

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Thursday, Aug 27, 2015 1:55 PM
To: Public Hearings
Subject: Fwd: Bosa/BlueSky Properties

Fyi

Pamela Madoff

Begin forwarded message:

From: Shirley M <[REDACTED]>
Date: August 27, 2015 at 12:54:23 PM PDT
To: "councillors@victoria.ca" <councillors@victoria.ca>
Cc: Penelope Thompson <[REDACTED]>, Shirley M <[REDACTED]>
Subject: Bosa/BlueSky Properties

Dear Mayor & Councillors,

I am sending you this letter on behalf & to support the causes of our Victorians on the TOO HUGE development of the property at Pandora/Vancouver/Mason. I especially don't like the idea of a gated property either as it segregates the city way too much.

To make Mason St. a service lane for this HUGE building seems a heartless act for the residents of Mason St. who have been tax payers for many a year to support this community of heritage homes & roots living in this city. This is an area of families with children who use the existing playground and park. Does this make for an environment for raising Victoria's children? With the traffic that it will bring too! A HUGE 'walled' (gated), building to segregate our city is not what we want.

This is not a place for a big box grocer, either, when we have a substantial & long time tax paying bustling community grocer, business as Wellburns, providing very well for this community which is convenient for residents

in that area for some time. We also have the Yates Street Market providing for the higher end groceries.

Why this is not a good plan:

- ~ large footprint needs to be broken up with public access through the site
- ~ gated design takes up entire footprint of the site with all greenspace on inside for residents only
- ~ site is over half a city block with 210 residential units plus commercial space: too massive
- ~ all traffic access off Mason St turns a unique one-way street with heritage homes, small businesses, urban farm and a kids' playground into a service lane for the development
- ~ shading of Mason Street city farm, a unique urban farm supplying greens to local businesses
- ~ Vancouver Street greenway and cycling route is diminished by increased traffic and commercial trucks turning on Vancouver and Mason
- ~ 35,000 to 37,000sq. ft. big-box grocer (3 times the size of Market on Yates) is too big and will increase traffic in an area where walking and cycling should be encouraged
- ~ not Leed certified for energy efficiency and no significant attention to carbon footprint

~ rental units for ten years but no guarantee of rental housing in the future; market rates and no affordable housing component

Sincerely,

Shirley Moore

RECEIVED

AUG 27 2015

LEGISLATIVE SERVICES

Mary E. Doody Jones
435 Kipling St.
Victoria, BC, V8S 3J9

City Hall
#1 Centennial Square
Victoria, BC

Sept. 11, 2014

A hearing on such a significant, large site and such a crowded development should not be held the last week of August (vacation time). Please turn this plan down or, at least extend the hearing into September, so more can attend.

Re St. Andrews Site Development

Mayor and Council

This letter is about the proposed development for the St. Andrew's school site up for a hearing tonight. This case involves a new policy of increasing density and height in the Blanshard St. area. It is important in applying general policy to specific areas to respect three aspects: possible heritage, density's affects on areas around and some relief of green areas and space.

In the case of what is at issue tonight, here are these points:

- 1) The school building is a landmark with an authentic style from the past and a history connected with the whole city and the Roman Catholic Church. The school seems heritage worthy, but would be lost. There are some buildings which have merit for themselves. The older main building could be adapted for new uses and have added new structures. Please consider this possibility. Once we lose a building, it is gone.
- 2) Councillor Young stated "The controversial part is that as the downtown expands, you will have areas where you have low density development right near newer higher density development" (*Vic News* Sept. 10). So this proposal will set the keynote as to how other proposals happen. The problems caused by heavy commercial use on a quiet residential street matter more than the policy of having commercial. That part can be fulfilled with something smaller.
- 3) In the midst of such new density and height-with more developments to follow in the area-is there enough real green space for respite and height closer to the streetscape? Developers' requests are often for the maximum for their financial reasons.

I have not written for a while, but am concerned about how these three aspects were apparently not fully met. Please acknowledge receipt of this letter.

Sincerely,

Mary E. Doody Jones

Mary E. Doody Jones

The present plans contain the same problems as described above on Sept. 11, 2014. The fact that rental is included as well as "affordable" does not alone justify the problems. Reduce other parts on the plan.
August 27, 2015
Mary E. Doody Jones

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Thursday, Aug 27, 2015 1:55 PM
To: Public Hearings
Subject: Fwd: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site

Fyi

Pamela Madoff

Begin forwarded message:

From: Jenn Potter <[REDACTED]>
Date: August 27, 2015 at 12:40:11 PM PDT
To: "lhelps@victoria.ca" <lhelps@victoria.ca>, "councillors@victoria.ca" <councillors@victoria.ca>
Cc: "[REDACTED]"
Subject: Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave – St Andrew's Site
Reply-To: [REDACTED] >

Dear Mayor and Council,

Please accept this e-mail as my support for the North Park Neighbourhood Associations position on the St. Andrews School site. (see e-mail below). I'm in complete agreement that this site requires a plan for re-purposing. However, the current proposal that is being put forth by Bosa Developments /Blue Sky is unacceptable. I believe that there are much better possibilities.

Due to work I won't be able to attend this evening's hearing. None the less my position on this is strong. Please vote to have this site developed in a more thoughtful and community centric manner.

Best regards,

Jenn Potter
[REDACTED]
[REDACTED]

From: "deidre gotto" <[REDACTED]>
Date: 13 Aug 2015 13:42
Subject: August 27 at 7 pm: PUBLIC HEARING on St. Andrews site

To: "deirdre gotto" <[REDACTED]>
Cc:

You are receiving this message because you signed a petition opposed to the Bosa plan for the St. Andrews School site

A decision on the St. Andrews School site will be made by council Thursday, August 27 at the Public Hearing at city hall. Please plan to be there! Your presence makes a difference. Anyone wanting to speak has up to five minutes at the microphone.

Letters to councillors@victoria.ca are another way to comment on the plan. Thanks for making your voice count.

**** The following is the North Park Neighbourhood Association's official statement of position, opposing the project, from the letter to council of June 23, 2015.**

Dear Mayor Helps and Councillors:

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

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

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

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

1. Traffic - access and egress / increased traffic / noise covenants
 - It is not satisfactory to bring all traffic in and out on Mason Street. It would severely compromise the unique character of the 1000 block Mason Street, turning it into a service lane for the developer.

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

2. Community and green space

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

3. Mid-block walkway

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

4. Massing

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

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

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

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

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

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

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

Yours sincerely,

Penny Bond, NPNA Secretary,

for NPNA Board

cc: City of Victoria Engineering & Public Works/Land Development

Christine Havelka

From: AnastasiaHH [REDACTED] >
Sent: Thursday, Aug 27, 2015 1:18 PM
To: Public Hearings
Subject: Re: URGENT - unable to attend tonight's meeting

Thanks so much Janet. Here is my letter:

Like many people who have spoken, and will speak, I have huge and varied concerns about the proposed development: the increased traffic on the Vancouver Greenway and the North Park neighbourhood, the financial impact on established, locally owned grocery stores like Wellburns and Market on Yates, and the fact that it would create rental housing that is not affordable to many people in this city, particularly in a lower income neighbourhood. I am certain others will speak in detail about these concerns. What I would like to share with you this evening is my feeling that this issue feels like a turning point for our beautiful city. Every day I hear and read news about big corporations winning out over individual and community needs, economic concerns being placed above all others, and the ever widening economic gap between rich and poor. I feel that this decision will set a precedent for future developments in this city, and to approve a project such as this would be primarily fueled by economic concerns. Given the inappropriateness of the proposed site for this huge project, I don't see how it would be any other way. I know the mayor's and many of the councilors' election campaigns expressed a desire to support strong local communities and economies, and I ask that they show a commitment to this, and not approve this project.

Anastasia Hangemanole (phonetic spelling: han-ja-man-oli)

*Even after all this time, the Sun never says to the Earth: "You owe me".
See what happens with love like that? It lights the whole sky." ~Hafiz*

On Thursday, August 27, 2015 10:12 AM, Public Hearings <PublicHearings@victoria.ca> wrote:

Hi Anastasia,

Yes, someone else can read a statement from you, or you can send a letter into this email address, which will be shared with Council tonight. If you choose to send a letter, it should be received by 4pm today.

Janet Hawkins
Council Secretary
Legislative and Regulatory Services
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0571 F 250.361.0348



From: AnastasiaHH [m [REDACTED]]
Sent: Thursday, Aug 27, 2015 9:57 AM

To: Public Hearings

Subject: URGENT - unable to attend tonight's meeting

hello,

I have just learned that my childcare fell through, and I am unable to attend tonight's meeting, at which I hoped to speak in opposition to the the BoSa development. I was told to contact this email address for some guidance. Is it possible to have someone else already speaking also act as a proxy for me and share my words?

Many thanks,
Anastasia Hangemanole

*Even after all this time, the Sun never says to the Earth: "You owe me".
See what happens with love like that? It lights the whole sky." ~Hafiz*

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Thursday, Aug 27, 2015 1:13 PM
To: Public Hearings
Subject: Fwd: Bosa development in North Park Neighbourhood

Fyi

Sent from my iPhone

Begin forwarded message:

From: Ana Simeon <a[REDACTED]>
Date: August 27, 2015 at 11:28:10 AM PDT
To: "mayor@victoria.ca" <mayor@victoria.ca>, "malto@victoria.ca" <malto@victoria.ca>, "ccoleman@victoria.ca" <ccoleman@victoria.ca>, Ben Isitt <bisitt@victoria.ca>, "jloveday@victoria.ca" <jloveday@victoria.ca>, "mlucas@victoria.ca" <mlucas@victoria.ca>, "pmadoff@victoria.ca" <pmadoff@victoria.ca>, "cthornton-joe@victoria.ca" <[REDACTED]@victoria.ca>
Subject: Bosa development in North Park Neighbourhood
Reply-To: Ana Simeon [REDACTED]

Dear Mayor and Councillors,

Unfortunately we will not be able personally to attend the public hearing tonight about the proposed Bosa development on the St Andrews site in the North Park neighbourhood. However, as nearby residents who are directly affected by the proposal, we wish to make sure our perspective is heard before any decision is made.

The proposed Bosa development is much too massive, and especially too high for this neighbourhood. It would shade the Mason Street City Farm and prevent it from producing local food year-round: there would only be enough sun to grow vegetables in the height of summer, a time when food is abundant in every garden. It is precisely the ability to grow vegetables through the winter that offers market gardeners a comparative advantage in our region. The proposed Bosa project would reduce the supply of local food that North Park and Fernwood residents (and others: Mason Street City Farm is a supplier of Share Organics which delivers throughout the CRD) now enjoy within a few miles of their residence. Instead, it would erect a massive box store – three times bigger than Market on Yates! – replacing fresh, local vegetables with trucked-in produce at ever-higher prices. (If you haven't seen the recent Vancity study predicted steep increases of prices of

imported produce due to the south-western US megadrought, we heartily recommend it.) The increasing impact of climate change on our food supply behooves us to localize production as much as possible and eschew greenhouse gas-spewing megaprojects such as this one.

The impact on the Mason City Farm would directly affect us as the farm's regular customers.

Given its negative impact on an existing, thriving urban farm, the Bosa project is clearly contrary to the OCP goals of encouraging local food production (section 17 of the OCP, "Food systems").

Another OCP goal that is flouted by this project is increasing the share of non-motorized transportation. The megastore behemoth would require a constant procession of delivery trucks plying Mason Street and Vancouver Street and nosily idling in the parking lot. When you add the residential traffic to and from the proposed 210 units, Mason Street and Vancouver Street will become a noisy, dusty traffic corridor. This will impact the safety and comfort of the users of the Vancouver Street greenway and cycling corridor, while the children and parents using the playground will be exposed to toxic emissions as well as noise.

The impact of trucks and increased general traffic on Mason Street and Vancouver Street would also directly affect us as Ana cycles to work via that route.

We support the North Park Neighbourhood Association's statement on other neighbourhood impacts.

The Bosa project has been repeatedly touted as a contribution to the OCP goal of increasing residential density. This is a worthy goal, and we have supported it in our own back yard, in Fernwood, with the recent application to subdivide the property on the corner of Camosun and Balmoral and build an extra residence, barely a block away from us. We attended the meeting at the Fernwood Residents Association and wrote in support of it although we do not relish the thought of noisy construction practically next door. It was, however, the right thing to do in that case. This one isn't. It would impoverish the neighbourhood by taking away a local food supply and adding traffic hazards, while toxic fumes and stress from traffic noise would impact the residents' health. The project's only "benefit" would be for the developer's bank balance.

Other developers have flirted with the possibilities of this block in the past, and I'm sure more will come in the future. We support the development of the St Andrews site, but it has to be done right, in a way that meets neighbourhood concerns, multiple OCP goals (not just density) and offers a generous proportion of truly affordable housing (the current project's commitment to 11 units of "affordable housing" at 85 per cent of market rates just doesn't cut it!)

Please reject the rezoning application by Bosa development.

Sincerely,

Ana Simeon and Tom Martin

1703 Fernwood Road, suite B
Victoria, B.C.



Victoria, 27th of August 2015

Ana Simeon

Christine Havelka

From: webforms@victoria.ca
Sent: Thursday, Aug 27, 2015 8:05 AM
To: mayorandcouncil@victoria.ca
Subject: Development of St Andrews School Property

From: Jaroslaw Gwiazda

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

I am a James Bay resident, but I work on Pandora Street. I see the Harris Green area as a vital residential area that needs to be preserved so that downtown Victoria develops into a mature and liveable city. Harris Green could be a beautiful extension of the downtown reaching up from the positive developments in Chinatown and around the Hudson. We need more density in downtown Victoria, but we don't need "big box" mentality.

The McDonald's on Pandora and Vancouver is the wrong way to go.

Allowing any development that promotes increased vehicle traffic to an oversized store, will make Pandora into another suburban strip mall.

Don't let this happen. We already have Uptown. We do not need all the condo owners in downtown Victoria driving to Harris Green. We need a residential area that has pedestrian based customers with bigger shops on Yates which is already a commercial strip.

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

IP Address: 184.66.149.235

Christine Havelka

From: Anneke Gosker [REDACTED]
Sent: Wednesday, Aug 26, 2015 8:34 PM
To: Councillors
Subject: Mason Street project

Good evening,

Tomorrow evening is the Meeting regarding this space. I would really like to advocate to keep the space green and create more of the magic garden that is already there across the street. We need to learn to grow food very locally and be a sustainable community rather than build more housing with little room to breathe.

Sincerely Anneke Gosker

Janet Hawkins

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

Hello,

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

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

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

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

2. Community and green space

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

3. Mid-block walkway

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

4. Massing

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

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

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

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

Thank you for your time,

Amber.

Janet Hawkins

From: Poskitt, Julie CSCD:EX [REDACTED] >
Sent: Wednesday, Aug 26, 2015 8:53 PM
To: Public Hearings
Subject: rezoning application No. 00381 for 1002-1008 and 1012 Pandora Avenue

Dear City of Victoria,

I am the owner of 944 Mason Street.

I have been told that one intended use of this zone in question is to install a major grocery store. I very strongly object to this if it is in fact a real intention. The neighbourhood is already well-served by the Market on Yates and Wellburn's. Both have been well-integrated into the mixed communities of this area of town. Both have the necessary delivery ramps and parking volume. I believe the dwellings of Mason Street on both side of Vancouver would be negatively affected by any development that requires large-scale delivery and multiple parking.

I believe the best use of this land is for a licenced daycare serving infants and pre-school children, as well as providing after-school care.

Many parents struggle to spend enough time with their children. Being able to drop off and pick up the children of the City's young working families (many of whom are government employees with offices close by) would assist many young families and the children of the inner city's poor and/or single-parents. Being able to respond quickly to the emergency needs of young children is very high on parents' lists of priorities, and I believe the mental and physical well-being of families who work downtown could be well served by this proximity. As always there is a crushing need for good daycare.

A community policing office would be great. An adjacent community meeting room for workshops and one-day clinics or workshops serving the local population, housed and unhoused, would be a great adjunct to the police office, as well as smaller retail operations.

Parking needs would be greatly reduced, permitting the back of the daycare/child-care centre to be developed into a safe, superviseable and green outdoor play area, contingent with the green space behind Wellburns, with a safe pick-up and drop-off zone.

The surprising quietness and intimacy of Mason Street, even with McDonalds! – even with some new housing density -- would then be left undisturbed.

With thanks
Julie Poskitt
[REDACTED]

Julie Poskitt
Co-ordinator, Professional Music and Dance
BC Arts Council
PO Box 9819 Stn Prov Govt,
Victoria, BC
V8W 9W3

[REDACTED]

Christine Havelka

From: Penelope [REDACTED]
Sent: [REDACTED] 50 PM
To: Councillors
Subject: St. Andrews development

I would like to voice my concerns about this development for the following reasons.

Why this is not a good plan:

- ~ large footprint needs to be broken up with public access through the site
- ~ gated design takes up entire footprint of the site with all greenspace on inside for residents only
- ~ site is over half a city block with 210 residential units plus commercial space: too massive
- ~ all traffic access off Mason St turns a unique one-way street with heritage homes, small businesses, urban farm and a kids' playground into a service lane for the development
- ~ shading of Mason Street city farm, a unique urban farm supplying greens to local businesses
- ~ Vancouver Street greenway and cycling route is diminished by increased traffic and commercial trucks turning on Vancouver and Mason
- ~ 35,000 to 37,000sq. ft. big-box grocer (3 times the size of Market on Yates) is too big and will increase traffic in an area where walking and cycling should be encouraged
- ~ not Leed certified for energy efficiency and no significant attention to carbon footprint
- ~ rental units for ten years but no guarantee of rental housing in the future; market rates and no affordable housing component

sincerely, Penelope Thompson

"Heroism by order, senseless violence.
and all the pestilent nonsense that goes
by the name of patriotism -- how I hate them!"
Albert Einstein; The World As I See It; 1949.

Disbelief in magic can force a poor soul into believing in government and business.
TOM ROBBINS

Janet Hawkins

From: Fernand Magnin [REDACTED] >
Sent: Thursday, Aug 27, 2015 8:44 AM
To: Public Hearings
Subject: At Andrews Development

Hello,

I live on Caledonia Ave, a few blocks away from the St Andrews site, and have strong issues with the plan as it is presented by the developer.

1. Traffic should not access the new building through Mason St or Vancouver St. I am especially concerned about the impact on the Vancouver St bike plans. Traffic should enter and exit through Pandora only.
2. A massive building covering the half block does not fit at all in the neighborhood. We don't need a new huge grocery store either. The neighborhood is well served by the Market on Yates and Wellburns.
3. I favor a smaller development with transition townhouses on Mason St. and a design that doesn't overshadow the Franklin Green Park. There should be remaining public walkways between Pandora and Mason.

Thank you

Fernand Magnin
3-947 Caledonia Ave.
Victoria BC
[REDACTED]



Linda Allan [REDACTED] >

pandora development

2 messages

Linda Allan [REDACTED]
To: Chuck Meagher <[REDACTED]>

Fri, Aug 7, 2015 at 10:55 AM

hi chuck,

happy friday!!

i was wondering if you can review attached and let me know your thoughts.

if ok with you, i would like to share your input at city of victoria public hearing on august 27th.

thank you!


Linda

Fotoprint Ltd.

best to reach me: [REDACTED]

office 2 [REDACTED] enter 0 and ask for Linda

www.fotoprint.ca

 Pandora_Project_Overview_August_2015_e-mail_sm.pdf
734K

Chuck Meagher [REDACTED] >
To: Linda Allan [REDACTED]

Fri, Aug 7, 2015 at 11:29 AM

What is not to like about this project. amazing amenities fantastic design, the street level commercial is brilliant for the location. Everything is great right down to the doggy wash!

Best Regards Chuck Meagher

Personal Real Estate Corporation

Century 21 Queenswood Realty

250 477-1100 Toll Free 888 477-1106



Linda Allan <[REDACTED]>

st.andrews / pandora development

2 messages

Linda Allan <[REDACTED]>

Fri, Aug 7, 2015 at 10:42 AM


To: Sandy Reber <[REDACTED]>

ms. reber,

thank you for your time.
your input would be much appreciated.

have an excellent weekend!

Linda
Fotoprint Ltd.
best to reach me: [REDACTED]
office 250.382.8218 enter 0 and ask for Linda
www.fotoprint.ca

 Pandora_Project_Overview_August_2015_e-mail_sm.pdf
734K

Sandy Reber <[REDACTED]>

Tue, Aug 11, 2015 at 3:20 PM

To: Linda Allan <[REDACTED]>

Hi Linda,

The development looks great! As a customer, you can put me down as supporting it.

Cheers,
Sandy

[Quoted text hidden]

[Quoted text hidden]

<Pandora_Project_Overview_August_2015_e-mail_sm.pdf>

Sandy Reber
reber creative
Ph: 250 363 6266



Linda Allan [REDACTED]

st. andrews / pandora development

Alan Vaudry <[REDACTED]>
To: Linda Allan [REDACTED]

Mon, Aug 17, 2015 at 4:37 PM

Linda,

Thanks for providing the information about the Blue Sky Properties redevelopment proposal at the former St. Andrew's Elementary School site at the corner of Pandora Avenue and Vancouver Street.

I support this proposal.

It would fit well with the area, providing housing as well as shopping and services. Also, the other amenities provided make it even more people and pet friendly.

I believe this proposal is so much better for the area than a stand alone commercial building or apartment complex.

Regards,

Alan Vaudry

Alan Vaudry, B.Sc., M.P.M.
3034 Glen Lake Road
Victoria, British Columbia
Canada V9B 4B4
[REDACTED]

Date: Wed, 12 Aug 2015 14:29:09 -0700
Subject: st. andrews / pandora development
From: [REDACTED]

[Quoted text hidden]



Linda Allan [REDACTED]

Blue Sky Properties - Development at 1008 Pandora Avenue

Jane Logan [REDACTED] >
Reply-To: [REDACTED]
[REDACTED] ca>
Cc: j [REDACTED]

Wed, Aug 26, 2015 at 12:33 PM

Good afternoon Linda.

As a full-time licensed Realtor for 25 years in Victoria and resident for over 40 years, I have seen many changes involving urban development designed for the highest and best use of real estate.

The proposed Blue Sky Properties development at 1008 Pandora Avenue is one where the developer, working with recommendations, has provided a proposal which sensitively connects with the existing community to enhance it further with a stepped building structure, public plaza, shopping, landscaping, easy park access and bike lanes.

The segment of the construction allotted to purpose built and voluntary affordable rental housing units is a very much needed and welcomed housing component for our City. This Green Building design to LEED Silver equivalent is another example where the developer has considered environmental impacts and long term sustainability.

In my opinion, the overall development will create an inviting and appealing neighborhood ambiance which will increase interest in this area with the potential of increased property values and demand for this location for renters and home owners alike.

The public plaza and neighborhood shopping component of this development are desirable elements, already established in other areas which visitors and residents enjoy as part of Victoria being the destination city of choice.

Best,

Jane Logan

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 1:39 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Cathy Brankston
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Bosa/Blue Sky Pandora Ave

I generally support the proposal. Rental housing is needed. Pandora is a main street where such buildings belong. Part of the OCP corridor. This is a border for Harris Green, where we have many condos and more to come. To have a cohesive corridor, one side of the street shouldn't be treated differently. Mason st is a very short block, all have enjoyed large open spaces for years. The proximity to Pandora should have been a red flag for further development coming. My open view of Sooke Hills has been replaced by bldgs, which I enjoy looking at also.

However, I am disappointed the traffic does not exit on Pandora. Vancouver was to be pedestrian friendly. so the city's traffic group has to allow a better balance of people and cars in future developments.

one issue with Bosa : I don't agree with a big box store. adding too much vehicle traffic to Vanc and Mason.

Frontage on Pandora , animation is needed to enhance our neighborhood feel. Hopefully Bosa can work with North Park/City staff to make that block as vibrant as The Market on Yates area.

Thank you

Cathy Brankston

Ps

I live on Pandora, directly across the street from Bosa. T

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IP Address: 75.156.72.177

Christine Havelka

From: Rita Thibault [REDACTED]
Sent: Wednesday, Aug 26, 2015 2:48 PM
To: mayorandcouncil@victoria.ca
Subject: Support for the proposed redevelopment of 1008 Pandora Avenue (the former St. Andrew's Elementary School)

Mayor Helps and Council

I am writing this letter in support of the redevelopment proposed for this property. My business, Thibault + Company, is licensed with the City of Victoria and has been since approximately 1994.

I am a real estate appraiser. I am not writing in the capacity of a consultant for this project. BlueSky Properties is not a client, nor are any of its related businesses. I am offering my support as a former neighbour. From 1994 to 2013 our office was located nearby, first at the corner of Quadra and Pandora Streets, then at Fort and Vancouver Streets. We relocated to Oak Bay Avenue two years ago. We did so in response to security issues that escalated over those 19 years, so much so that we did not want to renew our lease, nor did we want to invest (through purchase) in an office building in that location. We always felt there was not enough housing nearby to bring stability and vitality. Certainly, BlueSky's project would be a very good start. Not only is it a good start, but it sets the bar very high. It is a thoughtful example of what future projects need to match or exceed in order to gain public approval. The project is impressive. BlueSky has been sensitive to public input.

As an appraiser, I understand very well how tight margins are for rental projects. The scale of this project, with 209 units plus commercial space, will help with its viability, and has also helped BlueSky commit to making the project better in several key ways, including (amongst others):

- 5% of the units will consist of affordable housing, in perpetuity (not for a short term).
- The building will be pet friendly. Pet friendly housing is very hard to find. Also, as a landlord I am aware of how pets increase the operating expenses associated with rental housing relative to the norm.
- The design will be LEED Silver equivalent. I wonder how many other rental buildings in Victoria are?
- Considerable space is being made available for a community meeting room, a rooftop courtyard and agricultural plots.

It would be a real shame to deny this fine example of rental housing from being built. It has a leading-edge design...with a heart.

Sincerely,

Rita Thibault
Thibault + Company Appraisals Inc.
Westbridge Group Valuation Partner
308 – 1830 Oak Bay Avenue, Victoria BC

August 15, 2015

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

Re: 1008 Pandora Street

In a previous letter dated September 10th, The Chamber expressed support for this development. The proponent has received community input and made some significant changes to the plan to accommodate community needs. The significant changes include:

- reduction of the Mason St. height to four stories,
- addition of five percent of the units for affordable housing, and
- traffic calming on Mason St.

Pandora Street from Cook Street to Blanshard has tremendous potential but also represents an area with a significant risk of taking on an abandoned image. There are significant vacancies and a large number of social service providers that affect the character of the neighbourhood.

This area is not in a prime real estate zone. The development of modern retail, commercial and rental accommodation would significantly improve this area, create a more diverse neighborhood and ideally attract additional investment. We are fortunate that a reputable developer is willing to take on a project of this scope in this area. Ideally this development will be catalyst to develop other vacant properties in this area to create a more robust downtown.

Economically, the development represents construction jobs in the development phase, downtown jobs and housing in the long-term and significant additional tax revenue to the city. This development addresses a critical shortage of workforce housing in our region, to which adding new rental units is key.

Our community needs this type of development, one that is built by reputable developers with experience working in our community.

The Chamber strongly supports this development and urges Council to do the same.

Yours truly,



Bruce Carter
Chief Executive Officer

Christine Havelka

From: James Fray [REDACTED] >
Sent: Wednesday, Aug 26, 2015 5:39 PM
To: mayorandcouncil@victoria.ca
Subject: Rezoning application #00381 for 1002,1008 and 1012 Pandora Avenue

Mayor and Council

City of Victoria

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

As a business person that has worked in downtown Victoria for the past 25 years and continues to do so I am writing to encourage you to vote in favour of this application at the Public Hearing scheduled for tomorrow.

It has recently come to my attention that there is some doubt about your approval for this application. I reviewed the development proposal and took a tour of the existing site. This is such a significant improvement for downtown Victoria that I'm left in disbelief that anyone would have second thoughts about proceeding.

Looking back 25 years ago, the downtown area had a very strong business community but a very small residential component such that the area became very deserted after 5:00pm. To thrive as a well-balanced community it needed an expansion of residents and retail; and much has been accomplished over this time period. But while the imbalance gap has closed the good progress that has started needs to continue.

This development complies with the City's Official Community Plan, is very attractive footprint and helps provide the continuation of the necessary growth in both residential and retail that the downtown area requires. The proposal has added attractive features with a designation of units as affordable housing units for the life of the building, bike lane construction and a bike repair station to state a few.

I understand that the only issue of concern is traffic, caused in part by the City's inability to allow the continuation of the current vehicle access off Pandora Ave. This request has been made many times and declined which leaves me with the assumption that this would be the City's position no matter what development proposal was submitted for approval.

While there will be some increase traffic from the current status I suspect that it will be less disruptive than when St. Andrew's Elementary School was open with congestion at the start and the end of the school day. In addition many downtown residents today, if they have a vehicle, use it less often opting for more walking and biking, as the alternative. It's simply more convenient and part of downtown life.

In conclusion, this is exactly the type of development to obtain the growth for a vibrant and thriving downtown community, which in turn increases the tax base for the City to support the services required. The additional services support additional growth opportunities and ongoing cycle of improvement continues. To expect growth without some increase in traffic is just not realistic.

Please support this proposal and others like it for a Better Downtown Victoria.

James (Jay) Fray, 702 – 2829 Arbutus Rd. Victoria BC

Christine Havelka

From: webforms@victoria.ca
Sent: Wednesday, Aug 26, 2015 9:18 PM
To: mayorandcouncil@victoria.ca
Subject: Mayor and Council email

From: Victoria Pang
Email : [REDACTED]
Reference :
Daytime Phone : [REDACTED]
Dear Mayor and Council,

I am writing to support the proposed development at the former St. Andrews School site on Pandora.

The site is an important project in Victoria's expanding downtown core and represents a huge improvement to the neighbourhood. The developer, Bosa, has made significant changes to their original project design to address the concerns of the local association. I have heard and read about their continued concerns, but I believe that the merits of the project far outweighs their remaining issues.

While I do not currently live in Victoria, my future plans are to move back to the city in the near future to be able to walk or bike to my downtown office, and to take full advantage of all that the City of Victoria has to offer. North Park would be a great location and I see this project as being a positive catalyst in making this neighbourhood as desirable as your other City neighbourhoods such as Fernwood, Cook St. Village or James Bay.

Best regards,
Victoria Pang

4362 Faithwood Road
Victoria, BC. V8X4Z6

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IP Address: 24.108.145.201

Christine Havelka

From: Pat Davis [REDACTED] >
Sent: Thursday, Aug 27, 2015 1:58 AM
To: mayorandcouncil@victoria.ca
Subject: Redevelopment plan 1008 Pandora Ave.

To Mayor and Council Members, City of Victoria

I wish to lend my support to the plan to redevelop 1008 Pandora Ave. the former St. Andrew's Elementary School. I believe the proposed redevelopment will enhance the area socially, aesthetically and economically. It offers a mix of rental accommodation, including "lower income, affordable rental units" guaranteed for the life of the building, neighbourhood shops and services on the ground floor and also green space.

The overall plan speaks to community, recognizing the importance of affordable housing in our city where housing needs are a major concern.

I am a long time resident of Greater Victoria and a member of the Catholic Diocese of Victoria. I appreciate the opportunity to express my support for this proposed redevelopment project.

Thank you

Pat Davis
4533 Seawood Terrace
Victoria, B.C
[REDACTED]

Sent from my iPad

Christine Havelka

From: GRAHAM BRIGGS [REDACTED] >
Sent: Thursday, Aug 27, 2015 1:43 AM
To: Lisa Helps (Mayor); Councillors
Subject: Support for St. Andrews site deveoplment

Dear Mayor and Councillors,

I am writing to voice my support for the proposed development at the St. Andrews school site. I have to work Thursday evening, so can't attend the public hearing to voice my support in person. I live at 710 Vancouver, a short walk from the site.

This is exactly the kind of development Victoria needs to grow in a sustainable way. The proposed development meets OCP criteria perfectly, and will add to Fernwood, North Park, and downtown's prosperity and vibrancy by providing much-needed rental housing for hundreds of people who will live a short walk or bike ride from where they work and play.

Any negative impacts (perceived or real) to the immediate neighbours will be far, far outweighed by the many benefits this development will provide to the surrounding neighbourhoods and to the city as a whole.

Also, I worry that if the development is not approved, then the current developer will give up, the site will sit unused for several more years, and, due to changing market and finance conditions, the next iteration will be unaffordable luxury condos instead of much-needed rental housing.

Many thanks for considering my input!

Best,

Graham Briggs

213 - 710 Vancouver St.
Victoria BC
V8V 4P9

Christine Havelka

From: Gillie Easdon [REDACTED]
Sent: Thursday, Aug 27, 2015 12:49 PM
To: Christine Havelka
Subject: Bosa and St. Andrews

Dear Mayor Lisa Helps and City Council,

I am sorry to be unable to attend this evening, but I did want to express the gratitude that i have for Bosa's past substantial donation to support the Sandy Merriman's womens-only Every Step Counts. This Victoria Cool Aid walking and running program for people who self-identify with challenges with mental health, addiction, poverty and other barriers is a cornerstone of health to many people. Bosa's support of that program was excellent, My understanding is that the housing would be of mixed income, which I think is a great step forward.

Thank you for your time.

Gillie Easdon

(Former leader of Every Step Counts, now Special Projects Manager with Frontrunners)