria.ca](mailto:jjohnson@victoria.ca)>, Mark Kopinya <[mkopinya@bosaproperties.com](mailto:mkopinya@bosaproperties.com)>  
**Cc:** Kay Jennifer <[jennifer@landeca.ca](mailto: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](http://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](mailto:secretary@npna.ca)



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

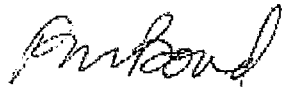
General approval for the character of our diverse, eclectic North Park neighbourhood was expressed. Comments expressed were: this plan does not enhance that character, offers no innovation, sets a bad precedent, doesn't build community, and was developed without consultation at the outset. It has made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

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](http://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

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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
    - 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.
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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

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**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)

--

Lisa Helps  
Mayor, City of Victoria,  
[www.lisahelpsvictoria.ca](http://www.lisahelpsvictoria.ca)  
250-661-2708  
[@lisahelps](mailto:@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](mailto:linda@fotoprint.ca)>  
**Subject:** RE: former St. Andrews School Site  
**Date:** 24 June, 2015 4:34:34 PM PDT  
**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[councillors@victoria.ca](mailto:councillors@victoria.ca)>  
**Cc:** Mark Kopinya <[mkopinya@bosaproperties.com](mailto:mkopinya@bosaproperties.com)>, Derek Allan <[d.allan@fotoprint.ca](mailto: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

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**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

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**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](mailto:publicservice@victoria.ca). Thank you.

IP Address: 207.34.136.141

## Janet Hawkins

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**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](http://www.lisahelpsvictoria.ca)  
250-661-2708  
@lisa-helps

"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

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**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

--  
Lisa Helps, Victoria Mayor  
[www.lisahelpsvictoria.ca](http://www.lisahelpsvictoria.ca)  
250-661-2708  
@lisa-helps

"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](mailto:mayor@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[pmadoff@victoria.ca](mailto: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](mailto:bisitt@victoria.ca) / Tel. 250.882.9302 Web. [www.BenIsitt.ca](http://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

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**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](mailto: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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## 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

[REDACTED]

8 - 1405 Mallek Crescent,

Victoria, BC

## Janet Hawkins

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**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

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**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: ]  
**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,

A handwritten signature in black ink, appearing to read 'Bernard Dong', written in a cursive style.

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

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**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](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

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**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

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**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**  
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Victoria, BC V9B 2Y2  
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*Pomponio & Company, a professional corporation: Dion Pomponio CGA Ltd.*

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## Janet Hawkins

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**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

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**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

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**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

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**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

City of Victoria 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 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 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 303 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 only one-way Mason St. A recent change in the bylaw gives the city engineer more discretion but it has not been provided for "priority" greenway and because Mason has 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 135 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 council. By way of note, long in present 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 Bosa is in 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 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 stress 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 intersections.

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 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, 2011.

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Using the City's 4 to 6 p.m. study, there were 222 bicyclists going north/south through the intersection - 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 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.

Benn'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 Day 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 service roads on the south side of Pandora in the 1000 and 900 blocks or putting in more bike-actuated 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