



## Committee of the Whole Report

### For the Meeting of October 26, 2017

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**To:** Committee of the Whole **Date:** October 12, 2017

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** **Update on Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, and associated Official Community Plan Amendment**

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## RECOMMENDATION

### Rezoning Application No.00525 and associated Official Community Plan Amendment

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 882 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
  - a. Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners
  - b. Housing Agreement to ensure that ten percent of the approved unit count, being no less than ten units, be provided as affordable rental units on another site within the City of Victoria
  - c. Statutory Right-of-Way of 1.86m along the Pentrelew Place frontage
  - d. Statutory Right-of-Way of 2.4m for the provision of a public pathway connecting Fort Street to Pentrelew Place
  - e. Statutory Right-of-Way of 2.4m for the provision of a future public pathway along the west side of the property
  - f. Section 219 Covenant for public realm improvements to Fort Street and Pentrelew Place
  - g. Section 219 Covenant for construction and maintenance of the public pathways.
2. Provision of a tree protection plan for the Bylaw protected trees that identifies the location of the tree roots, the location of proposed construction and site services

in relation to the root system, and the driveway construction methodology, to the satisfaction of City staff.

3. That Council determine, pursuant to section 475(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed Official Community Plan Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
4. That Council, having provided the opportunity for consultation with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required, pursuant to Section 475(1) of the *Local Government Act*.
5. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
6. That Council give first reading to the Official Community Plan Amendment Bylaw.
7. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2012-2016 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
8. That Council give second reading to the Official Community Plan Amendment Bylaw.
9. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.



## Development Permit with Variances Application No. 00035

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00525, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, in accordance with:

1. Plans date stamped September 8, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - a. increase the maximum height for Building A from 12.00m to 21.42m
  - b. increase the maximum height for Building B from 12.00m to 15.11m
  - c. increase the maximum site coverage from 40% to 57.20%
  - d. reduce the Fort Street setback for Building A from 10.50m to 6.00m (to the building)
  - e. reduce the south setback for Building B from 9.00m to 4.67m
  - f. reduce the west setback for Building A from 10.7m to 4.00m (to the parkade structure)
  - g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)
  - h. reduce the Pentrelew Place setback for Buildings C,D and E from 5.37m to 2.00m (to buildings) and 1.91m (to stairs)
  - i. reduce the required parking from 132 parking stalls to 121 parking stalls
  - j. reduce the required visitor parking from 12 stalls to 9 stalls.
3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

## LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units, and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.



## EXECUTIVE SUMMARY

The purpose of this report is to present Council with new information, analysis and recommendations regarding a Rezoning Application for the properties located at 1201 Fort Street and 1050 Pentrelew Place. At the Council meeting of April 13, 2017, Council passed a motion directing the applicant to revise several elements of the proposal, and that the revised application be brought back to Committee of the Whole.

Given that the applicant has revised the proposal to address the conditions outlined in the Council motion, staff are recommending for Council's consideration that the Rezoning and Development Permit with Variances proceed for consideration at a Public Hearing.

## BACKGROUND

### Description of Proposal

Similar to the previous proposal, the revised proposal is to rezone from the R3-AM2 Zone, Mid-Rise Multiple Dwelling District, and the R1-B Zone, Single Family Dwelling District, to a new site specific zone in order to increase the density and allow for the construction of a six-storey multi-unit residential building, a four-storey multi-unit residential building and ten townhouses.

The request to amend the *Official Community Plan, 2012 (OCP)*, to designate the south portion of the site as Urban Residential, consistent with the north portion of the site, is necessary because the application proposes to redistribute the height and density slightly to the south. The proposed number of storeys for the multi-unit residential buildings and the overall floor space ratio of 1.39:1 exceeds the height and density envisioned for sites designated as Traditional Residential; however, the proposed density of 1.39:1 is generally consistent with the maximum envisioned in the OCP. In addition, the amendment would extend the boundary of DPA 7B (HC) – Corridors Heritage to encompass the entire site.

The Committee of the Whole (COTW) reports for Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 dated March 23, 2017, and presented at the COTW meeting of April 13, 2017, are attached for additional information and reference.

On April 13, 2017, Council passed the following motion:

*"It was moved by Councillor Loveday, seconded by Councillor Isitt:*

### **Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place**

1. That Council refer the application back to staff to work with the applicant to address the following:

- a. *Massing, height, architectural expression and setbacks of buildings with attention to the look and feel to Buildings A and B from the point of view of Pentrelew Place;*
- b. *Siting and design of the five-storey multi-unit residential building and the nearest townhouse building (buildings B and C) to improve the building-to-building relationship, to address liveability concerns and ensure a sensitive transition to the lower density area to the south of the subject site;*



- c. Removal of the roof decks on the townhouse units;
  - d. Alternate alignment and/or widening and refining the design of the public pathway connecting Pentrelew Place and Fort Street;
  - e. More breathing room, less wall-like feel, and more design diversity of the townhouses; and
  - f. Staff report back on the proposal's response to principles in development permit area 7b and the Rockland Neighbourhood Plan.
3. That Council direct staff to bring the application back to Committee of the Whole once these issues have been addressed.
  3. That Council direct staff to work with the applicant to include housing affordability into the project.

**Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place**

1. That Council refer the application back to staff to work with the applicant to address the following:
  - a. Window placement and exterior design of the multi-unit residential buildings (Buildings A and B);
  - b. Exterior materials and colour; and
  - c. The items identified in the concurrent rezoning application where there is overlap with the Development Permit Application.
2. That Council direct staff to bring the application back to Committee of the Whole once these issues are addressed."

**Revisions Resulting from Council Motion**

Massing, height, architectural expression and setbacks of buildings with attention to the look and feel to Buildings A and B from the point of view of Pentrelew Place

The overall massing of Buildings A and B has shifted north, closer to Fort Street, with the revised proposal. As a result, the proposed height of Building B is now four-storeys instead of five. The two buildings are joined by a common amenity area on the ground floor which is proposed with a green roof. Building A is proposed at six-storeys; however, the massing has been reshaped in a north/south orientation, and the sixth storey stepped back, resulting in increased side yard setbacks, which provide more breathing room for the heritage designated buildings west of the site along Fort Street. The northward shift in building location would result in the loss of one additional Bylaw Protected tree; however, the relationship of the building to Fort Street is improved, which enhances the pedestrian experience along Fort Street and also provides opportunity for improved pathway alignment through the site.

Although the south setback to Building B has not changed, the reduced building height and redesigned south elevation have improved the transition to the property to the south. The entrance to Building B from Pentrelew Place is set well back from the street to minimize the building's impact on the street.

The overall architectural expression of Buildings A and B has improved significantly and is more compatible with the surrounding context. Without being imitative, the form and character of the



design draws on the traditional character of the Rockland neighbourhood with the use of brick as a predominant building material and the rhythm and form of the vertical elements of the proposed buildings. The curvature of the east elevation of Building A better addresses the park-like condition of the northeast portion of the site and the newly aligned public pathway through the site. In addition, the underground parking entrance has been relocated to the side of the building, allowing Building A to better engage with the street. All of these changes have enhanced the pedestrian experience along Fort Street, consistent with the objectives of DPA 7B(HC) – Corridors Heritage.

Siting and design of the five-storey multi-unit residential building and the nearest townhouse building (Buildings B and C) to improve the building-to-building relationship, to address liveability concerns and ensure a sensitive transition to the lower density area to the south of the subject site

The number of townhouse units have been reduced from twelve to ten with this revised proposal. Building C has been reduced from four townhouse units to three, which has alleviated the pinch-point condition between Buildings B and C. The reduced number of townhouses in addition to the changes to Building B noted above, have improved the transition to the lower density area to the south. This sensitive transition in scale from the higher density multi-unit residential form to the lower density single-family dwelling character to the south is consistent with the Rockland Neighbourhood Plan's policy that new multi-unit residential development along Fort Street should relate in scale to the residential properties to the south.

Removal of the roof decks on the townhouse units

The architectural expression of the townhouses has also changed significantly. The applicant still proposes roof decks for the townhouse units; however, the roof decks now present as more traditional third-storey terraces and are not visible from Pentrelew Place or upper Wils Spencer Place. In addition, the elevator overrun and access stairs are now fully contained within the steeper pitch of the roof. There may be potential overlook issues between the terrace of Unit 10 (Building E) and the multi-unit residential building located at 1225 Fort Street. To mitigate the potential impact, the applicant proposes several trees along the shared property line (north) to help screen the adjacent property.

Alternate alignment and/or widening and refining the design of the public pathway connecting Pentrelew Place and Fort Street

The pathway alignment and design has been improved by shifting the Pentrelew Place entrance further south, between Buildings D and E. This new alignment provides better sight lines and public access to the site. It also more closely aligns with the existing desire line through the site and would provide pedestrians with a more park-like experience of the retained trees and enhanced landscaping.

The east elevation of Building A now fronts onto the public pathway providing opportunities for natural surveillance. In addition, the ground level units have individual patios and pathway connections to the public pathway that help to animate the public space.

Provision of the public pathway and semi-public green space is consistent with the OCP policy direction for the Rockland neighbourhood and the Rockland Neighbourhood Plan, which encourage the creation of the Pemberton Trail through this site and the retention of publicly accessible green space, respectively.



### More breathing room, less wall-like feel, and more design diversity of the townhouses

As mentioned, the number of townhouses has been reduced from twelve to ten. The separation space between the three townhouse buildings has increased and the public pathway now runs between Buildings D and E. These changes increase the breathing room between buildings and reduce the wall-like feel of the townhouses. The height of the buildings has increased due to the change to a more traditional townhouse form.

The design of the townhouse buildings is cohesive in form, massing and use of materials. Subtle variations in the dormers, front elevations and corner unit elevations of units 4, 7 and 8 provide visual interest.

### Proposal's response to principles in Development Permit Area 7B (HC): Corridors Heritage and the Rockland Neighbourhood Plan

Although the neighbourhood direction for Rockland supports the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features, a number of multi-storey apartment buildings exist in the immediate vicinity that vary in design and contextual sensitivity. By comparison, 1201 Fort Street integrates a diversity of housing that incorporates a variety of sympathetic, high-quality earth tone materials that emphasize a strong horizontal form. The linear stone elements on the facades, as well as the projecting soffits and flat roof lines placed above a transparent floor line, emphasize the horizontal plane of Buildings A and B and help minimize vertical scale within the existing context. The orientation and curvilinear placement of Building A is also positioned to minimize the visual impact on Fort Street, and to retain as many of the existing trees as possible along this frontage. Building B is positioned to also lessen impact at the rear and west side of the property, and away from Pentrelew Place.

The smaller scale townhouse development along the west side of Pentrelew Place has adopted several features that recognize a number of character-defining elements within the area. References to Edwardian Vernacular Arts & Crafts speak to the traditional architectural vocabulary and scale that borrows from the surrounding context, as seen in such elements as:

- gabled roofs with roof finials
- box windows, bay windows with gabled pediments
- variety of hip, gable and shed-roof dormers
- fenestration scale and window style
- wide window casing
- brick veneer and detailing
- brick chimneys
- half-timbering and dentil mouldings.

Though the 1201 Fort Street application challenges Rockland's neighbourhood objectives and policies, it also attempts to reflect and respect the special character of the surrounding area by integrating a design that speaks to natural, warm, and high-quality materials; strong horizontal emphasis; and a variety of texture, colour and form. Furthermore, the application proposes to use the existing and new landscape to soften and screen the Fort Street edge, and enhance the pedestrian experience. Additionally, it utilizes new hard and soft landscaping features to respect the character of the area as seen through the inclusion of stone walls, stone seating, gateposts, Garry Oak woodland, and boulevard and ornamental shrubs.

### Affordable Housing

As indicated in the applicant's letter dated September 25, 2017, the applicant proposes to construct ten non-market rental units on another site within the City of Victoria. If the units are not granted an occupancy permit by 2020, the applicant would provide \$25,000 per unit as a cash-in-lieu contribution to the City's Housing Reserve Fund. The affordable housing proposal would be secured through a Housing Agreement registered on title.

### **Accessibility Impact Statement**

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposed public pathway connecting Fort Street and Pentrelew Place is designed to be accessible.

### **Data Table**

The following data table compares the current proposal with the previous proposal, the existing zoning and the relevant OCP policies for Urban Residential (Area A) and Traditional Residential (Area B) urban place designations. An asterisk is used to identify where the proposal is less stringent than the standard R3-AM2 Zone.

<b>Zoning Criteria</b>	<b>Current Proposal</b>	<b>Previous Proposal</b>	<b>Zone Standard R3-AM2 (Area A)</b>	<b>Zone Standard R1-B (Area B)</b>	<b>OCP Policy</b>
Site area (m <sup>2</sup> ) - minimum	<b>7850.00</b>	7850.00	920.00	460.00 (standard lot) 600.00 (panhandle lot)	N/A
Lot width (m) - minimum	<b>95.00</b>	95.00	N/A	15.00 (standard lot) 18.00 (panhandle lot)	N/A
Number of units - maximum	<b>94</b>	93	N/A	16 (8 single-family dwellings and 8 secondary suites or garden suites)	N/A
Density (Floor Space Ratio) - maximum	<b>1.39:1</b>	1.39:1	1.6:1	N/A	2.0:1 (Area A) 1.00:1 (Area B) 1.29:1 (Blended OCP Maximum FSR)
Total floor area (m <sup>2</sup> ) - maximum	<b>10898.00*</b>	10833.00*	3573.30 (Area A) 2580.00 (Area B) 6153.30 (Combined)		4466.60 (Area A) 5639.80 (Area B) 10126.50 (Combined)



Zoning Criteria	Current Proposal	Previous Proposal	Zone Standard R3-AM2 (Area A)	Zone Standard R1-B (Area B)	OCP Policy	
Storeys - maximum	6* (Building A) 4 (Building B) 3 (Buildings C, D and E)	6* (Building A) 5* (Building B) 3 (Buildings C, D and E)	4	2 (standard lot) 1 (panhandle lot)	6 (Area A) 3 (Area B)	
Height (m) - maximum	21.42* (Building A) 15.11* (Building B) 10.86* (Building C) 11.42 (Building D) 11.34 (Building E)	21.40* (Building A) 18.00* (Building B) 10.23 (Building C) 10.74 (Building D) 10.73 (Building E)	12.00	7.60 (standard lot) 5.00 (panhandle lot)	N/A	
Roof decks	Yes (Townhouses: Buildings C, D and E)	Yes (Townhouses: Buildings C, D and E)	N/A	No	N/A	
Site coverage % - maximum	57.20*	47.8*	40%	40.00 (standard lot) 25.00 (panhandle lot)	N/A	
Landscaped Area % - minimum	42.60*	52.2	50%	N/A	N/A	
Setbacks (m) – minimum:						
Fort St.	6.00* (Building A)	6.00* (Building A)	10.50	N/A	N/A	
South	4.67* (Building B)	4.67* (Building B)	7.56	7.50 (standard lot) 4.00 (pan-handle lot)	N/A	
West	4.00* (Building A) 0.60* (Building B)	2.3* (Building A) 0.00* (Building B)	10.71 (Building A) 7.56 (Building B)	7.50 (standard lot) 4.00 (panhandle lot)	N/A	N/A
Pentrelew Pl.	1.91* (to stairs) 2.00* (to buildings)	1.86* (to stairs) 2.20* (to building)	5.12 (Building C) 5.37 (Building D) 5.37 (Building E)	1.50 (standard lot) 4.00 (panhandle lot)	N/A	N/A
Parking (minimum)	121*	123*	132	N/A	N/A	N/A
Visitor parking (minimum)	9*	9*	12 (10% of total parking)	N/A	N/A	N/A
Bicycle parking stalls (minimum)				N/A	N/A	

Zoning Criteria	Current Proposal	Previous Proposal	Zone Standard R3-AM2 (Area A)	Zone Standard R1-B (Area B)	OCP Policy	
Class 1	<b>96</b> (multi-unit residential)	81 (multi-unit residential)	84 (multi-unit residential)			
	<b>10</b> (townhouses)	12 (townhouses)	10 (townhouses)			
Class 2	<b>2 – 6 space racks</b>	2 – 6 space racks	2 – 6 space racks			

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, because the height of the townhouses was increased, the applicant has consulted the Rockland Neighbourhood Association CALUC at a second Community Meeting held on September 12, 2017. A summary of the meeting is attached to this report.

### Zoning Regulation Bylaw

In accordance with Rezoning Application No. 00525, staff recommend that Council consider a site-specific zone to accommodate the proposed development. Given the scale of this development, the sites proximity to several heritage designated buildings, and the sensitivity of the mature trees staff are recommending that Council consider more stringent height, setback and site coverage requirements in the new zone. It is also recommended that the height and several siting criteria be addressed through the variance process to ensure that if any future proposals come forward, that they benefit from a Council review process rather than being entitled to more generous siting allowances already expressed in the zone.

A review of the parking demand based on proposed Schedule C rates indicates a potential parking demand of 130 stalls; however, this demand has not factored a discount for the proximity to the Frequent Transit Network along Fort Street. As 121 stalls are proposed, the anticipated parking shortfall is nine stalls. This shortfall may impact parking availability on the street and impact surrounding properties.

### Tree Preservation and Urban Forest Management

A total of 51 trees were inventoried in association with this proposal, 23 of which are bylaw protected trees. Seven of the inventoried trees are located on properties immediately adjacent to the subject property, of which two are bylaw protected. Ten of the Bylaw protected trees on the site are proposed for removal as they are located within, or near, the proposed building envelopes and driveways to the parkade structure. Four of the bylaw protected trees proposed for removal measure over 100 centimeters, the largest being 152 centimeters in diameter at breast height (DBH). In total, 29 of the trees on site are proposed for removal and 22 trees would be retained. None of the trees on neighbouring properties are proposed for removal.



In addition to the 22 retained trees, 20 replacement Garry Oak trees would be planted to compensate for the removal of the 10 bylaw protected trees (2:1 replacement ratio). Six of the replacement Garry Oaks are proposed to be planted on City property on the Fort Street and Pentrelew Place frontages. An additional, 86 new trees will be planted on the property, for a total of 106 new trees on or adjacent the site. However, the majority of the new trees proposed are small tree species, as many of them are planted in the landscape areas over the parkade roof, which cannot accommodate soil volumes to sustain larger tree species. Furthermore, there is very little room on this site to grow new large canopy trees. As such, it is unlikely that the existing tree canopy will be replaced with this proposal.

Staff have some concerns about the trees indicated as being retained on the landscape plans. The retained bylaw trees' health conditions range from Poor (1), Fair (7), Fair/Good (2) to Good (4). Several of these trees are within close proximity to new driveways, building foundations and public walkways. An arborist report has been provided that outlines the tree protection measures and construction impact mitigation measures proposed to retain the trees; although, it is expected that the health of many of the mature trees that are in close proximity to the proposed construction activities will be negatively affected over time.

Staff recommend for Council's consideration that, prior to a Public Hearing, further analysis be done by the consulting arborist through exploratory digging within the root zones of some of the trees noted as retained to gain more information about these trees. Appropriate wording has been included in the recommendation provided for Council's consideration.

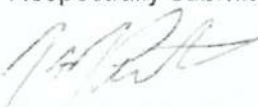
## CONCLUSIONS


Given the significant revisions undertaken by the applicant to address the Council motion from April 13, 2017, and staff feedback, it is recommended for Council's consideration that the Applications move forward to a Public Hearing.

## ALTERNATE MOTION

That Council decline Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for the property located at 1201 Fort Street and 1050 Pentrelew Place.

Respectfully submitted,

  
Alec Johnston, Senior Planner  
Development Services Division

  
Jonathan Timney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



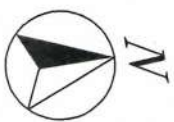
Date: Oct. 17, 2017



**List of Attachments:**

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans date stamped September 8, 2017
- Attachment D - Letter from applicant to Mayor and Council dated September 27, 2017
- Attachment E – Affordable Housing Proposal dated September 25, 2017
- Attachment F - Community Association Land Use Committee Meeting Summary
- Attachment G – Arborist Report dated October 10, 2017
- Attachment H - Committee of the Whole reports for Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 dated March 23, 2017
- Attachment I - Correspondence







## 1201 Fort Street

### Drawing List

Architectural		
Architectural A	A000	Cover
	A001-M	Renderings
	A002-M	Renderings
	A003-M	Renderings
	A004-M	Site Analysis
	A005-M	Survey / Phasing Plan / Info
	A100-M	Site Plan & Prop Info
	A101-M	Code Compliance
	A102-M	Code Compliance
	A103-M	Average Grade
Architectural B	A200-M	PI Plan
	A201-M	L1 Plan
	A202-M	L2 Plan
	A300-M	Context Elevations
	A401-M	Site & Context Sections
	A503-M	Shadow Study
	A101-A	P1 Floor Plan
	A211-A	L1 Floor Plan
	A212-A	L2 Floor Plan
	A316-A	L6 Penthouse Floor Plan
Architectural C	A311-A	North and South Elevations
	A312-A	East and West Elevations
	A413-A	Building Sections
	A221-B	L1 & L2 Plans
	A222-B	L3 & L4 Plans
	A320-B	Elevations
Architectural D	A420-B	Building Sections



### Building (Part 9 Townhouses)

B101	SITE PLAN & LOCATION MAP
B102	AVG. GRADE CALCULATIONS & TYP. SECTIONS
B201	BUILDING C PLANS
B202	BUILDING D PLANS
B203	BUILDING E PLANS
B301	BUILDING C ELEVATIONS
B301	BUILDING D ELEVATIONS
B303	BUILDING E ELEVATIONS
B401	COMBINED FRONT ELEVATIONS



## Civil

C101 PRELIMINARY SITE SERVICING PLAN

## Landscape

L1.01	LANDSCAPE PLAN
L1.02	TREE RETENTION AND REMOVAL PLAN
L2.01	GRADING AND DRAINAGE PLAN
L3.01	PLANTING PLAN AND PLANT LIST
L3.02	PLANTING PLAN
L4.01	LANDSCAPE MATERIALS PALETTE

## Contact List

PROJECT OWNER

**ABSTRACT DEVELOPMENTS**  
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## ARCHITECT

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Peter Johannknecht Architect AIBC LEED AP  
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## TOWNHOUSE DESIGN

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## LANDSCAPE ARCHITECT

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## CIVIL ENGINEER

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Victoria, BC V8Z 7H6  
250.479-8733

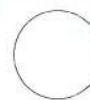
Contact:  
Graham Mackenzie  
treehelp@telus.net

### Abstract Developments

1201 Fort Street

ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT

DATE	2017-09-07 3:11:16 AM
NO.	181709-00



CASCADIA ARCHITECTS INC

060 Phoenix Screen

Victoria BC V8V 1H6 Canada

† 250.590.3223







**CASCADIA ARCHITECTS INC.**  
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E [office@cascadiaarchitects.ca](mailto:office@cascadiaarchitects.ca)



2 - VIEW OF BUILDING A FROM ACROSS FORT STREET

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SEP 08 2017  
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[illegible]





2 - VIEW OF TOWNHOUSE BUILDING E

[illegible]

7	RE CORRECT - TOP REV. 4	20-10-26
8	RE CORRECT - TOP REV. 13	20-10-27
9	RE CORRECT - TOP REV. 1	20-10-28
10	RE CORRECT - TOP REV. 1	20-11-30
NO	DESCRIPTION	DATE

- Renderings

1201 Fort Street

### Abstract Developments



1201 Fort Street  
 Chicago, IL 60604-2814

Victoria, BC V8V 3L1

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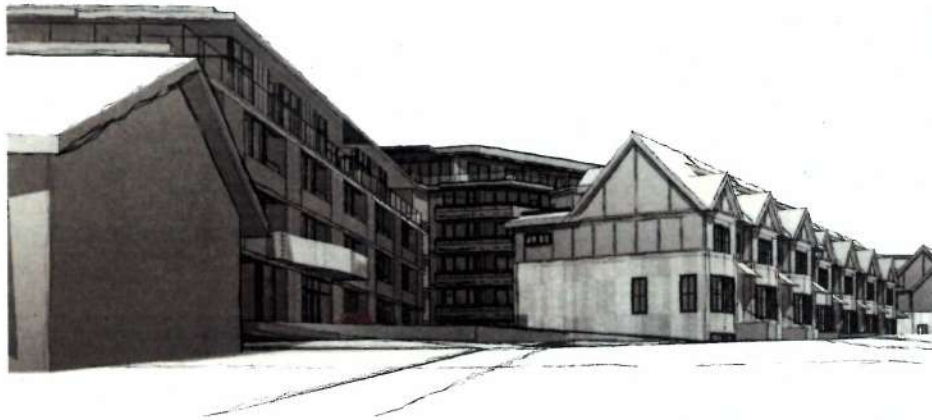
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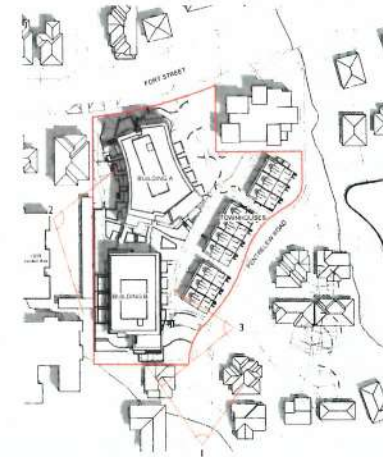
	CHS P	VR
	RE 2017 ON	







1 - VIEW OF BUILDING B AND TOWNHOUSES FROM SOUTH ON PENTRELEW



① View Key  
SCALE = 1 : 1000



2 - VIEW NEIGHBOURS ON 1039 LINDEN



3 - VIEW OF BUILDING B ENTRANCE PENTRELEW PLACE TOWARD

**CASCADIA ARCHITECTS INC.**  
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E office@cascadiaarchitects.ca

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NO.	DESCRIPTION	DATE
1	REVISION	2017-09-07
2	REVISION	2017-09-07
3	REVISION	2017-09-07
4	REVISION	2017-09-07
5	REVISION	2017-09-07
6	REVISION	2017-09-07
7	REVISION	2017-09-07
8	REVISION	2017-09-07
9	REVISION	2017-09-07
10	REVISION	2017-09-07

RENDERINGS

PROJECT  
1201 Fort Street

Abstract Developments

1201 Fort Street  
Victoria, BC V8V 3J1

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DATE 1 : 1000

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DRAWING FILE 01612-01 DRAWN BY GH/PL CHECKED BY WVK

DATE 2017-09-08

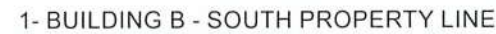
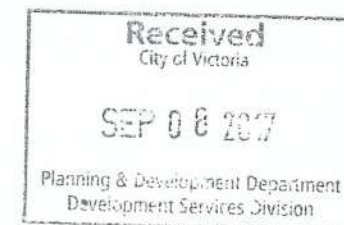
DATE 2017-09-08

DATE 2017-09-08

DATE 2017-09-08

DATE 2017-09-08

DATE 2017-09-08

[illegible]



Amended Lot 32 (DD 620404), Fairfield Farm Estate, Victoria City,  
Plan 5069, Except Part in Plan V19E/320

Printed on acid-free paper. 100% recycled paper, 50% post consumer waste.



This document shows the relative location of the networked media items and the document used and can be used to define property inheritance.

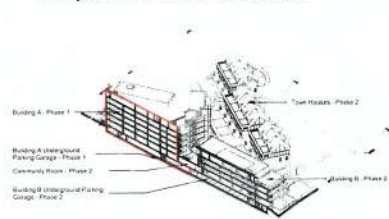
1 Site Survey  
SCALE = 1 : 400

Phone 111559-6  
POWER & ASSOCIATES  
5-C1, Level Thermostat  
500 25th Avenue, South  
Minneapolis, MN 55405  
Phone (612) 342-5600



2 Roof Plan and Phasing  
SCALE = 1/4" = 1'-0"

### PROJECT PHASING - DIAGRAM



### LEVEL PI PHASING - DIAGRAM



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E [office@cascadiaarchitects.ca](mailto:office@cascadiaarchitects.ca)

[illegible]

Survey / Phasing Plan / Info



1201 Fort Street  
Abstract Developments  
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PROJECT NUMBER	Date
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1612	2017-09-07 2:44:52 AM	
DRAWING FILE	DRAWING BY	
GD PI	WK	

	REV 2013 09 08	
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	(TWC-14)



FORT STREET

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Fort Street

1225  
Fort Street

1039  
Linden Ave

1025  
Linden Ave

1059  
Pentrelew Place

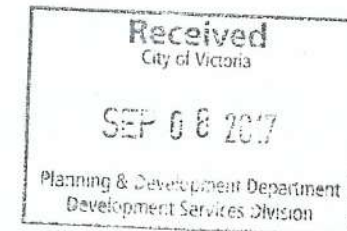
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Pentrelew Place



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Victoria, BC V8W 3P6 Canada  
T 250.590.2223 www.cascadiaarchitects.ca  
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## PROJECT INFORMATION

	Metric	Imperial
Zone:	R2-A1-2, R1-B	
Proposed Zone:	TBD	
Site Area:	7,850 sq m (2 parcels)	84,478 sq ft
Total Floor Area:	10,888 sq m	117,187 sq ft
Commercial Floor Area:	0 sq m	0 sq ft
Floor Space Ratio:	1.387	
Site Coverage:	4,991 sq m (57.2%)	
Open Site Space:	3,140 sq m (42.8%)	
	Site (Totals)	Building A Building B
Height of Building:	31.42 m	21.42 m 5.11 m
Number of Storeys:	6	4 4
Parking stalls on site:	112 + 9 visitor	42 + 6 visitor 58 + 12 visitor
Bicycle Parking #:	96 c.l / 12 c.2	58 c.l / 6 c.2
Setbacks:		
Front:	6m (East)	6m (East)
Rear:	4.6m (South)	4m (West)
Side:	0 m (West)	4.6m (South)
Side:	2.2m (Penntrelew)	18.8m (East)
Total Number of Units:	94 units	58 units 16 units
Unit Type:	1-3 Bedrms	1-2 Bedrms 1-2 Bedrms
Ground Oriented Units:	19 units	6 units 3 units
Minimum Unit Floor Area:	61 sq m	61 sq m 61 sq m
Total Residential Floor Area:	10,888 sq m	2,900 sq m 2,900 sq m
	Building C Building D Building E	
Height of Building:	10.88 m	11.43 m 11.24 m
Number of Storeys:	3	3 3
Parking stalls on site:	8 stalls	8 stalls 8 stalls
Bicycle Parking #:	none	none none
Setbacks:		
Front:	1.91m (East)	3.16m (East) 2.03 m (East)
Rear:		
Side:		2.4 m (North)
Side:		
Total Number of Units:	3 units	4 units 3 units
Unit Type:	3 Bedroom	3 Bedroom 3 Bedroom
Ground Oriented Units:	3 units	4 units 3 units
Minimum Unit Floor Area:	177 sq m	177 sq m 177 sq m
Total Residential Floor Area:	535 sq m	718 sq m 348 sq m



Level 1 - Site Plan  
SCALE = 1 : 200

NO.	DESCRIPTION	DATE
1	Site Plan & Proj Info	

PROJECT: 1201 Fort Street  
Abstract Developments  
1201 Fort Street  
Victoria, BC V8W 3L1

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DATE: As indicated

PROJECT NUMBER: 1612 Date: 2017-09-08 12:52:46 PM

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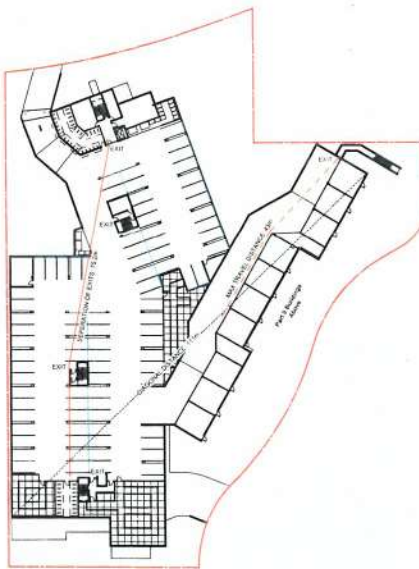
DATE: 2017-09-08

DRAWING: 7

PROJECT: A100-M

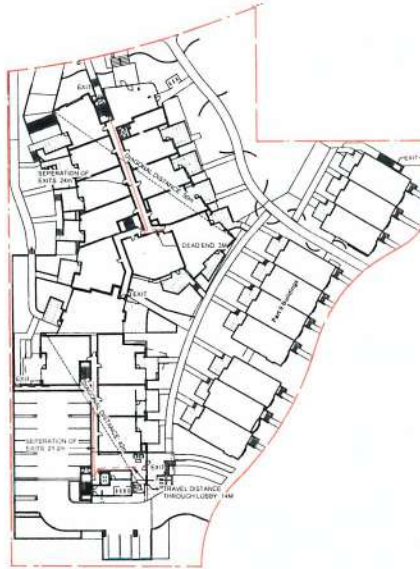


- 3.1 General  
 3.1.2 OCCUPANCY CLASSIFICATION  
 Group C - Residential Occupancy Levels 1-6  
 Group F - Storage Garage 1 level below grade  
 3.1.3 Impervious Area  
 F 3.1.3.1 requires a 1% flat rating  
 3.1.17 Occupant Load  
 See A101-M  
 3.2 BUILDING FIRE SAFETY  
 Gross Building Area: A: 6,208 sqm B: 2,900 sqm  
 3.2.2 Building Size & Construction  
 3.2.2.30 Group C: up to 6 storeys substantial fire construction  
 protected by fire-resistive cladding  
 SPRINKLERED: Yes, Sprinkler Building  
 3.4 EXITS  
 3.4.1 Minimum Number of Exits: 2 per floor  
 See code pages: A: 101-M  
 3.4.2 Distance between exits  
 See code pages: A: 101-M  
 3.4.3 Location of Exits  
 Min. Travel Distance: 30m  
 Max. Travel Permitted (F's) per: 45m  
 3.6 REQUIREMENTS FOR PERSONS WITH DISABILITIES  
 100



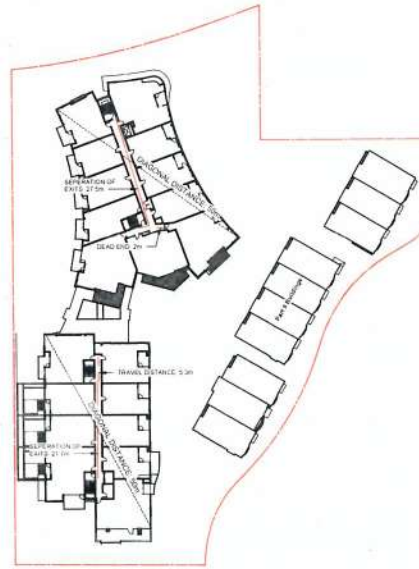
Min. Separation of two Exits: 3.5m  
 Max. Travel: 30m  
 Occupancy: F-3 Storage Garage  
 Occupant Load:  
 3,200 sqm x 48 sqm separation = 72 persons  
 Min. Exit Width:  
 Single, Lockable, Casework  
 8 Transoms x 78" x 42" min  
 Stairs:  
 8 Transoms x 78" x 50" min

3 Level PI Key  
 SCALE = 1 : 500



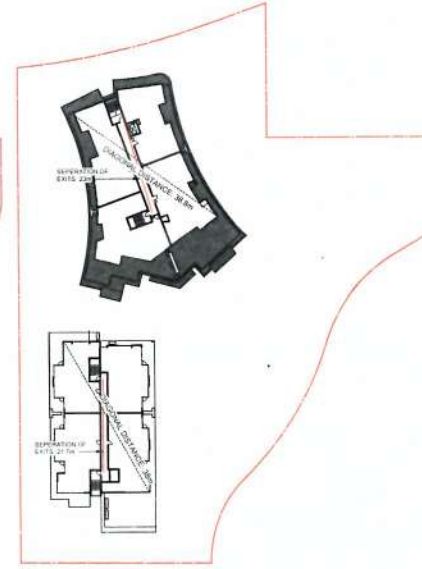
Building A  
 Min. Separation of two Exits: 3m  
 Max. Travel: 30m  
 Occupancy: C - Residential  
 Occupant Load:  
 14 sleeping rooms x 2 persons = 28 Persons  
 Min. Exit Width:  
 Single, Lockable, Casework  
 8 Transoms x 78" x 42" min  
 Stairs:  
 8 Transoms x 78" x 50" min

1 Level 1 Key  
 SCALE = 1 : 500



Building A  
 Min. Separation of two Exits: 3m  
 Max. Travel: 30m  
 Occupancy: C - Residential  
 Occupant Load:  
 10 sleeping rooms x 2 persons = 20  
 Min. Exit Width:  
 Single, Lockable, Casework  
 8 Transoms x 78" x 42" min  
 Stairs:  
 8 Transoms x 78" x 50" min

2 Level 2 Key  
 SCALE = 1 : 500

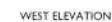


Building A  
 Min. Separation of two Exits: 3m  
 Max. Travel: 30m  
 Occupancy: C - Residential  
 Occupant Load:  
 8 sleeping rooms x 2 persons = 16  
 Min. Exit Width:  
 Single, Lockable, Casework  
 8 Transoms x 78" x 42" min  
 Stairs:  
 8 Transoms x 78" x 50" min

4 Level Penthouse Key  
 SCALE = 1 : 500

NO.	DESCRIPTION	DATE
1	1201 Fort Street	
2	Abstract Developments	
3	1201 Fort Street	
4	Victoria, BC V8V 3L1	
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As indicated		
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DRAWING SET	GD P	DESIGNER: VK
REV	7	
DWG NO.	A101-M	

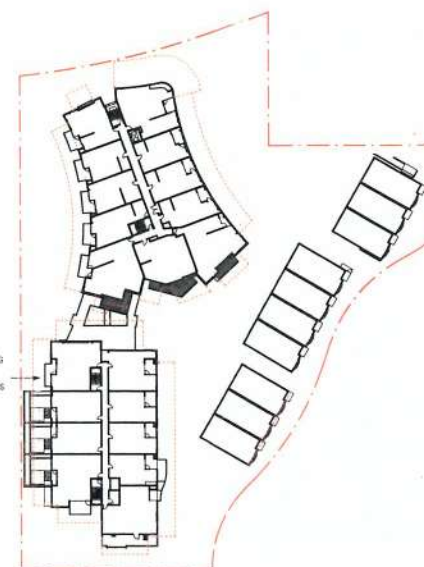




NORTH ELEVATION - MORE THAN 9M FROM LIMITING DISTANCE LINE

BASED ON TABLE 3-23.1 OF BIBC 2012, A LIMITING DISTANCE CALCULATION FOR THE WORST CASE SCENARIO IS 4M IN ALL CASES OF RESIDENTIAL UNITS, COMPARMENT EXPOSING BUILDING FACE IS 40 M<sup>2</sup> OR LESS, AND HAS 50% UNPROTECTED OPENINGS OR LESS. THE RESULTANT MINIMUM LIMITING DISTANCE 4M OR LESS IN ALL RESIDENTIAL UNIT SCENARIOS THIS WORST CASE SCENARIO TAKES PLACE ON THE WEST ELEVATION OF BUILDING B IN THE NORTH UNIT ON LEVEL 1.

THE OFFSET FLANK KEY 4 M MIN LIMITING DISTANCE IS USED TO ILLUSTRATE COMPLIANCE ON ALL BUILDING FACES AS IT ALLOWS UP TO 50% UNPROTECTED OPENINGS



WORST CASE  
SCENARIO: 4M LIMITING  
DISTANCE OFFSET  
CONSERVATIVE  
ANALYSIS ILLUSTRATES  
4M THROUGHOUT  
PROJECT

LIMITING DISTANCE OFFSET KEY

THIS DIAGRAM DEMONSTRATES

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CASCADIA ARCHITECTS INC.

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**E** [office@cascadiaarchitects.ca](mailto:office@cascadiaarchitects.ca)

[illegible]

NO	DESCRIPTION	DATE
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Answer:

Code Compliance

PROJECT 1

1201 Fort Street

### Abstract Developments

1201 Fort Street

1201 Fort Street  
Victoria, BC V8V 3L1

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PROJECT NUMBER	Date
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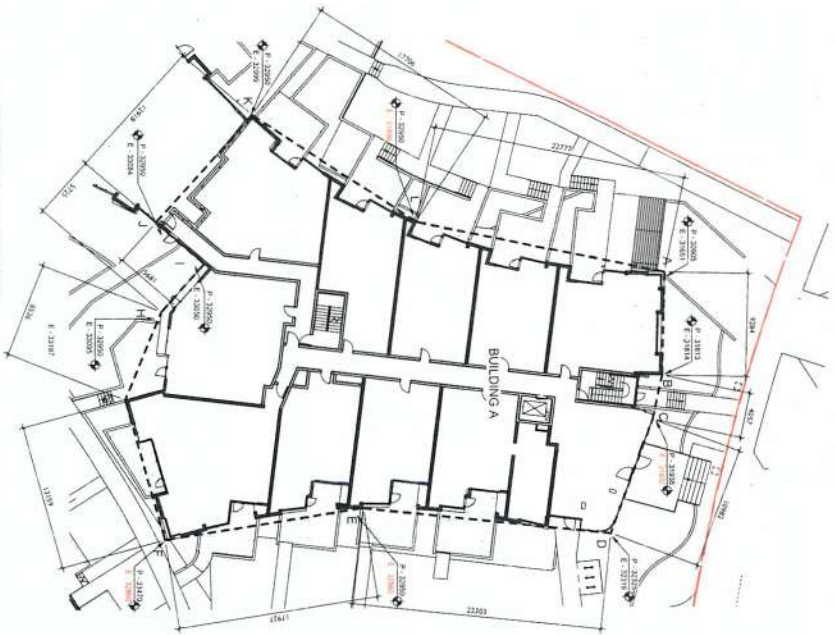
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16/2	16/2	16/2

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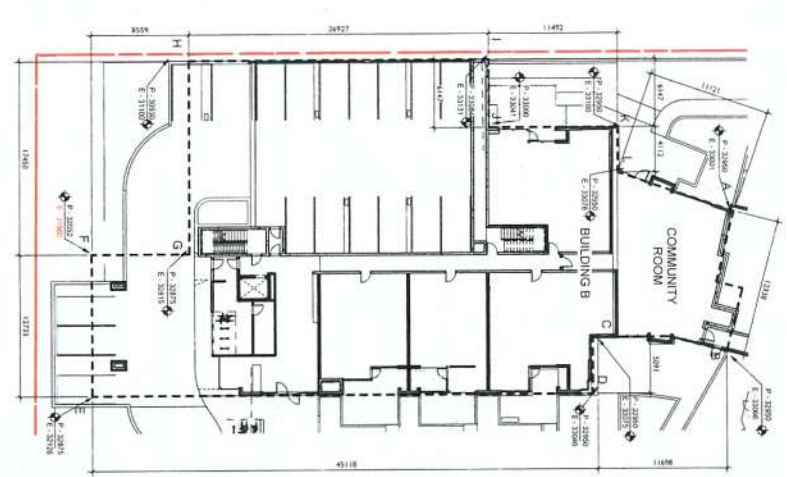
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A102-M





① Building A - Average Grade  
 SCALE = 1/200



② Building B - Average Grade  
 SCALE = 1/200

NOTE: RED (may show as grey) TEXT INDICATES WHERE EXISTING GRADE WAS USED TO DETERMINE AVERAGE GRADE

**Average Grade Table**

Point	Elevation	Span	Between Points
A	32985	A to B	9.284 mm
B	31813	B to C	4.057 mm
C	31712	C to D	120.306, 733 mm
D	32335	D to E	10.987 mm
E	32960	E to F	382.835, 187 mm
F	31187	F to G	22.303 mm
G	32950	G to H	722.565, 978 mm
H	32950	H to I	586.502, 555 mm
I	32950	I to J	17.927 mm
J	32950	J to K	434.490, 442 mm
K	32950	K to L	282.272, 176 mm
L	31936	L to A	188.638, 750 mm
			5.725 mm
			187.188, 590 mm
			12.918 mm
			425.648, 100 mm
			574.435, 758 mm
			22.777 mm
			715.684, 729 mm
			4891485932
			32382.15175

**Average Grade Table**

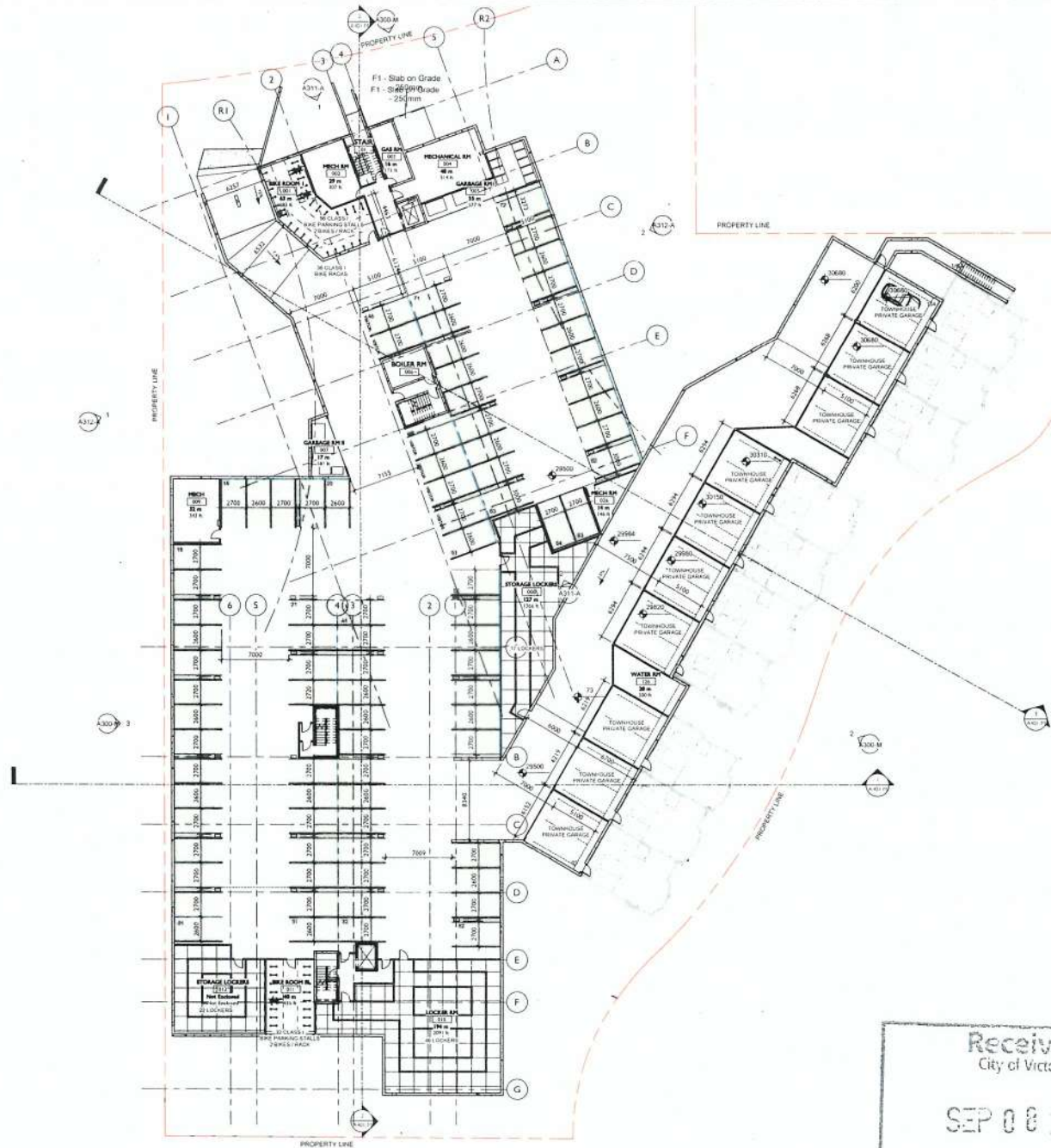
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B	32950	B to C	11.837 mm
C	32950	C to D	5.091 mm
D	32950	D to E	44.078 mm
E	32126	E to F	12.733 mm
F	31960	F to G	6.559 mm
G	32600	G to H	17.450 mm
H	30930	H to I	26.927 mm
I	30930	I to J	6.147 mm
J	33000	J to K	11.492 mm
K	32950	K to L	378.948, 700 mm
L	32950	L to A	135.490, 400 mm
			366.436, 950 mm
			5245796916
			32448.76538

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 City of Victoria  
 SEP 08 2017  
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PROJECT		1201 Fort Street	
CLIENT		Abstract Developments	
DESIGNER		1201 Fort Street Victoria, BC V8W 3L1	
DATE		1. 2007	
NO.		DISCRIPTION	
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100		Average Grade	



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NO.	DESCRIPTION	DATE
1	PRELIMINARY DEVELOPMENT	2017-09-07
2	PRELIMINARY DEVELOPMENT	2017-09-07
3	PRELIMINARY DEVELOPMENT	2017-09-07
4	PRELIMINARY DEVELOPMENT	2017-09-07
5	PRELIMINARY DEVELOPMENT	2017-09-07
6	PRELIMINARY DEVELOPMENT	2017-09-07
7	PRELIMINARY DEVELOPMENT	2017-09-07

PI Plan

PROJECT  
1201 Fort Street  
Abstract Developments  
1201 Fort Street  
Victoria, BC V8W 3L1

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SCALE  
1:200

PROJECT NUMBER  
1412

DATE  
2017-09-07 2:47:16 AM

DESIGNED BY  
GD PJ

DRAWN BY  
WK AH

DATE  
2017-09-07

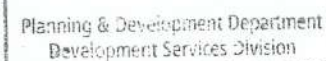
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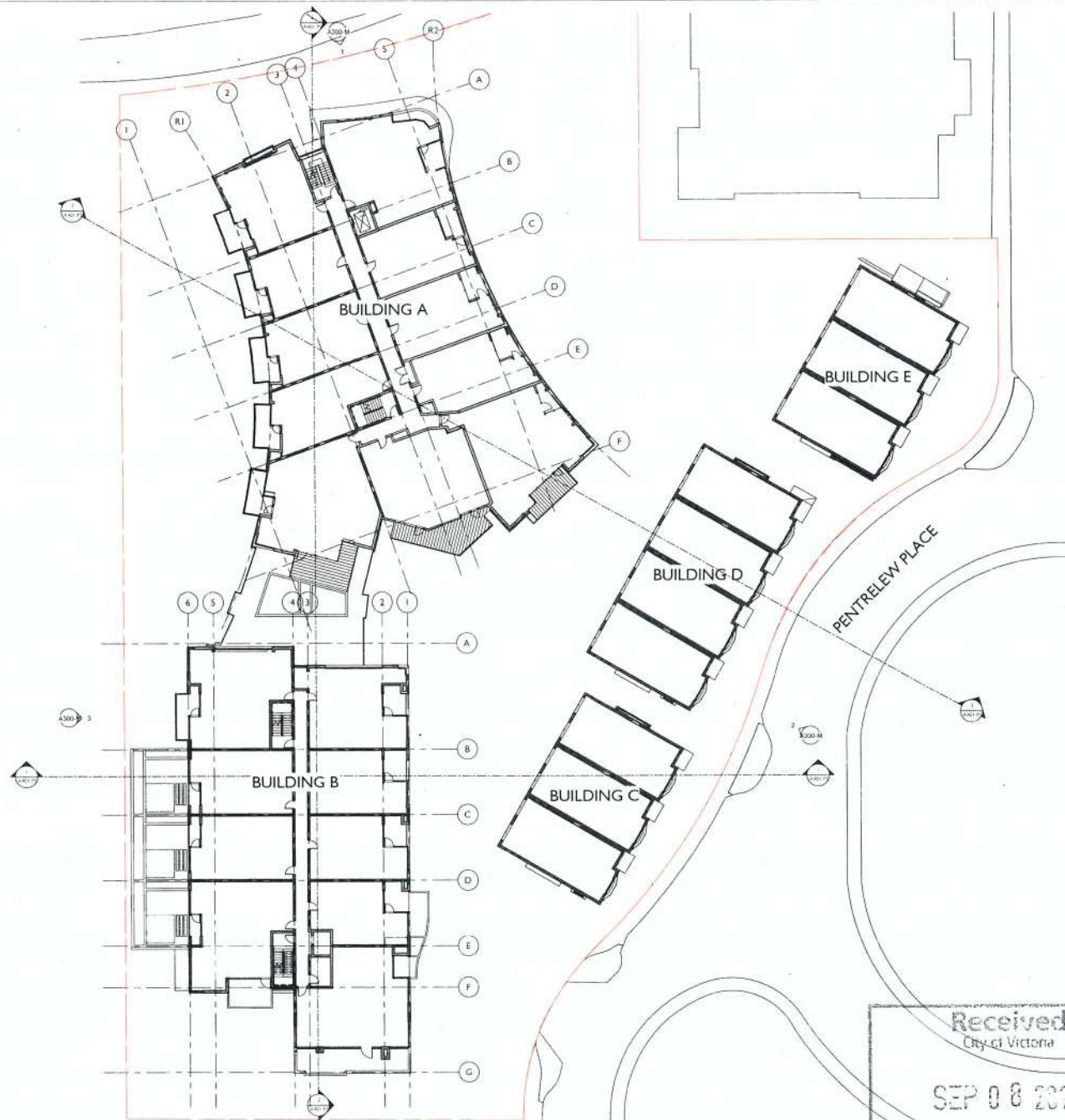
DATE  
2017-09-07

DATE  
2017-09-07

Received  
City of Victoria  
SEP 08 2017  
Planning & Development Department  
Development Services Division







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City of Victoria

SEP 08 2017

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[illegible]

L2 Plan

PROJECT

1201 Fort Street

Abstract Developments

1201 Fort Street  
Victoria, BC V8V 3L1

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1300

PROJECT NUMBER	Date
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GD P]	WK AH
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2017.09.08 7


A 200 M

A202-M





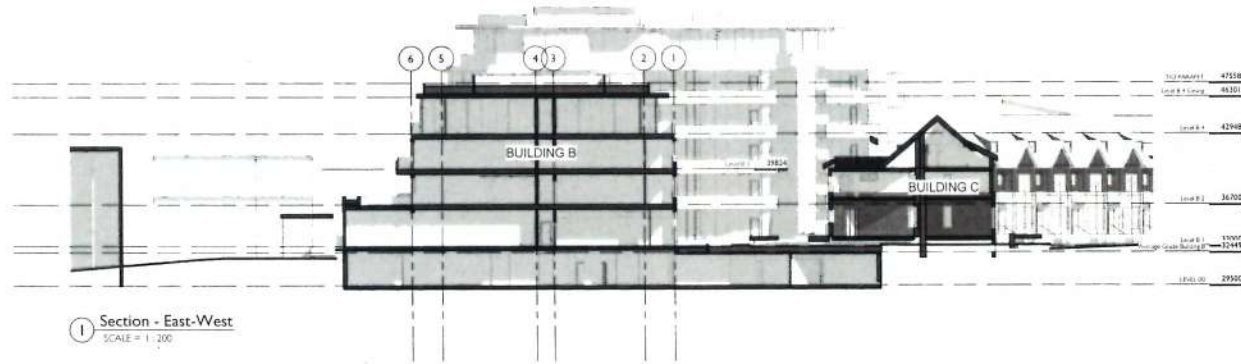


CASCADIA ARCHITECTS INC  
1000 Paces Street  
Victoria BC V8W 3J8 Canada  
T: 250.590.3121 www.cascadiaarchitects.ca  
E: office@cascadiaarchitects.ca

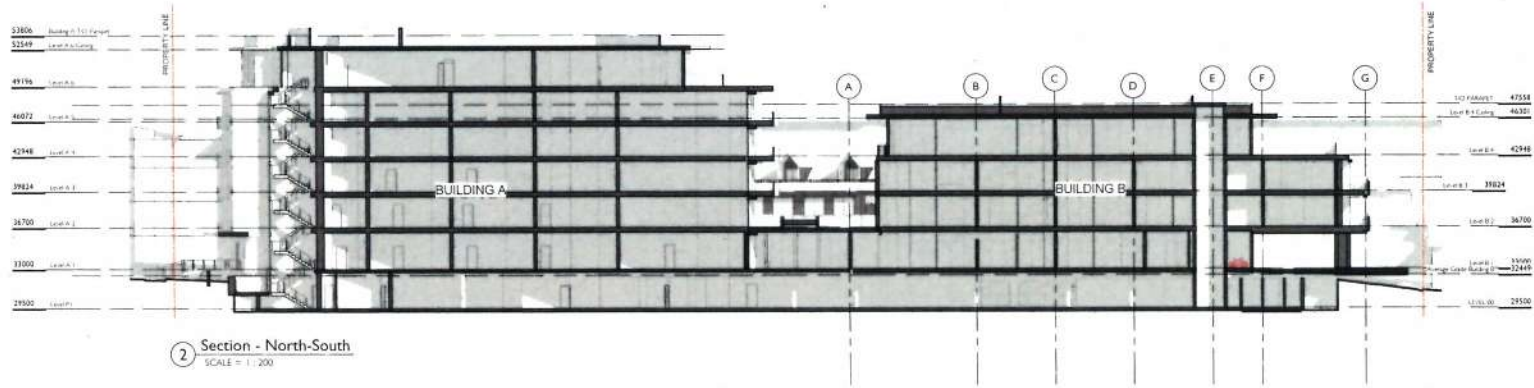
Received  
City of Victoria

SEP 06 2017

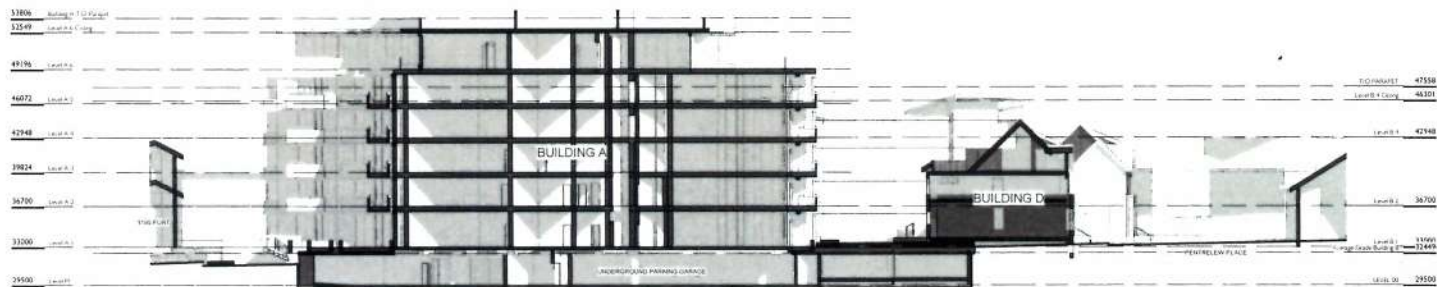
Planning & Development Department  
Development Services Division



① Section - East-West  
SCALE = 1 : 200



② Section - North-South  
SCALE = 1 : 200



③ Section  
SCALE = 1 : 200

NO. DESCRIPTION DATE

Site & Context Sections

PROJECT 1201 Fort Street

Abstract Developments

1201 Fort Street  
Victoria, BC V8V 3L1

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SCALE 1 : 200

PROJECT NUMBER 1612 Date: 2017-09-07 3:50:01 AM

DRAWN BY GH PJ CHECKED BY WK

REV 2017-09-08 7

DRAWING NO. A401-M



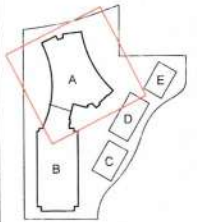




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City of Victoria

SEP 00 2007

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Development Services Division

[illegible]

PI Floor Plan



1201 Fort Street  
Abstract Developments  
1201 Fort Street  
Victoria, BC V8V 3L1

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PROJECT NUMBER	Date	
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DRAWING FILE	CHECKED BY	DRAWN BY
	GD PJ	WK
	REV	
	2017-09-08	
DRAWING NO		
A210-A		

**Level P1 - Building A**  
SCALE = 1 : 100



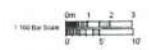
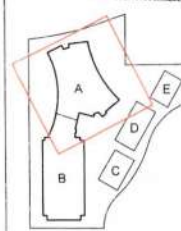


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E office@cascadiaarchitects.ca

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Development Services Division



NO.	DESCRIPTION	DATE
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### L1 Floor Plan

PROJECT  
**1201 Fort Street**  
Abstract Developments  
1201 Fort Street  
Victoria, BC V8W 3L1

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SCALE As indicated

PROJECT NUMBER 1612 Date 2017-09-07 2:53:44 AM

DRAWN BY GD PJ CHECKED BY WK

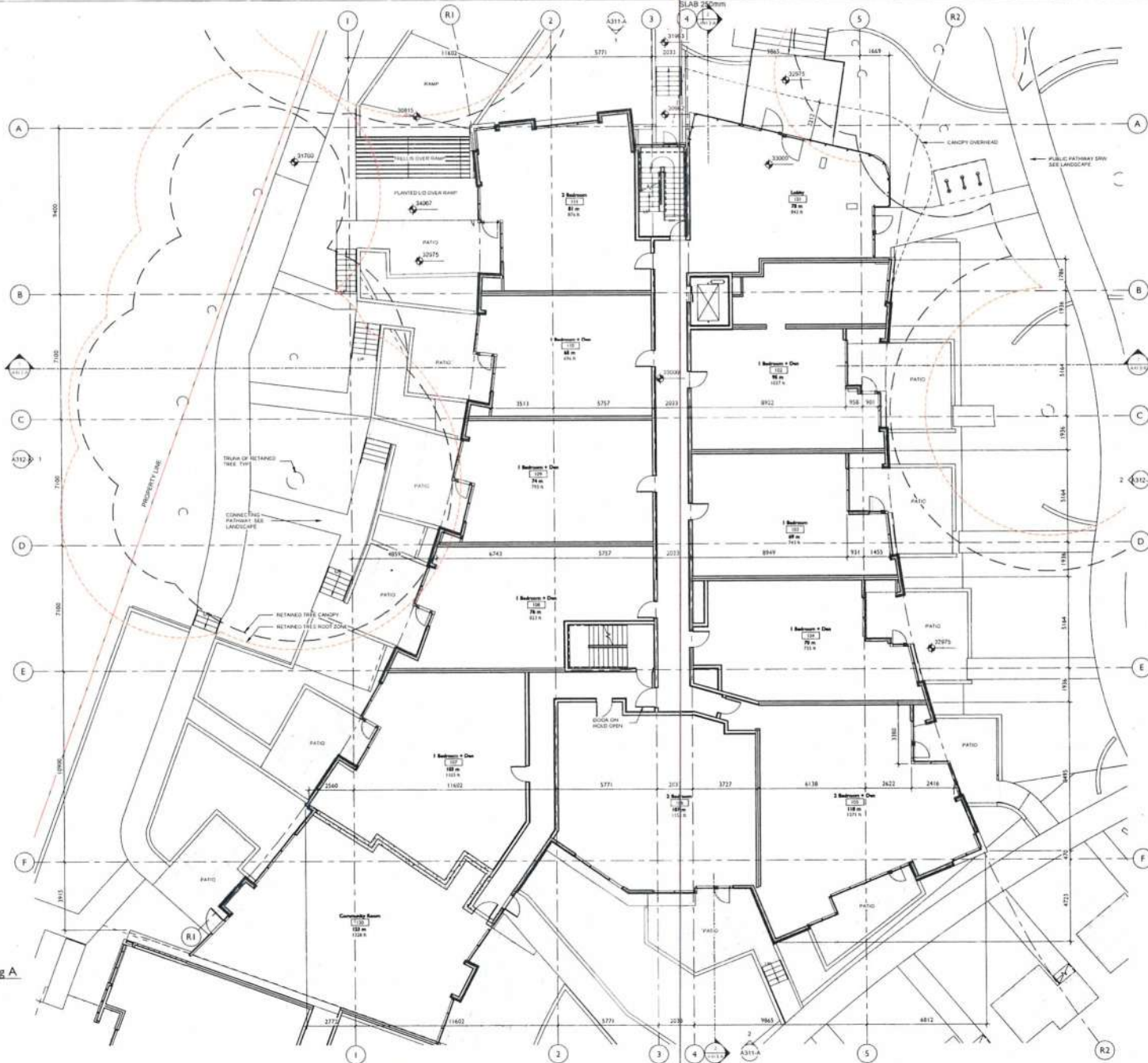
DATE 09/07/17

SCALE 7

ENCL. NO.

A211-A

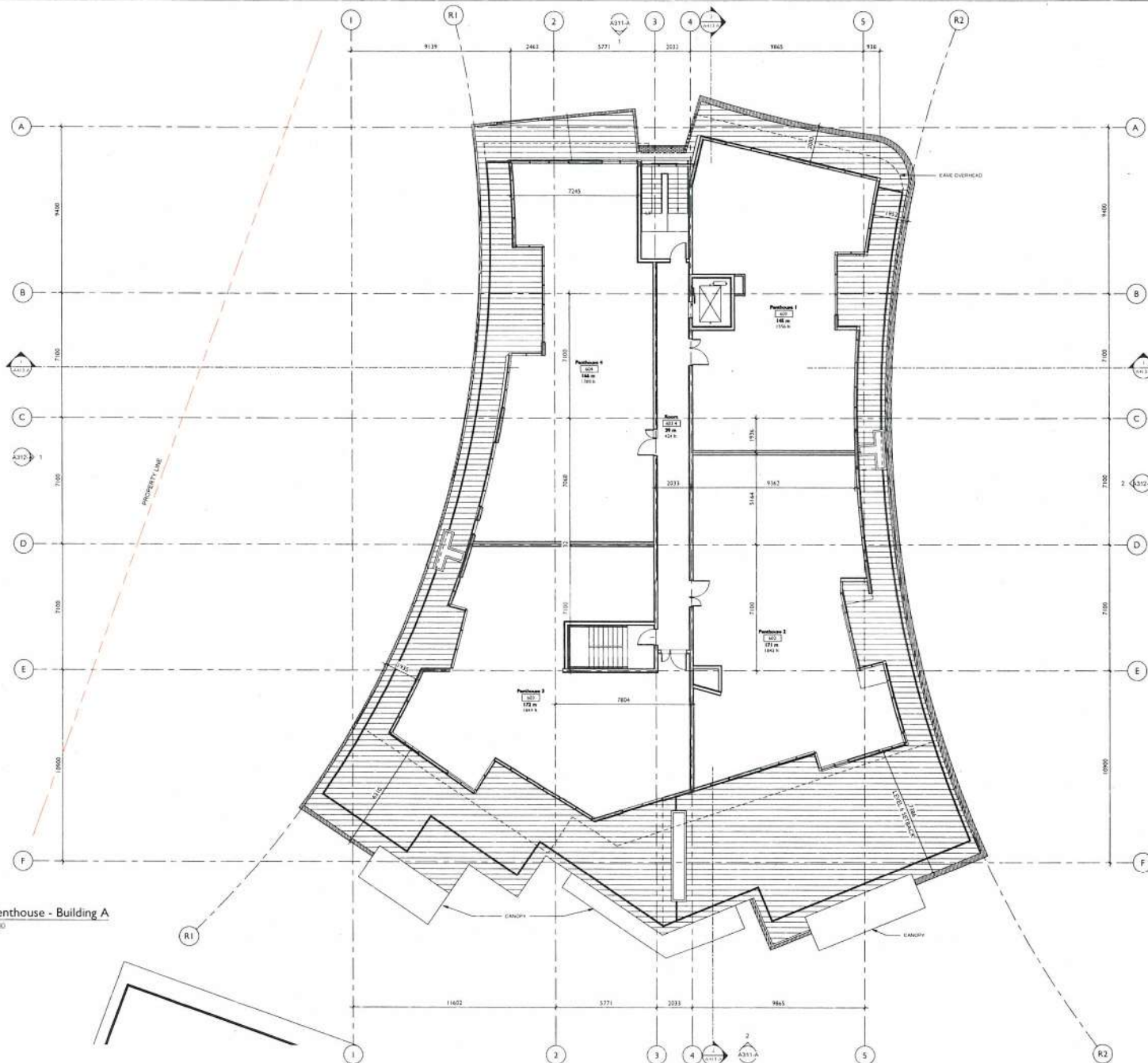
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SCALE = 1 : 100







**I Level 6 Penthouse - Building A**  
SCALE = 1:100

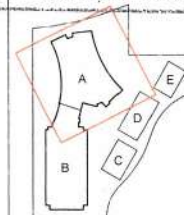


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E office@cascadiaarchitects.ca

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NO.	DESCRIPTION	DATE
1	101 Fort Street	2017-09-07
2	102 Fort Street	2017-09-07
3	103 Fort Street	2017-09-07
4	104 Fort Street	2017-09-07
5	105 Fort Street	2017-09-07
6	106 Fort Street	2017-09-07
7	107 Fort Street	2017-09-07
8	108 Fort Street	2017-09-07
9	109 Fort Street	2017-09-07
10	110 Fort Street	2017-09-07

# **L6 Penthouse Floor Plan**

**1201 Fort Street**  
Abstract Developments  
1201 Fort Street  
Victoria, BC V8V 3L1

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NO.	DESCRIPTION	DATE
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10	110 Fort Street	2017-09-07

As indicated

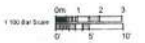
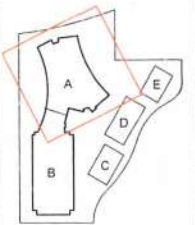
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DESIGNED BY	GD PJ	CHECKED BY	WK
REV.	2017-09-07	7	
DATE	2017-09-07		

A216-A

### Exterior Materials

#	Material Description
---	----------------------

- 1 Common brick - 'A' Pattern
- 2 Common brick - 'B' Pattern
- 3 Common brick - 'C' Pattern
- 4 Glass Guard Rail
- 5 Vinyl Windows - Dk Bronze Finish
- 6 Perforated Aluminum Panel - Light Bronze finish
- 7 Prefinished Metal Panel - 'Weather Zinc'
- 8 Prefinished Metal - Dark Gray
- 9 Architectural Concrete
- 10 Aluminum Prefinished Extrusion - Gray (Soft)
- 11 Aluminum Prefinished Extrusion - Linear Grain (Soft)

[illegible]

NO.	DESCRIPTION	DATE
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### North and South Elevations

1201 Fort Street

## Abstract Developments

1201 East Street

Victoria, BC V8V 3L1

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As indicated

Project Number	Date
1412	2017-09-07 2:54:31 AM

DRUGS	CHLORIDE	CHLORIDE
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	GD PJ	WK

	(mg, mL)
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A311-A

	NAME _____
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Building A - North Elevation  
SCALE = 1/100



2 Building A - South Elevation  
SCALE = 1 : 100

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City of Victoria

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Development Services Division





1 Building A - West Elevation  
SCALE = 1 : 100



2 Building A - East Elevation  
SCALE = 1 : 100

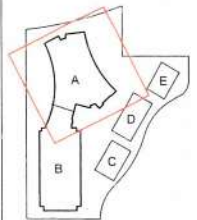


CASCADIA ARCHITECTS INC.

1043 Pipers Street  
Victoria BC V8V 5Y6 Canada  
T 250 510 3231 www.cascadiaarchitects.ca  
E office@cascadiaarchitects.ca

#### Exterior Materials

- | #  | Material Description                              |
|----|---|
| 1  | Common brick - A Pattern                          |
| 2  | Common brick - B Pattern                          |
| 3  | Common brick - C Pattern                          |
| 4  | Class Guard Rail                                  |
| 5  | Vinyl Windows - Dk Bronze Finish                  |
| 6  | Perforated Aluminum Panel - Light Bronze Finish   |
| 7  | Polished Metal Panel - Weather Zinc               |
| 8  | Polished Metal - Dark Gray                        |
| 9  | Architectural Concrete                            |
| 10 | Aluminum Polished Extrusion - Gray (Suff)         |
| 11 | Aluminum Polished Extrusion - Linear Glass (Suff) |



1:100 Bar Scale  
0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

NO	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	2017-09-07
3	ISSUED FOR PERMIT	2017-09-07
4	ISSUED FOR PERMIT	2017-09-07

#### East and West Elevations

PROJECT

1201 Fort Street

Abstract Developments

1201 Fort Street

Victoria, BC V8V 3L1

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SCALE As indicated

PROJECT NUMBER 1612 Date 2017-09-07 2:54:45 AM

DRAWING FILE GD P1 DRAWING BY WK

REV 2017-09-07 7

DATE 2017-09-07

DATE 2017-09-07

DATE 2017-09-07

DATE 2017-09-07

DATE 2017-09-07

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DATE 2017-09-07

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DATE 2017-09-07

DATE 2017-09-07

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City of Victoria

SEP 08 2017

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Development Services Division

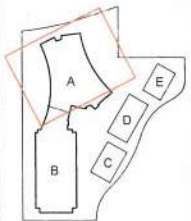


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E office@cascadiaarchitects.ca

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1:100 Scale  
0 1 2 3  
0 5 10

NO	DESCRIPTION	DATE
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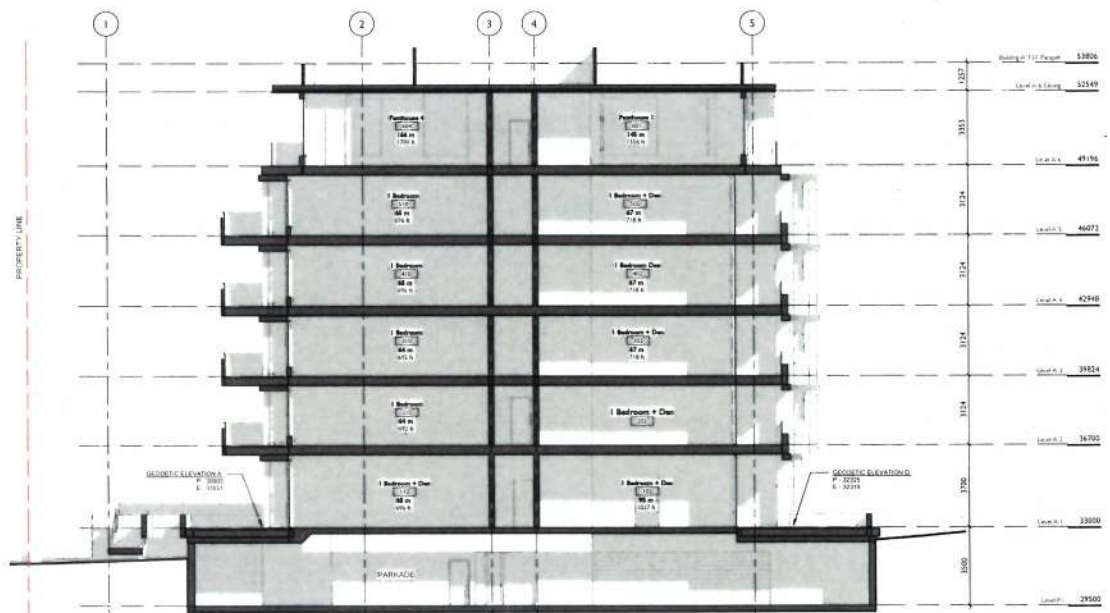
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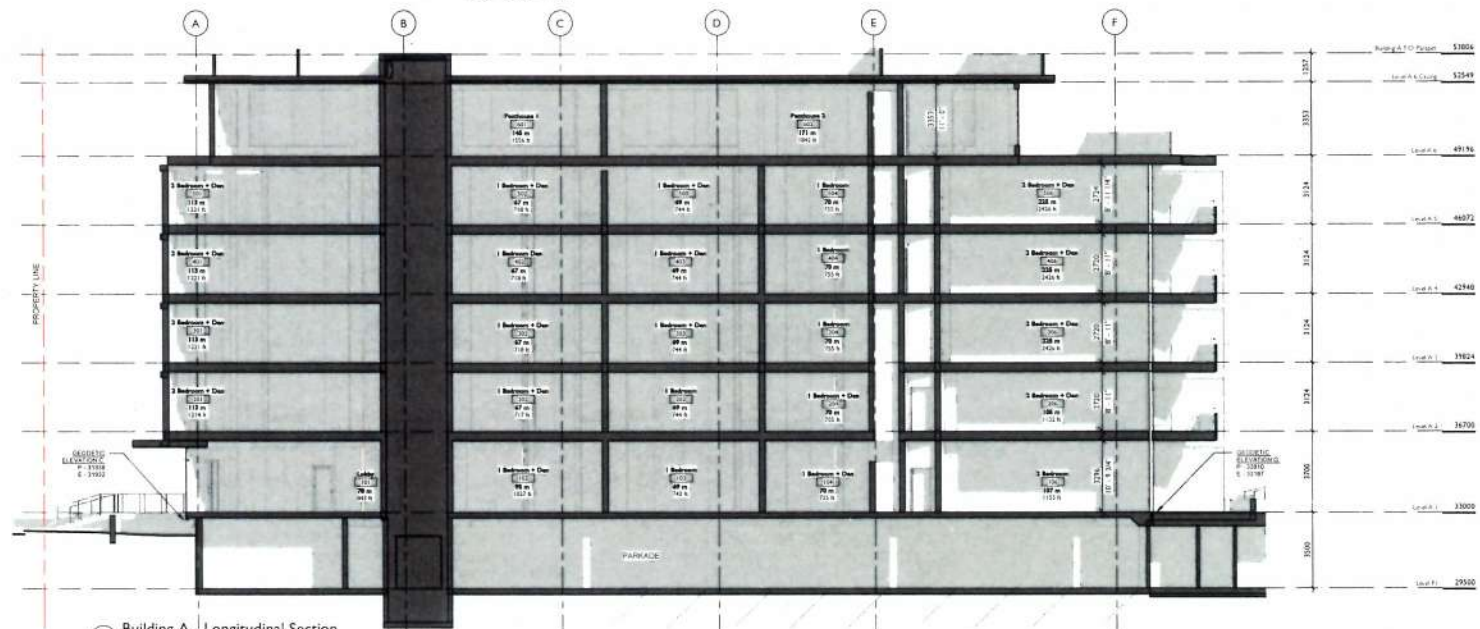
NO ZONING / TYPING

NO ZONING / TYPING

NO ZONING / TYPING



1 Building A - Cross Section  
SCALE = 1:100



2 Building A - Longitudinal Section  
SCALE = 1:100

Building Sections

PROJECT  
1201 Fort Street  
Abstract Developments  
1201 Fort Street  
Victoria, BC V8V 3L1

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SCALE

As Indicated

PROJECT NUMBER

1612

DATE

2017-09-07 2:54:57 AM

DRAWN BY

CD PJ

CHECKED BY

WVK

REV

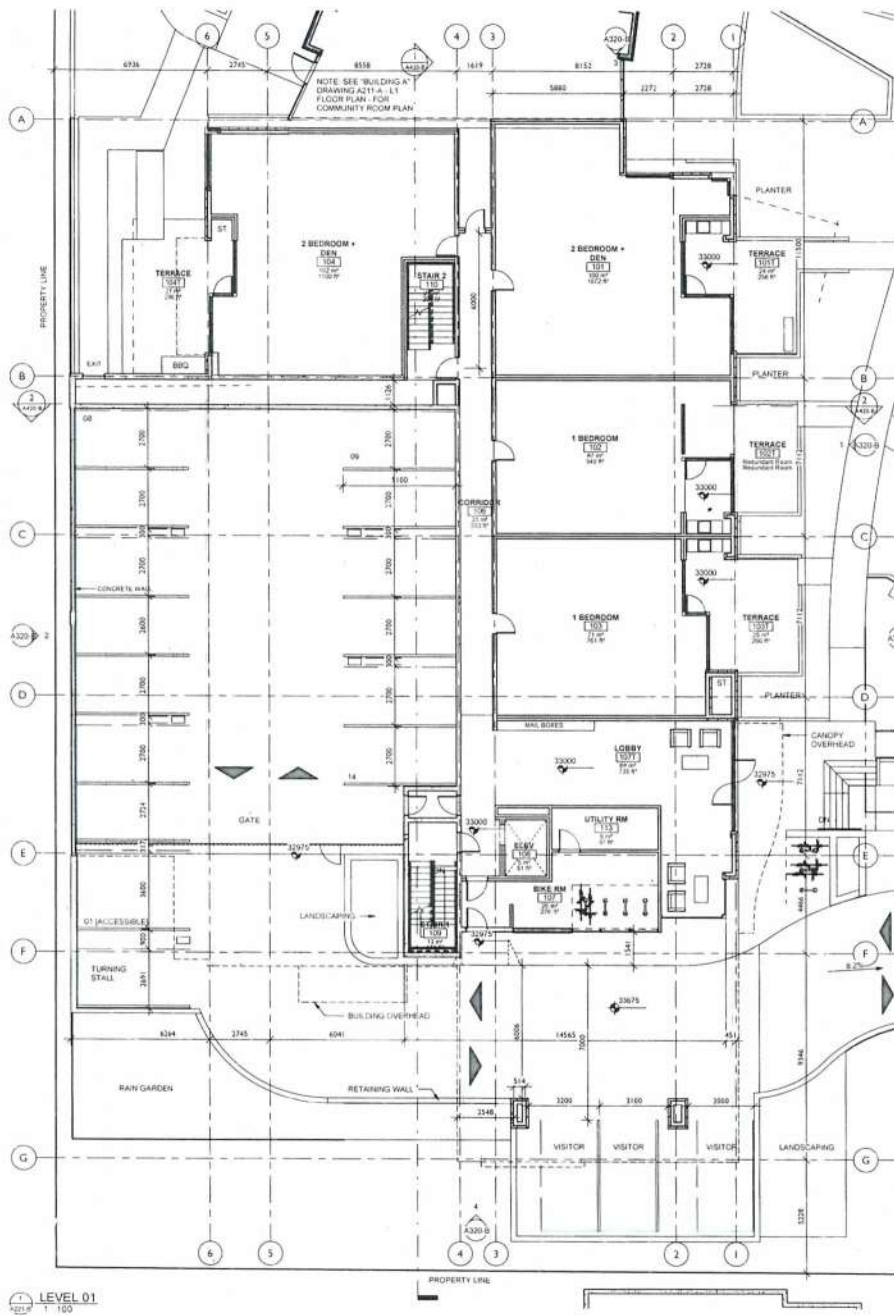
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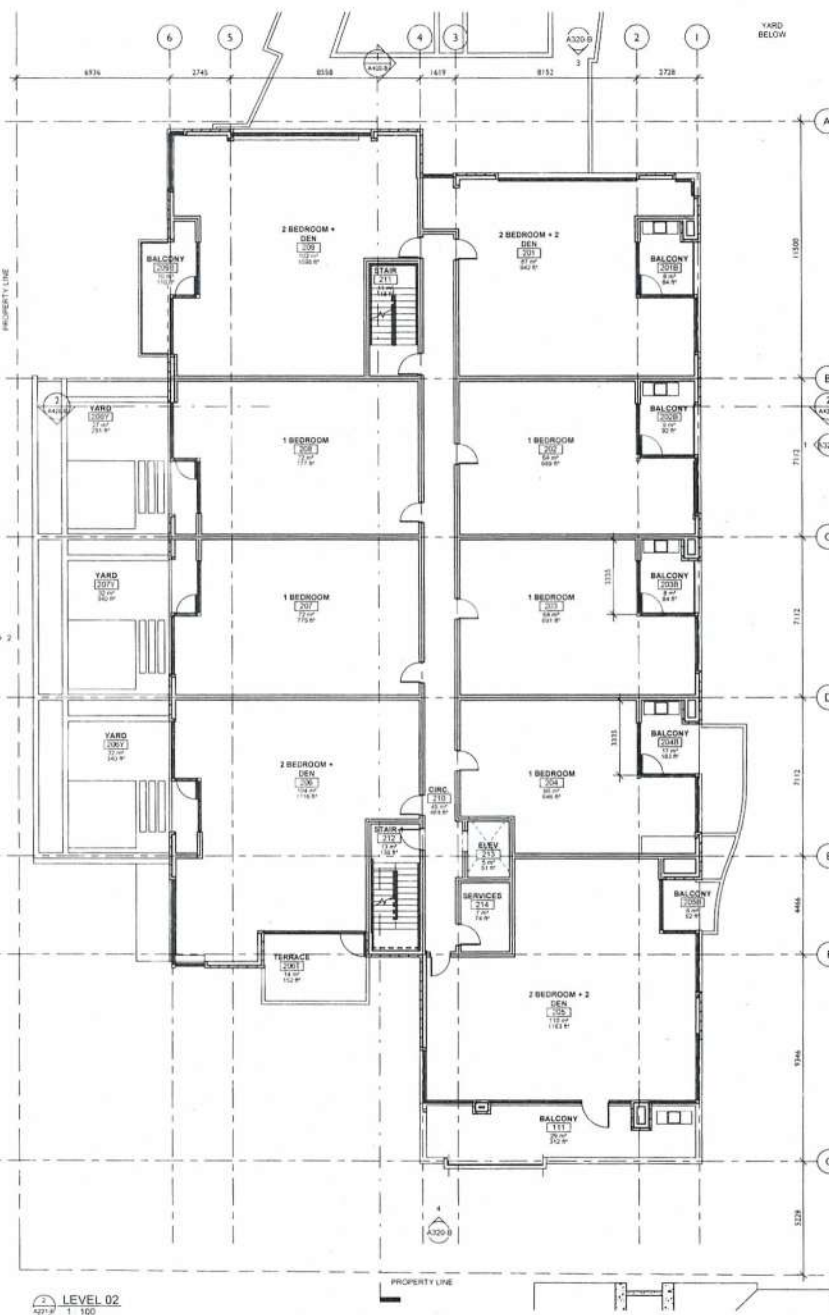
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A413-A





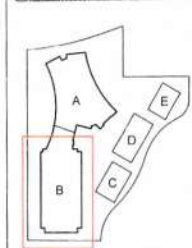
1 LEVEL 01  
A221-B



2 LEVEL 02  
A221-B

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1060 Plummer Street  
Victoria BC V8V 3S1 Canada  
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E office@cascadiaarchitects.ca

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SEP 06 2017  
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Development Services Division



NO.	DESCRIPTION	DATE
1	Revised	
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT: **L1 & L2 Plans**

PROJECT: **1201 Fort Street**  
Abstract Developments  
1201 Fort Street  
Victoria, BC V8V 3L1

As indicated

PROJECT NUMBER: 1612  
DATE: 2017-09-07 3:00:18 AM  
DRAWN BY: GD  
CHECKED BY: BC

DATE: 2017-09-07  
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CHECKED BY: BC

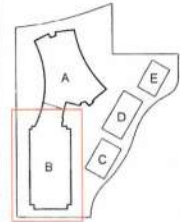
A221-B





**Exterior Materials**

- 1 Common brick - 'A' Pattern
- 2 Common brick - 'B' Pattern
- 3 Common brick - 'C' Pattern
- 4 Glass Guard Rail
- 5 Vinyl Windows - Oak Bronze Finish
- 6 Perforated Aluminum Panel - Light Bronze Finish
- 7 Prefinished Metal Panel - Weathered Zinc
- 8 Prefinished Metal - Dark Gray
- 9 Architectural Concrete
- 10 Aluminum Prefinished Extrusion - Only
- 11 Aluminum Prefinished Extrusion - Linear Grain
- 12 2 Ply SBS Vapor - with Decorative Bitumast



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

**Elevations**

**1201 Fort Street**

Abstract Developments

1201 Fort Street

Victoria, BC V8V 3J1

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As indicated

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DRAWING FILE	DATE
GD P1	BC

REVISION	DATE
1	2017-09-07

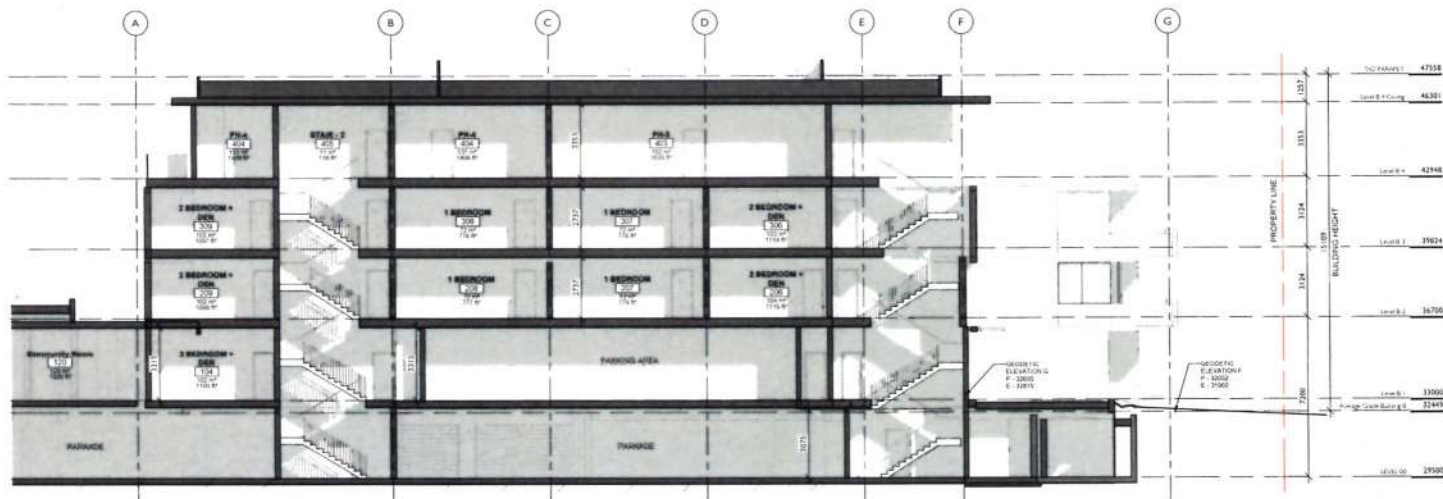
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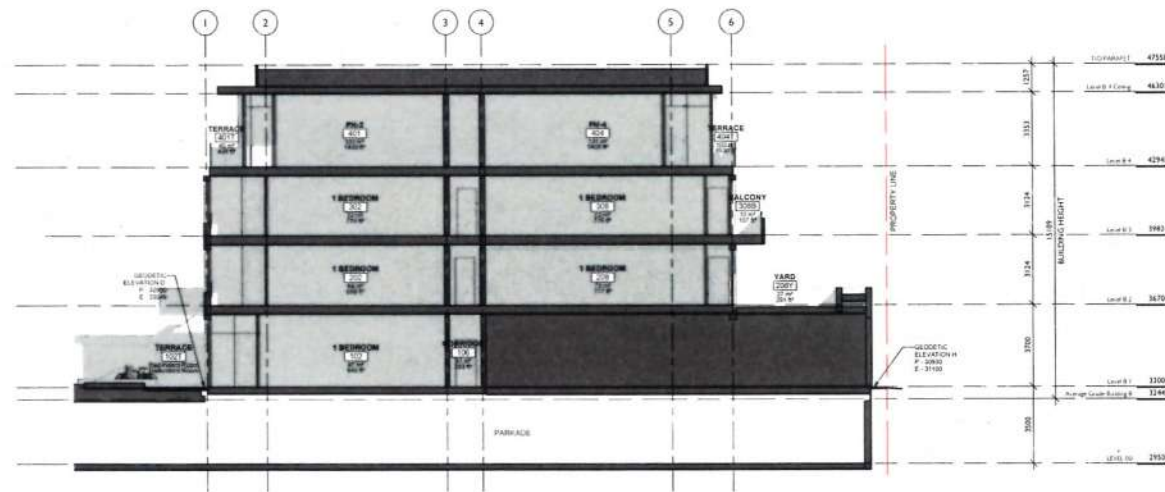
SEP 08 2017

Planning & Development Department  
 Development Services Division





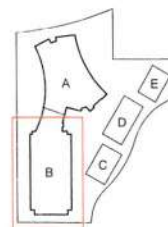
1 LONGITUDINAL SECTION  
1:100



2 CROSS SECTION  
1:100



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NO.	DESCRIPTION	DATE
1	PRELIMINARY	2017-09-07
2	REVISED	2017-09-07
3	REVISED	2017-09-07
4	REVISED	2017-09-07
5	REVISED	2017-09-07
6	REVISED	2017-09-07
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10	REVISED	2017-09-07

**Building Sections**

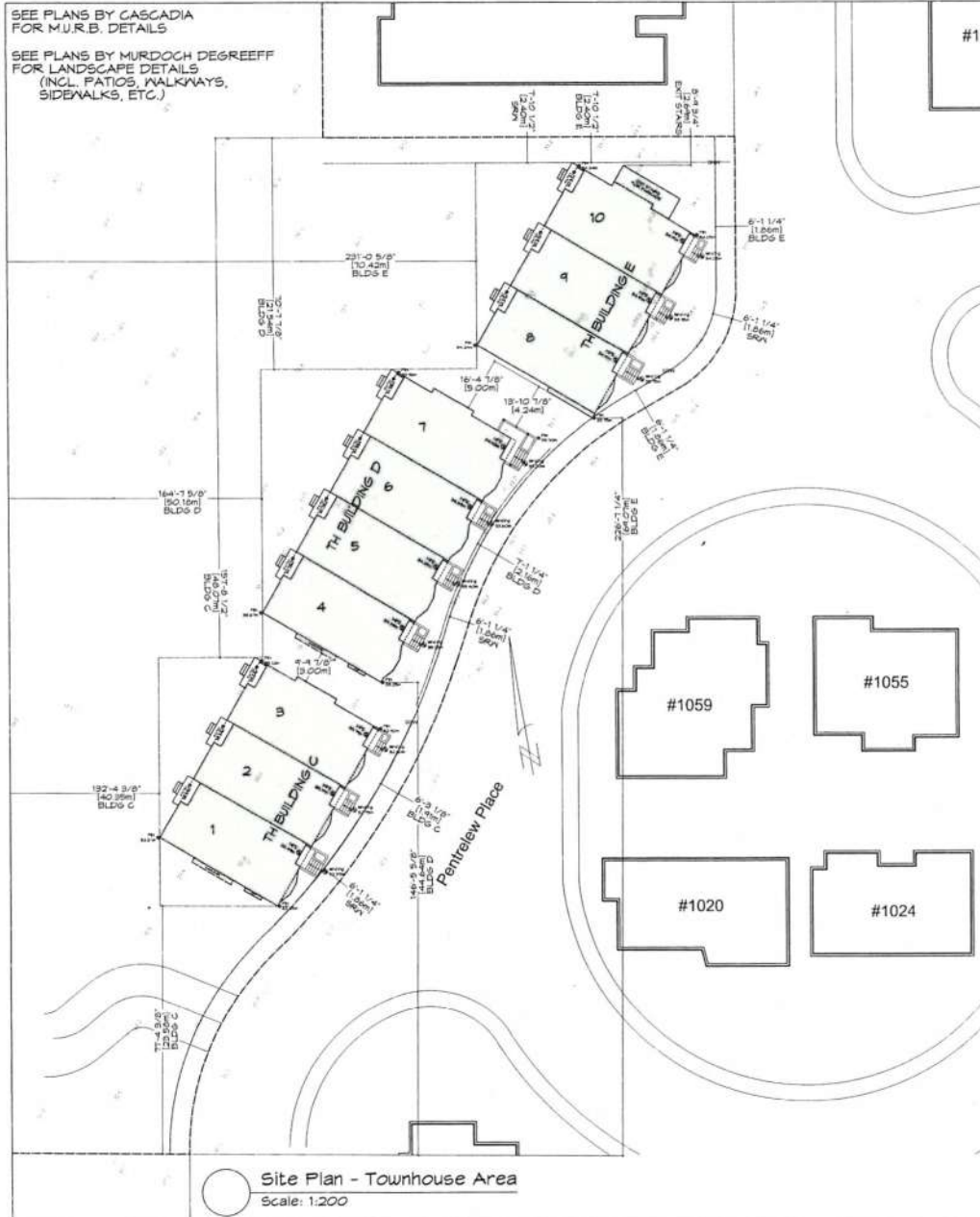
**1201 Fort Street**  
Abstract Developments  
1201 Fort Street  
Victoria, BC V8V 3L1

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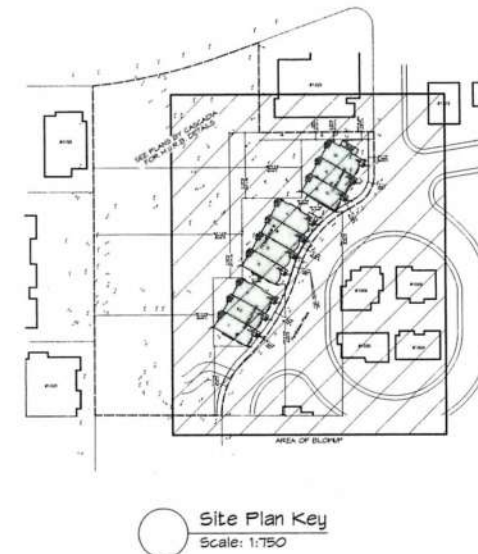
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DESIGNED BY	DRAWN BY
GO PJ	BC
DATE	SCALE
2017-09-08	As indicated
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	A420-B

Received  
City of Victoria  
SEP 08 2017  
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Development Services Division





- DRAWING LIST:**
- B101 SITE PLAN & LOCATION MAP
  - B102 AVG. GRADE CALCULATIONS & TYPICAL SECTIONS
  - B201 BUILDING C PLANS
  - B202 BUILDING D PLANS
  - B203 BUILDING E PLANS
  - B301 BUILDING C ELEVATIONS
  - B302 BUILDING D ELEVATIONS
  - B303 BUILDING E ELEVATIONS
  - B401 COMBINED FRONT ELEVATIONS



RE-ISSUED FOR  
REZONING & DP  
SEPT. 01/17

**ZEBRADESIGN**

1161 NEWPORT AVE  
Victoria, B.C. V8S 1S6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: SEPT 26, 2016

Scale: AS NOTED

Project:  
**PROPOSED  
TOWNHOUSES  
1201 FORT ST.**

Title:  
**SITE PLAN &  
LOCATION MAP**

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REVISED # OF TNS TO 12 UNITS. REVISE SITE TO SUIT. REMOVE DRIVE RAIL & PARKING	NOV 30/16	ST JENNIFER	B
2	ADJUST HPES TO ALLOW FOR CONCRETE TOPPING. REVISE MAX FLOOR PATIOS.	FEB 03/17	REV 26/16	101
3	REVISED # OF TNS TO 10 UNITS. REVISE SETBACKS TO SUIT	JAN 23/17	REV 26/16	
21	NO CHANGES	AL 23/17	REV 26/16	
4	REVISE UNITS 1 & 8. REVISE BLDG E SETBACKS	SEPT. 01/17	REV 26/16	
			REV 26/16	
			REV 26/16	

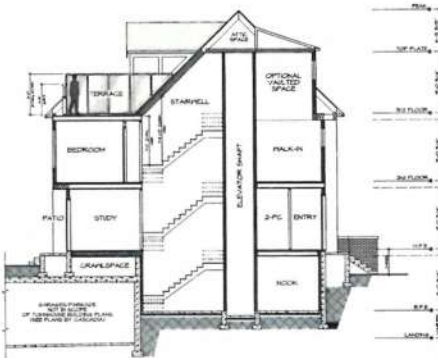
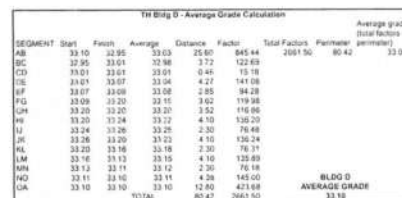
Received  
City of Victoria

SEP 08 2017

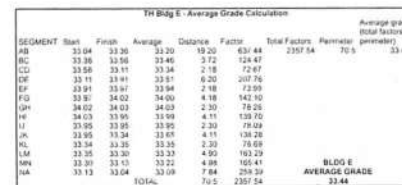
Planning & Development Department  
Development Services Division



○ Typ. Section  
Scale: 1:100



Typ. Section - Through Stairs/Elevator  
Scale: 1:100



Received  
City of Victoria

SEP 08 2017

Planning & Development Department  
Development Services Division

RE-ISSUED FOR  
REZONING & DP  
SEPT. 01/17

ZEBRADESIGN

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Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: K. KOSHMAN  
Date: SEPT 26, 2016

Scale: AS NOTED  
Project:

PROPOSED  
TOWNHOUSES  
1201 FORT ST.

Title: AVERAGE GRADE  
CALCULATIONS &  
TYP. SECTIONS

Revision:	Sheet:
1ST SUBMISSION	B
SEP 28/18	

102

REV. NO.	DESCRIPTION	DATE
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2	ADJUST SECTIONS TO ALLOW FOR CONCRETE TOPPING	FEB 20/11
3	REVISE GRADE KEY AND AVG. GRADE CALLS TO ADD PARALLEL TO R/W	JUN 20/11
4	NO CHANGES	JUL 25/11
5	REVISE BUILDING D & E AVG. GRADE	SEPT. 01/11

**Revision:**

1ST DRAFT  
NOV 20/10

2ND  
FEB 03/11

3RD  
JUN 20/11

4TH  
JUL 25/11

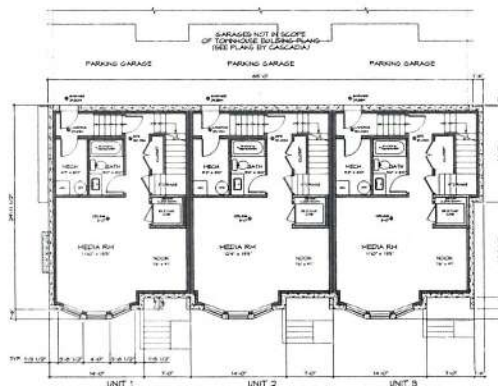
5TH  
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**Sheet:**

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102

Proj/No: TBD





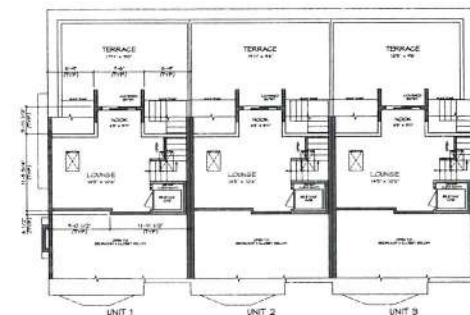
Lower Floor Plan  
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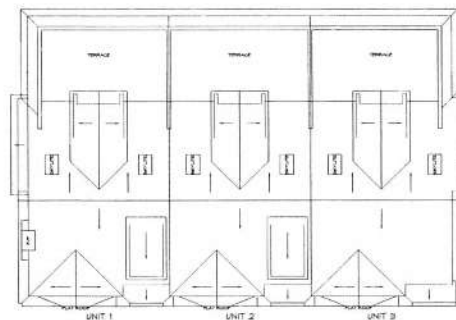
Main Floor Plan  
Scale: 1:100



2nd Floor Plan  
Scale: 1:100



3rd Floor Plan  
Scale: 1:100



Roof Plan  
Scale: 1:100

Received  
City of Victoria

SEP 08 2017

Planning & Development Department  
Development Services Division

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SEPT. 01/17

ZEBRADESIGN

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Drawn By: K. KOSHMAN

Date: SEPT 26, 2016

Scale: AS NOTED

Project:  
PROPOSED  
TOWNHOUSES  
1201 FORT ST.

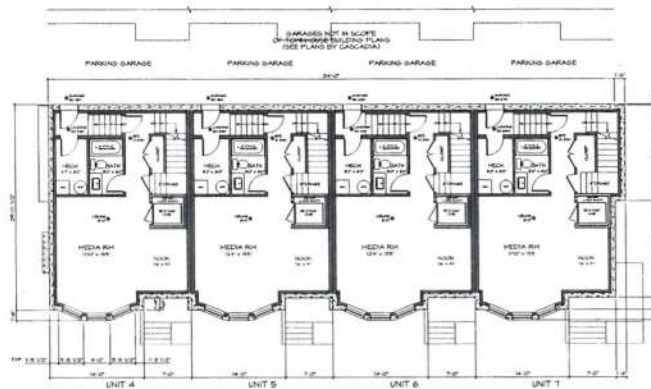
Title:  
BUILDING C  
FLOOR PLANS

Revision: Sheet:

B  
201

Proj. No. TBD

REV. NO.	DESCRIPTION	DATE
1	REVISED # OF STAIRS TO FRONT ENTRY, REVISED DECK, ED. PAVED, REMOVE GARAGE TO ADD TERRACE, REVISE LOWER FLOOR PLAN TO SUIT, REVISE HALL FLOOR PATIOS	NOV 30/16
2	REVISED FLOOR PLANS TO RECONFIGURE # OF UNITS PER BLDG, LAYOUT CHANGES TO FLOOR PLANS AND ROOF	FEB 02/17
3	NO CHANGES	JUL 21/17
4	REMOVE 1 FRONT DRIVEWAY, REVISE HALL FLOOR KITCHEN LAYOUT, ADD FREEDOM TO FORMER ROOM, REVISE 2ND FLOOR BATHROOM LAYOUTS	SEPT. 01/17



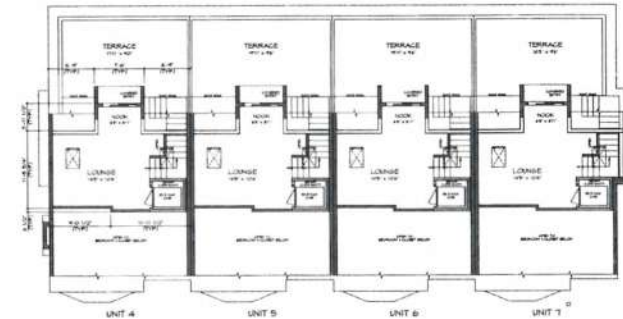
Lower Floor Plan  
Scale: 1:100



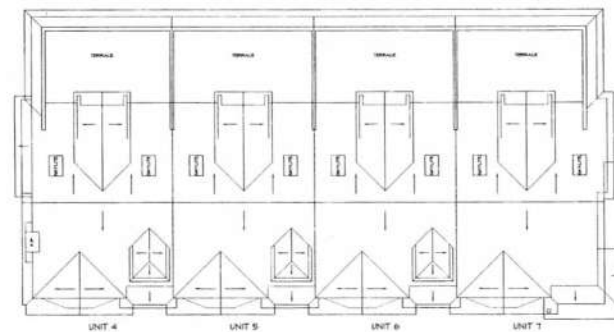
Main Floor Plan  
Scale: 1:100



2nd Floor Plan  
Scale: 1:100



3rd Floor Plan  
Scale: 1:100



Roof Plan  
Scale: 1:100

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City of Victoria

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Drawn By: K. KOSHMAN

Date: SEPT 26, 2016

Scale: AS NOTED

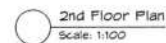
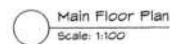
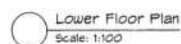
Project:  
PROPOSED  
TOWNHOUSES  
1201 FORT ST.

Title:  
BUILDING D  
FLOOR PLANS

Revision: Sheet:  
B  
202  
Proj. No. TBD

REV. NO.	DESCRIPTION	DATE
1	REVISED # OF STAIRS TO FRONT ENTRY; REVISED DECK TO FRONT; REMOVE GARAGE TO ADD PARKING; REVISE LOWER FLOOR PLAN TO ADD REVISED MAIN FLOOR PATIOS	NOV 30/16
2	REVISED FLOOR PLANS TO RECONFIGURE 4TH FLOOR FOR BUILT; REVISED CHANGES NO CHANGES	FEB 02/17 JAN 25/17
3	REVISED MAIN FLOOR KITCHEN LAYOUT; ADD FRONT TO FRONT PORCH; REVISE 2ND FLOOR BATHROOM LAYOUTS; ADD BATH PORCHES TO 2ND FLOOR MASTER BEDROOMS; REVISE ADDITION TO 3RD FLOOR BATHS; CHANGE PORCHES TO 4TH FLOOR REAR PORCH & PORCH; REVISE FRONT PORCH & UNIT 1	AL 21/17 SEPT. 01/17



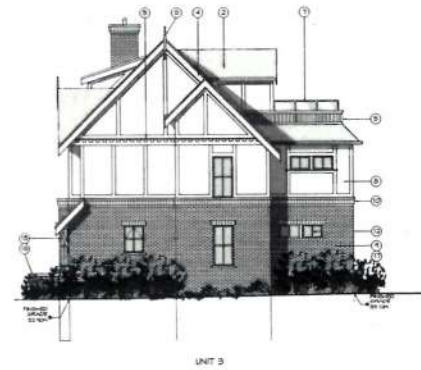
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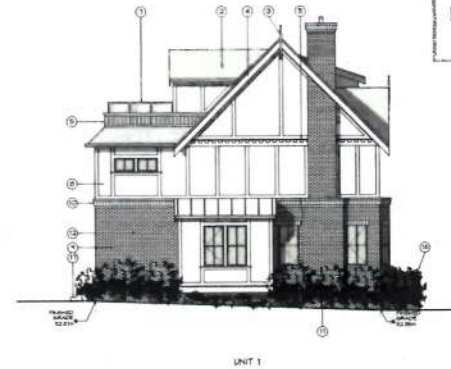
Front Elevation  
Scale: 1:100



Rear Elevation  
Scale: 1:100



Side (N) Elevation  
Scale: 1:100



Side (S) Elevation  
Scale: 1:100

- FINISH SCHEDULE KEY
- ① STANDING SEAM METAL ROOFING
  - ② ASPHALT/FIBERGLASS SHINGLE ROOFING
  - ③ DECORATIVE FINIAL
  - ④ WOOD FASCIA AND TRIM (PAINTED)
  - ⑤ DECORATIVE DENTILES
  - ⑥ WOOD PICKET RAILING
  - ⑦ OBSCURED GLASS AND METAL PRIVACY SCREEN
  - ⑧ CEMENT BOARD PANELS & WOOD TRIM (PAINTED)
  - ⑨ BRICK VENEER
  - ⑩ BRICK CORNICE DETAIL
  - ⑪ BRICK VENEER CHIMNEY
  - ⑫ VINYL VENEER, PREFINISHED
  - ⑬ WOOD DOOR WITH GLAZING (STAINED)
  - ⑭ SLIDING GLASS DOOR, PREFINISHED
  - ⑮ WOOD KNEE BRACKETS (PAINTED)
  - ⑯ BRICK PLANTER
  - ⑰ CONCRETE STAIRS
  - ⑱ CONCRETE PATIO
  - ⑲ LIGHT FIXTURE
  - ⑳ SKYLITE

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Drawn By: K. KOSHMAN

Date: SEPT 26, 2016

Scale: AS NOTED

Project:

PROPOSED TOWNHOUSES

1201 FORT ST.

Title:

BUILDING C ELEVATIONS

Revision:

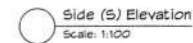
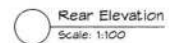
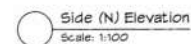
Sheet: B

301

Proj. No. TBD

	Unit 1		Unit 2		Unit 3	
Front	Imperial	Metric	Imperial	Metric	Imperial	Metric
Lim. Distance	> 19.68	> 6.00	> 19.68	> 6.00	> 19.68	> 6.00
building face area	501.46	46.59	483.87	44.95	485.82	43.28
glazing area	103.59	9.62	103.59	9.62	103.59	9.62
percentage	20.65%		21.41%		21.34%	
North	Imperial	Metric	Imperial	Metric	Imperial	Metric
Lim. Distance	n/a	n/a	n/a	n/a	4.92	1.50
building face area	n/a	n/a	n/a	n/a	1103.60	100.13
glazing area	n/a	n/a	n/a	n/a	54.43	5.06
percentage	n/a	n/a	n/a	n/a	4.88%	
Rear	Imperial	Metric	Imperial	Metric	Imperial	Metric
Lim. Distance	17.22	5.25	17.22	5.25	17.22	5.25
building face area	543.88	50.53	579.65	49.11	572.68	48.58
glazing area	147.35	13.69	147.35	13.69	147.35	13.69
percentage	27.09%		25.41%		25.71%	
South	Imperial	Metric	Imperial	Metric	Imperial	Metric
Lim. Distance	6.56	2.00	n/a	n/a	n/a	n/a
building face area	122.77	11.50	n/a	n/a	n/a	n/a
glazing area	65.88	6.12	n/a	n/a	n/a	n/a
percentage	5.38%		n/a	n/a	n/a	n/a





**ENTER SEQUENCE KEY**

- (1) STANDING SEAM METAL ROOFING
- (2) ASPHALT/FIBERGLASS SHINGLE ROOFING
- (3) DECORATIVE FINIAL
- (4) MOOD FASCIA AND TRIM (PAINTED)
- (5) DECORATIVE DENTILES
- (6) MOOD PICKET RAILING
- (7) BRICKER GLASS AND METAL PRIVACY SCREEN
- (8) CEMENT BOARD PANELS & MOOD TRIM (PAINTED)
- (9) BRICK VENEER
- (10) BRICK GORNICHE DETAIL
- (11) BRICK VENEER CHIMNEY
- (12) VINYL PINDOW PREFINISHED
- (13) MOOD DOOR WITH GLAZING (STAINED)
- (14) SLIDING GLASS DOOR, PREFINISHED
- (15) MOOD KNEE BRACKETS (PAINTED)
- (16) BRICK PLANTER
- (17) CONCRETE STAIRS
- (18) CONCRETE PATIO
- (19) LIGHT FIXTURE
- (20) SKYLITE

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Drawn By: K. KOSHMAN

Date: SEPT 26, 2016

Scale: AS NOTED

Project:  
PROPOSED  
TOWNHOUSES  
1201 FORT ST.

Title:  
BUILDING D  
ELEVATIONS

Revision:	Sheet:
1ST SUBMITTAL	B
REV 1	302
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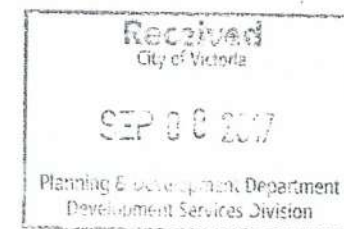




PENTRELEN PLACE

NOTE: Please refer to the Landscape Drawings for further details relating to the stone pillar and arbor design at public path entrance

Combined Front Elevations  
Scale: 1:100



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1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
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Drawn By: K. KOSHMAN

Date: SEPT 26, 2016

Scale: AS NOTED

Project:  
PROPOSED  
TOWNHOUSES  
1201 FORT ST.

Title:  
BUILDINGS C/D/E  
FRONT  
ELEVATIONS

Revision: Sheet:  
B  
401

Proj No: TBD

REV. NO.	DESCRIPTION	DATE
1	ADD 3 UNITS, REVISED # OF STAIRS TO FRONT ENTRY, RAISE ROCK BAND AROUND BLOCS	NOV 30/16
2	ADJUST ELEVATIONS TO ALLOW FOR CONCRETE TOPPING	FEB 03/17
3	REVISE TO REFLECT CHANGES TO SITE, PLANS AND ELEVATIONS	JAN 23/17
3.1	NO CHANGES	JAN 23/17
4	REMOVE 1 ROOF DORMER FOR BLOCK, REVISE CHIMNEY FOR DETAIL, ADD BAYS TO ONE BLOCK & BAYS A.C. OF ABOVE DESCRIPTIVE RAILS & ROOF ABOVE EXIST STAIRS, ADD PATHWAY DETAIL FOR LANDSCAPE, REVISE UNIT 1 ENTRY PORCH & UNIT 8 SIDE ROCKLINE	SEPT. 01/17







- ### LANDSCAPE ELEMENTS
- Building A Main Entrance with stone feature walls c/w stairs + handrail. Integrated lighting and signage. Final number of star trees dependent upon final grades.
  - Feature rain planter with stone sealing wall.
  - Fort Street starting point of public walkway connection to Pentirew Place. Stone feature walls either side of path denote entrance c/w way finding signage and integrated lighting.
  - Garry Oak lawn with Camus bulbs and associated succession plantings of young Garry Oaks.
  - Building A accessible pedestrian access and bike parking.
  - Public walkway connection from Fort Street to Pentirew Place. 2 m wide concrete path, with integrated wayfinding lighting, feature stone walls, through Garry Oak woodland and lawn areas planted with pockets of Camus bulbs.
  - Concrete Unit Paver path (1.5 m wide) through ornamental amenity planting provides access to ground floor residential patios. Granular paths (1.2 m wide) to patios.
  - Outdoor amenity space: includes patio, raised lawn with seating wall edge and outdoor BBQ / kitchen area.
  - Terraced retaining walls and planters. Upper planter developed as buffer from adjacent property.
  - Rain gardens at Pentirew frontage manage runoff from Townhome roofs.
  - Building B Main Entrance c/w stairs + handrails, sealing wall, accessible penthouse access, bike parking, 3 visitor parking stalls and signage. Final number of star trees dependent upon final grades.
  - Typical Town House rear patio c/w 40.6 m high raised patio. 1.5 m high privacy screen with associated hedge/hibiscus planting and star access to central shared path. Final number of trees dependent upon final grades.
  - Pentirew Place starting point of public walkway connection to Fort Street. Stone pillars and arbor denote entrance. c/w integrated lighting.

- ### STREETSCAPE ELEMENTS
- Fort Street: Landscape bulges will be used to define building driveways and parking areas. Bulges will be planted with lawn and Garry Oak trees. Existing Hydro poles will be located in landscape. Sidewalk to be 2.4 m wide.
  - Pentirew Place: Landscape bulges will define parking and driveway entrances. These will be planted with shrubs and Garry Oak trees. This treatment will help calm traffic and 'green' the streetscape. Sidewalk to be 1.5 m wide.

### LEGEND

**PROPERTY LINE**

- Property line
- Statutory Right of Way (SRW)
- Proposed Carriageway
- Extent of Plantable Area
- Rain garden - TOP OF FLOOD
- Rain garden - BOTTOM OF FLOOD

**UNDERGROUND UTILITIES**

EXISTING	PROPOSED
Storm drain	Storm drain
Sewer	Sewer
Water	Water
Electric	Electric
Gas	Gas

**LANDSCAPE MATERIALS**

- Solid fence, 1.8m height, wood construction
- Metal vertical picket fence (1m high) or equivalent (in BC Building Code requirements) c/w controlled access gate where indicated
- Metal vertical picket fence, 0.9m high, top mounted to stone wall c/w controlled access gate where indicated
- Cast in Place Concrete wall, height and with varies
- Stone Wall / Plan, height vary, 0.45m to 1.0m, natural field stone with highly worked mortar joints for wetland areas
- Arbor gateway over path. Wood construction with coating system to complement architectural finishes
- Cast in Place Concrete Paving, with varies
- Granular base, with varies
- Pedestrian Unit Paving
- Raised Deck
- Vertical Unit Paving. Areas via permeable paving where indicated
- Lawn Area
- Shrub / Tree Planting Area
- Rain Garden Area

**LANDSCAPE FURNISHINGS**

- Bike Rack (in bicycle canopy)
- Landscape lighting (wayfinding, CPTED)

**EXISTING TREE REMOVAL**

- Existing Trees Retained
- Existing Below Protected Trees Retained (X)
- Existing Older Trees Retained (H)

Refer L1.02 Tree Retention and Removal Plan for additional information

PUBLIC PATH - CONCEPT LIGHTING PLAN

- ### DRAWING NOTES
- DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
  - All plan dimensions in metres and all detail dimensions in millimetres.
  - Plant quantities on Plans shall take precedence over plant list quantities.
  - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
  - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
  - Contractor to provide irrigation system for all plantings to current ASBC Standards and Council Specifications.
  - Landscape installation to carry a 1 year warranty from date of acceptance.
  - Plant material, installation and maintenance to conform to the current edition of the BCSC/ANZCA Landscape Standards.
  - General Contractor and/or sub contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
  - Site protection fencing, the existing trees, to be installed prior to commencement of all site work.

- ### IRRIGATION AND LIGHTING NOTES
- Contractor to field in irrigation system around existing trees, to limit disturbance to root systems.
  - Irrigation shall be installed at the necessary depths, prior to pavement construction. Steeping shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
  - Access to address sleeving of irrigation lines in protected roof zone (PRS) of existing trees.
  - Placement of electrical conduit through site to be coordinated with structural.
  - Artisan to be onsite and supervise all excavation/branching within PRZ of retained trees.

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E office@cascadiaarchitects.ca

**Murdoch de Greeff Inc.**  
Landscape Planning & Design  
200-1000 Lakeshore Road  
Victoria BC V8V 1Y1 Phone 250.614.0000 Fax 250.614.0001

**NOT FOR CONSTRUCTION**

NO	DESCRIPTION	DATE
1	DP Supplement	06.10.2017
2	DP Revision	08.02.2017
3	DP Revision	23.02.2017
4	DP Revision	02.03.2017
5	DP Revision	02.03.2017
6	Development Plan	20.11.2016

NO DESCRIPTION DATE

**DRAWING**

**Landscape Plan**

**PROJECT**

**1201 Fort**

Abstract Developments

1201 Fort Street  
Victoria, BC V8V 2L1

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**SCALE**

1:250 (B24"x36")

**PROJECT NUMBER**

118.18

**DATE**

118.18

**DRAWING FILE**

118.18

**CHECKED BY**

SMP/SG

**DRAWN BY**

JD

**REV**

5

**DWG NO**

**L1.01**

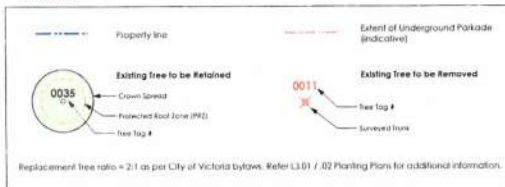




#### DRAWING NOTES

- DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on plans must take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by landscape architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current SBC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material: installation and maintenance to conform to the current edition of the BCSA/BCNA Landscape Standards.
- General Contractor to provide sub-contractor responsible for all costs related to production and submission to consultant of all landscape site plan information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

#### LEGEND



#### EXISTING TREE INVENTORY\*

\* Based on Tree Inventory Report from Tabbot Mackenzie, dated April 28, 2016. Refer to Arbolist Report for details on tree conditions and Arbolist recommendations.

##### RETAINED TREES

TREE TAG #	DBH (cm)	PRZ (radius in m)	SPECIES	CROWN SPREAD (m)	STATUS
0001*	53	8.0	Big Leaf Maple	17.0	NA
0002	91	9.0	English Oak	19.0	Bylaw Protected
0004*	21, 27, 47	7.0	Big Leaf Maple	10.0	Bylaw Protected
0007*	48	9.0	Big Leaf Maple	9.0	NA
0008	44	6.5	Garry Oak	12.0	Bylaw Protected
0009	43	4.5	Oak	13.0	NA
0010	47, 55	7.0	Incense Cedar	8.0	Bylaw Protected
0012	97	9.5	Garry Oak	15.0	Bylaw Protected
0010	90	6.0	Western Red Cedar	9.0	NA
0021	24	3.5	Birch	7.0	NA
0022	35	5.5	Birch	12.0	NA
0023	121	14.5	Mountain Cypress	20.0	Bylaw Protected
0026	92	9.0	Red Oak	22.0	Bylaw Protected
0035	49	7.0	Garry Oak	18.0	Bylaw Protected
0036	76	7.5	Garry Oak	15.0	Bylaw Protected
0037	51	5.0	Garry Oak	10.0	Bylaw Protected
0038	45	4.5	Garry Oak	10.0	Bylaw Protected
0039	40	4.0	Garry Oak	7.0	Bylaw Protected
0040	51	5.0	Garry Oak	7.0	Bylaw Protected
No Tag 6*	35	6.5	Pine	NA	NA
No Tag 7*	25	4.5	Pine	NA	NA
No Tag 8*	24	4.5	Pine	NA	NA

TOTAL TREES TO BE RETAINED: 22

\* Chalkie trees with PRZ extending into 1201 Fort Street property.

##### REMOVED TREES

TREE TAG #	DBH (cm)	PRZ (radius in m)	SPECIES	CROWN SPREAD (m)	STATUS
0003	45	5.5	Desmod Cedar	9.0	NA
0004	32, 39, 31, 31	7.0	Scots Pine	10.0	Bylaw Protected
0005	25	4.0	Douglas Fir	5.0	NA
0011	36	4.5	Fraxinus Pine	8.0	NA
0013	71	7.0	Cooper Beech	15.0	NA
0014	134	16.0	Siquidodendron Giganteum	11.0	Bylaw Protected
0015	138	16.5	Siquidodendron Giganteum	10.0	Bylaw Protected
0016	39	4.5	Chamaecyparis	5.0	NA
0017	44	5.5	Chamaecyparis	4.0	NA
0018	31	4.0	Shore Pine	4.0	NA
0019	41, 42	6.0	Chamaecyparis	8.0	NA
0023	42	5.0	Alnus Cedar	8.0	NA
0024	38	4.5	Chamaecyparis	4.0	NA
0026	34	4.0	Incense Cedar	7.0	NA
0027	44	5.5	Drumstick	5.0	Bylaw Protected
0029	152	18.0	Incense Cedar	15.0	Bylaw Protected
0030	32	12.5	Douglas Fir	12.0	Bylaw Protected
0031	44	9.5	Douglas Fir	10.0	Bylaw Protected
0032	54	6.5	Chamaecyparis	4.0	NA
0033	32	4.0	Chamaecyparis	5.0	NA
0034	117	12.0	English Oak	18.0	Bylaw Protected
0041	36	4.5	Pine	3.0	NA
0042	74	9.5	Garry Oak	17.0	Bylaw Protected
No Tag 1	18	3.0	NA	NA	NA
No Tag 2	46	8.0	Cedar	NA	NA
No Tag 3	14 x 30	5.5	NA	NA	NA
No Tag 4	24	4.5	Fu	NA	NA
No Tag 5	25	4.5	Fruit Tree	NA	NA
No Tag 9	3	NA	Arbutus Stern	1.0	Bylaw Protected

TOTAL TREES TO BE REMOVED: 29  
(TOTAL BYLAW PROTECTED TREES REMOVED: 10)

#### REPLACEMENT TREES

Replacement tree ratio = 2:1 as per City of Victoria bylaws.

TOTAL REPLACEMENT TREES: 20

ADDITIONAL TREES TO BE PLANTED: 64

TOTAL NEW TREES: 104

**CASCADIA ARCHITECTS INC.**  
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Received  
City of Victoria

SEP 08 2016

Planning & Development  
Development Services

NOT FOR CONSTRUCTION

#### Tree Retention and Removal Plan

1201 Fort  
Abstract Developments  
1201 Fort Street  
Victoria, BC V8V 3L1

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SCALE: 1:250 (8 1/4" x 11")

PROJECT NUMBER: 115-18 Date:

DRAWING FILE: CHECKED BY: SMR/GRG DRAWN BY: JD

REV: 4

DATE: 09/08/2016

DATE: 09/08/2016

DATE: 09/08/2016

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L1.02









PLANT LIST - 1201 FORT STREET				
Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
6	1	Acer caprinum	Vine Maple	2.4 m. ht. multi-stem (3 trunks)
8	1	Acer glabrum	Daugles Maple	3.0 m. ht.
15	3	Cercis canadensis	Paperbark Maple	4.0m cal. 1.8m
19	3	Chamaecyparis nootkatensis 'Pendula'	Emerald Cedar	5.0m cal. 1.8m
19	3	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m. ht.
5	1	Comus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem. 1.5 m. ht. 1.8m
14	1	Loburnum x watereri	Golden Chain Tree	5.0m cal.
7	1	Nyssa sylvatica	Tupelo	3.0m cal. 1.8m
4	1	Panola persica	Persian Hornwood	3.0m cal. 1.8m
20	1	Quercus garryana	Garry Oak	4.0m cal. 1.8m
5	1	Syrax japonicus	Japanese Snowbell	5.0m cal. 1.8m

Final selection of boulevard trees to be determined through consultation with City of Victoria parks staff

BOULEVARD SHRUBS:				
Agg	43	Abelia x grandiflora 'Prostrata'	Prostrate White Abelia	#2 pot
Vib	43	Viburnum davidii	David Viburnum	#2 pot

ORNAMENTAL SHRUBS:				
Agg	145	Abelia x grandiflora 'Prostrata'	Prostrate White Abelia	#2 pot
Alt	20	Athyrium filix-femina var. cyclopterum	Northwestern Lady Fern	#1 pot
Ag	111	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
Bs	20	Blechnum spicant	Deer Fern	#1 pot
Bw	577	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Chl	86	Chamaecyparis nootkatensis	Nootka False Cypress	#1 pot
Chl	148	Chamaecyparis nootkatensis	Nootka False Cypress	#1 pot
Hm	145	Hebe davidiana	Hebe davidiana	#1 pot
Hm	120	Hebe topiaria	Topiary Hebe	#1 pot
Ip	134	Lonchocarpus pteris	Pteris Honeysuckle	#1 pot
Myr	15	Myrica californica	Pacific Wax Myrtle	#3 pot
Pm	148	Pittosporum tobira 'Nana'	Dwarf Pittosporum	#2 pot
Pm	120	Polyalthia munifolia	Sword Fern	#1 pot
Pm	120	Polyalthia munifolia	Sword Fern	#1 pot
Rc	34	Rhododendron x 'Cunningham's White'	Cunningham's White Rhodod.	#2 pot
Sp	34	Spirea japonica 'Little Princess'	Little Princess Spirea	#1 pot
Tp	240	Taxus baccata 'Repandens'	English Weeping Tree	#1 pot
Trd	33	Taxus x media 'Danishmoss'	Dense Yew - male only	#3 pot, 2' max ht. male only
Va	100	Vaccinium ovatum 'Thunbergii'	Evergreen Huckleberry	#3 pot
Vib	44	Viburnum davidii	David Viburnum	#2 pot

NATURALIZED PLANTINGS:				
Alt	124	Athyrium filix-femina var. cyclopterum	Northwestern Lady Fern	#1 pot
Bs	10	Blechnum spicant	Deer Fern	#1 pot
Cq	51	Camassia quamash	Camass	2' bolls each, 40cm o.c.
Gsh	50	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Ip	54	Lonchocarpus pteris	Pteris Honeysuckle	#3 pot
Mu	38	Mahonia aquifolium	Oregon Grape	#2 pot
Os	420	Oxalis oregana	Redwood Sorrel	0.36
Pm	120	Polyalthia munifolia	Sword Fern	#1 pot
Rc	34	Rhododendron x 'Cunningham's White'	Cunningham's White Rhodod.	#2 pot
Sa	333	Symphoricarpos alba	Snowberry	#1 pot

PERENNIALS / GROUNDCOVERS:				
Hm	73	Hebe davidiana	Dwarf Yellow Hebe	#1 pot
Lm	73	Liriodendron tulipifera	Lily of the Valley	#1 pot
Pu	9	Paederota canadensis	Virginia Creeper	#2 pot
Rt	73	Rubus idaeus	Black-Eyed Susan	#1 pot

RAIN GARDENS:				
Co	292	Carex obuscula	Sough Sedge	#1 pot
Co	292	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	Sp3 / 30 cm o.c.
Ch	18	Chamaecyparis nootkatensis	Sweet Pepperbark	#3 pot
Jag	117	Juniperus communis 'Grey'	Carmen's Grey Bush	Sp3
Ip	54	Lonchocarpus pteris	Pteris Honeysuckle	#1 pot
Pm	31	Polyalthia munifolia	Sword Fern	#1 pot
Vib	54	Viburnum davidii	David Viburnum	#2 pot

ROOF PATIO PLANTINGS - TREES AND SHRUBS (SEE L3.02 FOR PLAN):				
Agg	4	Acer glabrum	Paperbark Maple	4.0m cal. 1.8m
Auc	12	Abutilon theophrasti 'Compacta'	Dwarf Shrub-rose tree	#5 pot
Ci	31	Cistus x caudatus	Rock Rose	#1 pot
Hm	31	Hebe topiaria	Topiary Hebe	#1 pot
Pm	31	Pittosporum tobira 'Nana'	Dwarf Pittosporum	#2 pot
Pm	31	Pittosporum tobira 'Nana'	Dwarf Pittosporum	#2 pot

- DRAWING NOTES**
- DO NOT SCALE. Dimensions. Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
  - All plant dimensions in metres and all other dimensions in millimetres.
  - Plant quantities on plans shall take precedence over plant list quantities.
  - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
  - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
  - Contractor to provide irrigation system for all plants to current SBC Standards and Current Specifications.
  - Landscape installation to comply with all relevant standards and codes of practice.
  - Plant material, installation and maintenance to conform to the current edition of the BCSA/BCNA Landscape Standards.
  - General Contractor and/or Construction to be responsible for all costs related to production and submission to consultant of all landscape in built information including register.
  - Use protection fencing for existing trees, to be installed prior to commencement of all site work.

- PLANTING NOTES**
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
  - Off-site trees to be coordinated with City of Victoria Parks staff for species, size, and final planting location, prior to planting.
  - Of the new 20 Garry Oak trees will be designated as bylaw protected trees. This will be shown on the Building Permit drawings.

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**NOT FOR CONSTRUCTION**

NO	DESCRIPTION	DATE
1	DP Approved	06.10.2017
2	DP Revised	06.10.2017
3	DP Revised	23.09.2017
4	DP Revised	23.09.2017
5	Environmental Permit	20.11.2018

**Planting Plan and Plant List**

**PROJECT**  
 1201 Fort  
 Abstract Developments  
 1201 Fort Street  
 Victoria, BC V8V 3L1

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**SCALE**  
 1:200 (B24x36")

**PROJECT NUMBER**  
 116.19

**DRAWING FILE**  
 116.19

**CHECKED BY**  
 SWP/SG

**DRAWN BY**  
 JDM/L

**REV**  
 5

**DWG NO**  
 L3.01





**CASCADIA ARCHITECTS**  
DANAHIT + JOHANNAHEIT



**MURDOCH  
DE GREEFF INC.**  
Landscape Architects



27 September 2017

City of Victoria  
No.1 Centennial Square  
Victoria BC  
V8W 1P6



**Attn.: Mayor & Council**

**Re: REVISED 1201 Fort Street ReZoning & Development Permit Application**

The 1201 Fort Street development proposal has been substantially revised in response to community feedback, comments received at the April 13<sup>th</sup> Committee of the Whole, and the input of City staff. The changes have jointly prepared by Cascadia Architects (CAS), Murdoch de Greeff Landscape Architects (MDI), and Zebra Design (ZD) in consultation with the project proponent, Abstract Developments (AD), and are summarized below as point form responses to the May 4<sup>th</sup> letter issued by Legislative Services:

#### **Zoning Application Comments**

##### **1a. Massing and height and setbacks of buildings A and B from the point of view of Pentrelew Place:**

**CAS:** The primary change in the proposal has been to push density to the north end of the site by moving building A closer to Fort Street and re-shaping it to a more efficient footprint. As a result, the massing of building B is reduced by one storey in height, and the number of townhomes on Pentrelew is reduced from 12 to 10. This fundamental shift in strategy results in the loss of one additional mature tree near Fort Street, but significantly improves the transition of the project to the single-family properties to the east and south and opens more breathing space between the townhomes along Pentrelew. This openness helps with creating views and access into the site as well as creating a more traditionally residential rhythm.

Additionally, the design team has further refined the south elevation of Building B in order to improve the transition to the property to the south. The balconies along the south elevation have been visually opened up by eliminating the corner pillars, and have been stepped gently northward from L2 to the L4 deck area. The significant setback of 8.4 meters (27' 6") on L4 remains as proposed. Due to the presence of mature landscaping at the south property line, overlook to the adjacent property is not a primary concern, and the team believes these changes accomplish an improvement of the scale transition of building B to the house beside. As indicated by the rendering of the view to the Building B entrance, the building remains well set back from Pentrelew Place and does not actually 'front' onto the street. Where it is visible behind the townhouses it presents as a 3 storey building stepping up to four, in a way that is very similar to the current appearance of the 3 and 4 storey apartment / condominium buildings on Linden Street behind the site. The architectural expression has been significantly revised to create a more permanent and traditional character – primarily through the introduction of patterned brick as the main building material. The regular rhythm and form of brick vertical piers and spandrels speaks to the historic atmosphere of the Rockland neighbourhood.



- 1b. Siting and Design of the 5-storey multi-unit residential building and the nearest townhouse building (buildings B and C) to improve the building to building relationship, to address livability concerns and to ensure a sensitive transition to the lower density area to the south of the subject site:

**CAS:** Removal of 2 townhomes has alleviated the 'pinch-point' condition between building B and C, enlarging the minimum distance between them from 7m (23') to 9.55m (31'-4"). As noted in 1a., the significant change to the relationship between building B and the townhouses and neighbouring property to the south is the reduction in height from five to four stories. The refinement of the massing of the south end of building B has maintained the setback of the upper floor, reducing the parapet height at the south to three storeys. Also, the projected bay at the south is now composed as balcony space, with the roof over L3 being open to above. The result is that the south parapet line is not a continuous solid plane but instead is visually permeable and further reduced in presence. By reducing building B to a four-storey height the project also further addresses neighbour concerns regarding item 1.6 of the Neighbourhood Plan, which suggests the scale of next generation of apartments and commercial development along Fort Street and Oak Bay Avenue should be related to the residential properties to the south. Building B now reflects the stepped 3 to 4 storeys that the adjacent buildings on Linden Street currently present, which is a scale that is common at this west end of Rockland where it meets the downtown core.

- 1c. Removal of the Roof Decks on the Townhouse Units:

**CAS:** As per the detailed description of townhome changes provided by Zebra Design (item 1e), the rooftop decks have been reconfigured and re-oriented to open to the west as level 3 terraces, looking into the site and not visible from upper Wilspencer Pl. The stair and elevator overrun are now concealed within the roof structure.

**ZD:** The private terrace areas at the rear of the Townhouse units on the uppermost levels, now face on to the common landscaped area and are completely obscured from the front (on Pentrelew) by the new roofline. These terraces are enclosed by railings, and are separated with obscured glass privacy dividers between units.

- 1d. Alternate alignment and/ or widening and refining the design of the public pathway connecting Pentrelew Place and Fort Street:

**CAS:** The public pathway entrance from Pentrelew has been relocated further south, between buildings C and D. The pathway width between C and D is now 5m, where previously the path had a pinch point of 2.4m between D and the property line. This alignment reflects a specific request from Planning staff. The entrance from Pentrelew provides a long view into the site, and will be marked with a masonry gate structure to clearly indicate it as an entrance and public access point leading to Fort Street. At the Fort Street end the path has shifted eastward slightly to accommodate the reconfiguration of building A but is essentially the same in character as previously presented. The presence of the park-like grove of Garry Oak trees on Fort Street has been maintained as the natural setting for the pathway, maintaining the atmosphere of the current condition and the pedestrian access into Rockland.

**MDI:** The most current proposal presents a new path alignment of the public walkway connection from Pentrelew Place to Fort Street. The new alignment meanders through the site more gracefully, respecting the existing Garry Oak trees and integrates effectively with the newly designed open space

network and stone feature walls. The path width has also been increased, from 1.8m to 2.0m wide and the alignment more closely follows the Pemberton Greenway Trail layout from the City's OCP.

Proposed Landscape design elements enhance the public realm for the community while providing privacy and amenity space for residents. Not only does the public path follow the existing desire lines, it provides a unique pedestrian experience that passes through a Garry Oak parkland, rich naturalized plantings, and shaded grassed open spaces. The spaces created offer opportunities for social interaction, supports health and well-being through access to green space, and creates the potential for temporary public art displays.

1e. More breathing room, less wall-like feel, and more design diversity of the townhouses:

**CAS:** In terms of site-planning, the townhomes have been reduced in number from 12 to 10 to alleviate the pinch points and open larger gaps between the townhome groups. This breaks up the repetition of the previous scheme by changing an almost continuous line of 12 units, into 3 consolidated groups of 3, 4, and 3 units. Zebra Design has provided a detailed description of the architectural changes to the townhouses in their portion of this resubmission rationale.

**ZD:** Modifications to the design of the townhomes in response to Committee of the Whole comments include the reduction of the overall number of units from twelve to ten, resulting in an alternating configuration along the streetscape of 3, 4 and 3 units per building and more space between them. Siting of the townhouses has been adjusted with a widening and relocation of the pedestrian walkway (as mentioned by CAS and MDI) creating extra space between buildings D and E; separation has also increased between buildings D and C; these changes are visible in the Pentrelew Road streetscape and from other viewpoints, with an aim to a more open appearance. Similarly, revised building locations have allowed additional distance between buildings C and B, for a more open feel in the transitional area towards the residences to the south of the site. The pathway entrance has been elaborated with a more defined and inviting access gateway at the east end of the walkway.

Adding diversity to the building elevations, on building D a two-storey bay window profile has been incorporated, interfacing the building with the street and passersby. Buildings C and D now have bay windows on the lower level. A wrapped entry porch for Unit 7, along with the addition of further windows on building facades oriented toward the public path, contributes a more friendly presentation to the pedestrian walkway. Reducing the number of dormers on buildings C and D has also added variety to the building façades, which have been further differentiated by revising the shape of the dormer roofs themselves on buildings C and E compared with building D. On Unit 8, a full two-storey bump out at the living room has been added, and the bumpout at the dining room, removed.

In addition, modifications to the exterior colours and materials have been made to more closely associate the townhouses with the greater Rockland neighbourhood and traditional homes within it, and the nearby, related MURBs. The brick cladding on the townhomes, matched to that on the MURBs, is in a soft grey which interplays with warm white painted details and crisp dark bronze accents, resulting in a subtle reinterpretation of traditional row houses.

- 1f. Staff report back on the proposal's response to principles in development permit area 7b and the Rockland Neighbourhood plan, and work with the applicant to address the following: a) window placement and exterior design of buildings A and B; b) exterior materials and colour:



**CAS:** DP Area 7B is intended to establish objectives for the form and character of commercial, industrial, and multi-family residential development along Fort Street. The revised application responds to the principles of DP Area 7b as follows:

1. The project continues to prioritize enhancement of the pedestrian experience along Fort Street through the primary site planning decision to extend public realm improvements along Fort Street and through the site as a right-of-way walking path and park space (DPA 7B item 3b, 4b & Neighbourhood Plan item 1.9).
2. The project also continues to maintain the vista of this 'de-facto' park space for people and traffic leaving downtown on Fort Street, by keeping the majority of significant trees that exist at the north end of the site. This response to the Core Area plan requirement 6.18 to maintain visual points of interest and landmark views in the City. This commitment to maintaining the 'leafy character' of the site is also a direct response to section 2.6 of the neighbourhood plan.
3. The project still realizes the latent potential along Fort Street for intensification of transit-oriented multi-family residential uses (DPA 7B 3c,d) but, as stated previously, moves building A further north to address Fort Street more directly. Responding directly to planning staff recommendations the lobby is now prominently located and visible on Fort Street. The revised architectural expression is more traditional and grounded in a character reflecting the Rockland Neighbourhood vernacular. The building elevations are organized in traditional bays defined by vertical brick piers that respond both to the scale of the mature trees and to the historical stone and masonry materiality of Rockland. The result is a presence on Fort Street that helps to achieve a "cohesive design and enhanced appearance through high-quality architecture, landscape and urban design responsiveness" (4c) and acknowledges more directly the traditional architectural styles expressed in some of the heritage home structures along Fort Street (3e).
4. The parkade access ramp is further separated from the lobby entrance and carefully integrated into the landscape with little impact on the Fort Street façade.
5. The detailing of the brick is proposed to incorporate 2 different textures of brick pattern in articulated vertical and horizontal bands that will present a "rich detailing" of a more traditional style and "high degree of public interest" in the building faces that present to the public spaces and street, as per Core Area guideline 6.18.
6. The revised building A design incorporates a sweeping brick façade to shape and frame a more cohesive and formal park space between Fort Street and Pentrelew Place. This façade now incorporates at-grade access for the ground floor units which will help to activate and make lively the park space as desired by core area plan guidelines 6.42 and 6.43. As well, site CEPTED design continues to be a priority as demonstrated by the sensitive design of site lighting presented in the landscape drawings.
7. Although more composed in their architectural expression, the buildings A and B also now exhibit a nuance of site planning by different treatment of balcony spaces to the east and west.

To the east, facing the townhomes and single-family residences, the balconies are pulled into the building façade, reducing overlook and creating a simpler, more traditional architecture that acts as a calm backdrop to the townhomes. To the west balconies are expressed as patterned metal projected boxes, in a pattern that echoes the stacking of the brick units in the facades, and presents a more visually expressive façade. These treatments wrap to the front of building A to create an articulated, recognizably residential front façade for the project.

8. The materiality of the brick, and its arrangement in unique and distinctive patterning connects the buildings A and B with the townhomes, which otherwise, in their overtly historical architectural expression, act as a bridge to the single family neighbourhood to the east. This blending of contemporary multi-storey, multi-family building forms with lower-rise historically characterized townhomes is an approach that is acknowledged in the neighbourhood plan (Section 2.4.4) as an appropriate way to maintain the atmosphere of Rockland while in-filling appropriate density along the Fort Street corridor.

**MDI:** The following sections describe the design team's responses to the City of Victoria, OCP (2012), DPA 7b. (HC) Objectives, and the Rockland Neighborhood Plan (1987) Objectives and Policies.

#### **Public Realm and Pedestrian Experience Improvements**

Public realm improvements to connect residential areas to pedestrian and cyclist corridors are provided via the creation of the new dedicated pathway through the site. The prioritization of enhanced pedestrian and cyclist corridors with human scaled urban design is reflected in the lighted accessible public pathway (Fort to Pentrelew), new separated sidewalks, bike parking facilities, and the streetscape provisions of landscaped traffic bulges planted with Garry Oak trees.

Fort Street interventions include new Garry Oak trees in lawn, formalized parking, new separated sidewalk for pedestrian safety, stone feature walls with integrated lighting, and wayfinding signage. The stone feature walls help to create a quality public realm experience along the Fort Street frontage. Amenity planting will be integrated with the wall and will create a pleasing green edge for pedestrians. We expect the design to widen the feel of the sidewalk and avoid having pedestrians feel they are being pushed against a busy vehicle and transit corridor on Fort Street. The alignment of the stone walls respects the root zones of the existing mature Garry Oaks with the tree trunks forming the centre of the arcs. Pentrelew Place interventions include new Garry Oak trees within low shrub planting, a new partially separated sidewalk and pedestrian safety improvements, formalized parking and wayfinding signage.

Both street frontages use the concept of 'borrowed landscapes' to visually extend the public realm environment beyond the road right of way. Street trees are proposed along the Pentrelew Place frontage with associated amenity plantings, existing mature Garry Oaks are preserved along with proposed successional plantings and clusters of camas bulbs, grassed open space is retained for passive recreation, and sightlines are maintained and designed to offer views into the site and respect CPTED (Crime Prevention Through Environmental Design) principles. These interventions aim to create a holistic experience for the pedestrian and the community to enjoy. The use of these high quality public realm elements conserve the special character features of the surrounding context and the Rockland Neighborhood.

#### **Increased Transportation Choice**



In addition to bicycle parking facilities, pedestrian paths have been integrated into the plan to accommodate access for residents to the various street frontages. Paths connect Building B with Fort Street and Pentrelew Place. A public pedestrian path with SRW also connects Fort Street with Pentrelew Place which supports the strategic directions for the neighbourhood by strengthening the connection between the residential neighborhoods the upper downtown area.

As described above, the streetscape upgrades contribute significantly to the neighborhood public realm and walkability, as well as significantly reducing transportation mode conflicts, i.e. between vehicles, cyclists and pedestrians. A SRW is being provided along the northern half of the west property line for the future implementation of the Pemberton Trail Greenway path as identified in the OCP.

#### **Place Making**

As called for by the OCP, the project seeks to preserve and enhance the site's sense of place and unique identity. From a landscape perspective, this is accomplished by building on the landscape character of the neighbourhood. The large greened open space adjacent to Fort Street supports the large lot character of the streetscape as does the stone walls and evergreen plant material along the Fort Street sidewalk. The stone elements and Garry Oak plantings are brought through the site to the Pentrelew Place frontage and streetscape as unifying elements.

#### **Preservation of Treed, Leafy Character of the Neighborhood**

A key strategy that the design team pursued for site planning was to protect the existing mature Garry Oaks on site. It was decided that the Garry Oak character could be further enhanced and maintained through successional plantings and understory plantings that fit the Garry Oak meadow character, such as young Garry Oaks trees (successional plantings), Camas bulbs, and other associated native plantings.

Along with the design team's effort to retain existing trees and mature landscape, and enhance the Garry Oak character of the site, we are proposing to install 106 new trees. Tree species are a mixture of natives and regionally adapted species. Our tree planting approach will make a significant contribution to the 'leafy' character of the neighborhood as well as promote a healthy urban forest, add habitat value, and form a best practice streetscape public realm environment.

#### **Garry Oaks**

8 out of the 9 existing mature Garry Oaks are being retained on site. 20 young Garry Oaks will be planted to support the long-term success of this grove of native trees, 6 of which are proposed within planter bulges in the streetscape (3 on Fort Street and 3 on Pentrelew Place). Grassed open space has been retained around existing Garry Oaks and successional plantings of new Garry Oaks and clusters of camas are being proposed.

#### **Rock Outcrops**

There are no existing significant or publicly accessible rock outcrops on the site.

#### **Urban Forest Value**

A key element of the proposal is to promote and support a healthy urban forest. Some of the many well-known benefits are; improved aesthetics, environmental (wildlife habitat, energy conservation, storm water, pollution suppression), and social (psychological well-being, connection to nature). The retention of mature

native Garry Oaks and the planting of 20 new Garry Oaks will have a positive contribution to urban forest succession on the site.

#### **Retention of Mature Landscape, Parkland Landscape Character and Open Space Network**

An integrated design approach has been taken for the site in efforts to retain trees and mature landscape. Considerable site planning effort has gone into retaining many of the significant and bylaw protected trees on site. An arborist was consulted early in the planning phase to review trees and building locations. The building and parking garage footprints were adjusted to accommodate the large tree canopies and root systems. The driveways, pathways and parking layouts were modified to avoid sensitive areas. Much of the existing site character is being retained in the north-east area of the site. This area is publicly accessible open space with a parkland character.

#### **Heritage References and Traditional Use of Materials**

The most current proposal better integrates the traditional use of materials. Landscape design elements throughout the project use natural, high quality materials that reflect the character of the surrounding neighborhood. Walls, fences, arbors and screens will be constructed of durable materials that will age gracefully.

Stone walls have been proposed as feature elements within the public realm of the project and at the entrances of Building A and B. They are a material reference to the traditional use of stone within the surrounding neighborhoods.

Private residential patio spaces interfacing the public path use a low, stone wall with top mounted, vertical, metal picket fence, and matching gate. This is a common example seen around the surrounding neighborhood. It creates an effective defensible edge for security and uses high quality, durable materials while maintaining transparency (and sightlines) for CPTED. Low planting will be used to layer the scale of the landscape elements. Fences have been integrated to align with Architectural elements and the design detailing will complement the immediate context and neighborhood character. Where we have proposed gates to control access from the public pathway into private (shared/strata) spaces, stone pillars and/or stone wall sections will act as gate posts.



The team has carefully reviewed the City's feedback and input related to the previous design, and has worked with City Staff, meeting on site and at intervals during the development of these revisions, to fully address the comments of Committee of the Whole. If you have any questions or require further clarification of any part of the application, please do not hesitate to contact our office.

Sincerely,  
CASCADIA ARCHITECTS INC.



Peter Johannknecht, Architect AIBC, LEED AP  
Principal



Gregory Damant, Architect AIBC LEED AP  
Principal

Murdoch deGreeff Inc.



Scott Murdoch  
Registered Landscape Architect

Zebra Design & Interiors Group Inc.



Rus Collins



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September 25, 2017

City of Victoria  
No. 1 Centennial Square  
Victoria, BC V8W 1P6

Attn: Mayor and Members of Council

Re: Affordable Housing Amenity Contribution  
Rezoning and Development Permit Application – 1201 Fort Street and 1050 Pentrelew Place

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### **Introduction**

In conjunction with the development application for the property located at 1201 Fort Street and 1050 Pentrelew Place, Abstract Developments (the “Developer”) is committing to offer an affordable housing component that will be linked to 1201 Fort. In establishing this amenity offering, the following documents were considered:

1. City of Victoria Strategic Plan (2015-2018)
2. Mayor’s Task Force on Housing Affordability Recommendations
3. Victoria Housing Strategy (2016-2025)

### **City of Victoria Strategic Plan (2015-2018)**

The City of Victoria Strategic Plan identifies Objective 6 as “Make Victoria More Affordable”. This objective goes on to further identify a 2017/2018 outcome of:

- Increased the range of affordable housing not only for those in need of supports but also for working people, families and youth.

### **Mayor’s Task Force on Housing Affordability Recommendations**

This Task Force provided recommendations to the Governance & Priorities Committee on July 16, 2015. The recommendations state a goal/target (#2) of:

*Goal & Target #2: Have a minimum of 19% of New Housing Units Built as Affordable*

It goes on to further state “Table 1 provides a summary of the number of units required to meet future affordability needs within the second and third income quartiles.” Table 1 is provided below for reference:



**Table 1 – Affordable Housing Targets**

Quartile	Target Household Income	Housing Type	Units Needed		Rental/Price Range
			Total	Per Year	
2	\$18,147 - \$35,647	Low End	1,319	44	\$454-\$891
		Market	to	to	
		Rental	1,382	46	
3	\$35,648 - \$57,771	Near	243	8 to	\$892-\$1,444
		Market	to	9	
		Rental	255		
		Affordable	1,092	36	\$120,000-\$250,000
		Ownership		to	
				39	
Total			2,654	88	
			to	to	
			2,729	94	

In addition, Item 3 within Appendix A identifies Inclusionary zoning as a means to increase the City of Victoria's capacity to support the development of affordable housing. The rationale states:

*"Affordable housing mandates (also called Inclusionary zoning) require that a portion of new housing units (typically 10-20%) be sold or rented below market prices, or developers contribute to an affordable housing fund... A variety of approaches to inclusionary zoning exist, each of which should be examined prior to being considered for use within the City's housing market."*

#### **Victoria Housing Strategy (2016-2025)**

The goal of the Victoria Housing Strategy is to increase the supply and diversity of non-market and market housing across the housing spectrum and throughout Victoria that meets the current and future needs of low and moderate income households. The Housing Strategy was informed largely by the Mayor's Housing Affordability Task Force (as identified above), who focused primarily on the development of housing that meets the affordability needs of households that fall within Statistics Canada's middle two income quartiles (households incomes ranging from \$18,147 to \$57,772 per annum).

The City of Victoria defines affordable housing as costing no more than 30% of gross household income. For example, if a household is earning a gross annual income of \$40,000 (falling within the 3<sup>rd</sup> quartile of Table 1 – Affordable Housing Targets), a near market rental unit would be limited to \$1,000 per month.

#### **Affordable Housing Amenity Contribution**

In consideration of the City of Victoria's commitment to affordable housing as expressed through the three documents outlined above, Abstract Developments (the "Developer") is committed to supporting these initiatives through the development application for 1201 Fort Street and 1050 Pentrelew Place (the "Proposed Development").

#### **Details:**

- 10% of the approved unit count, being no less than 10 units, of the Proposed Development will be built and have received an Occupancy Permit on another property within the City of Victoria (the "Affordable Units") by no later than December 31, 2020.

- The Affordable Units will be Low End to Near Market rental units, with monthly rental rates limited to no greater than 30% of Gross Household Income with qualifying incomes being within either the second or third quartiles as identified by the BC Non-Profit Housing Association through the Rental Housing Index. Of the Affordable Units, 50% of them will be rented to households with incomes in the second quartile, and 50% of them will be rented to households with incomes in the third quartile.
- Should the Affordable Units not be completed with an Occupancy Permit received by December 31, 2020, the Developer shall pay \$25,000 per Affordable Unit to the Victoria Housing Reserve Fund as cash-in-lieu of building the affordable units.
- The Developer will register this Amenity Contribution as a Covenant against title to the property located at 1201 Fort Street and 1050 Pentrelew Place.

We look forward to working with the City of Victoria to help achieve the goals and objectives of increasing the supply of affordable housing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Miller', with a stylized, cursive script.

Mike Miller  
President & Founder



**NOTES FROM CALUC MEETING TO DISCUSS PROPOSED DEVELOPMENT AT  
1201 FORT STREET (formerly the Truth Centre)**

7:30 pm, 12<sup>th</sup> September, 2017, Grace Lutheran Church, Fort Street

**Bob June** (Chair, Rockland Neighbourhood Association Land Use Committee) welcomed those present, and thanked them for coming. He noted that input from renters as well as owners was most welcome, and apologized for the fact that the Feedback Form only mentioned owners and not renters – this will be corrected. He briefly explained that this meeting was part of the CALUC process that all proposals have to go through when there is an application for rezoning. This is the second CALUC meeting for this property, as the initial application was sent back to the proponent by the Council's Committee of the Whole (CotW) after review. Because some changes were made, the revised proposal must be put before this CALUC community meeting before it can go back to the CotW for review. The purpose of the meeting is to facilitate dialogue between the applicant and the community, within the context of the Official Community Plan (OCP) and the Rockland Neighbourhood Plan. The meeting should focus on Land Use, rather than other things (e.g. paint colour).

Notes from this meeting will be submitted by the Rockland Neighbourhood Association (RNA) to the City, and the RNA will also submit a letter with its comments on the proposal. After the revised proposal has been reviewed by the CotW, it may be sent back to the applicant for further revision, or it may go forward to the City Council, at which time a Public Hearing will be held. (Videos of previous CotW and Council meetings are available on the City's website.)

Bob introduced **Mike Miller** from Abstract, and noted that **Alec Johnson**, Senior Planner from the City Planning Dept., was present to answer questions.

**Mike Miller** (CEO of Abstract) introduced his team, including the architects, landscape architect, and arborist. He explained that Abstract had been contacted by a realtor about the property in 2015, and signed a contract for the purchase of the property in 2016. He noted that this is the 19<sup>th</sup> meeting with members of the community, and the 2<sup>nd</sup> CALUC meeting.

**Greg Damant** (Cascadia Architects) gave a presentation of the proposal, focusing on the changes which had been made in the revisions to the proposal made in response to the feedback received from the community and the CotW in April. He noted that the things that remained the same were: working within the context of the OCP; valuing the trees on the site and trying to work around them; blending the allowable FSR across the site, pushing the higher density to the north; and keeping the 'pathway' across the site for people walking to and from downtown.

The significant changes were listed as:

- Number of townhouses reduced from 12 to 10;
- The townhouses have been given a more "Arts and Crafts" look (compared with previous design which was similar to the townhouses on Carberry Gardens);
- The 6-storey condo building has been pushed further north and re-shaped – it therefore has more of a presence on Fort Street;

- The second condo building, previously 5-storeys, has been reduced to 4-storeys, and these are stepped back at the southern end;
- The multi-unit buildings will now be faced in brick;
- The re-arrangement involves taking down one more mature tree, though many new trees will be planted (this is a requirement resulting from taking down existing trees);
- The natural water flow patterns will be maintained.
- Enhanced lighting will maintain the walkway as safe and pleasant at night.

#### QUESTIONS/COMMENTS/ANSWERS:

##### **Pat Kidd (1025 Moss)**

- Q: The catastrophic floods in Houston remind us what happens if we cover the ground in concrete. With climate change, we can expect major water events, and the water table will shift, making flooding of basements more likely.
- A: (Scott Murdoch - Landscape architect) We have a water management plan in place. We will have 2 ft. of absorbent soil, and the rain garden will take water from the roofing. We will be in compliance with the City's guidelines on this. We will also be using permeable pavement in places in order to protect the trees.

##### **Anna Cal (1059 Pentrelew)**

- Q: There will be cosmetic changes – are they enforceable? At Black and White it was approved looking one way; it is being built looking another way.
- A: They are enforceable. At Black and White the development permit expired – changes were made under a new permit.
- Q: Was there a community meeting for the new permit?
- A: No - because there were no variances, no community input was required for the change in appearance.
- Q: The 4-storey building will be higher than average 4-storey buildings in the area – why?
- A: We are building with 9 ft ceilings rather than the old standard 8 ft ceilings – it is the market standard, it is more liveable, gracious and certainly more saleable.
- Q: The 'revised' townhouses are taller than those in the original plan – why?
- A: (Kathleen from Zebra) They are higher because of the changed design of the roof to pick up on the more traditional rooflines in the Rockland neighbourhood.
- Q: If the buildings were – say -20% lower would the trees on the property suffer at all?
- A: No.
- Q: We have a 3-D model of the project. Why doesn't Abstract provide this?
- A: Because we don't do 3-D models at this stage.

##### **Barry Mayhew (1149 Rockland Avenue)**

- Q: Parking is an important issue. How many units will there be and how many parking spaces?



A: There will be 94 units, and 121 parking spaces, giving a ratio of 1.28.

**Ian Sutton** (3-1262 Rockland Avenue)

Q: Would like to know more about affordable housing in relation to this project.

A: (Sam Ganong) Abstract has made a commitment to affordable housing, and will provide 10 units of affordable housing in Victoria (not on this site) before this project is completed. These will have capped rents.

Q: Since you will be planting new trees, do you have a plan for watering?

A: There will be an irrigation system, plus 2 feet of soil. There will be some trees on the roof deck.

Q: Is there a maintenance plan for new trees?

A: (Mike Miller) If new trees that have been planted as part of the tree replacement requirements do not survive, then they have to be replaced. The City of Victoria requires a landscape bond for two years.

**Chris Douglas** (1025 Pentrelew Place)

Comment: The project is no smaller than before, as our comments had requested. There have been no substantive changes in response to comments. We have prepared a comparison sheet (circulated and attached) with respect to height, scale and setbacks which shows that there have been minimal changes and several issues have been made worse rather than better. For 18 months, the neighbours and members of the community have asked Mike Miller for a smaller project. This asking included a petition letter.

Q: Did Mike Miller actually read the letter submitted that had 300 signatures?

A: Yes

Q: What are the three words in Abstract's mission statement?

A: Passion, Quality, Integrity

Comment: Does this strike you as integrity that you don't listen to over 300 neighbours who ask over and over for a smaller development? (Clapping.) Greed does not go with Integrity.

[Speaker told that such personal attacks are not appropriate.]

**Don Cal** (1059 Pentrelew)

Q: How long is the commitment to 10 affordable units?

A: In perpetuity. If we do not keep the commitment, there is a penalty. It's written in perpetuity as a housing agreement; the agreement has not been drafted yet. The units must be at this site or at another site or there is cash in lieu.

Q: What happens if you or your company are no longer here. How do you guarantee your commitment? Why not have the affordable units on site? This would ensure the affordable housing is paid for.

A: The voluntary contribution of the affordable housing document has not been drafted, nor have the details been worked out, but the intent has been put forward and is being

- negotiated by Abstract and city staff. The city will have this in writing before it approves the project.
- Q: How many trees will be in planters?
- A: Five
- Q: The rest of the trees will be planted in about two feet of soil – how many will be planted this way?
- A: All of them.
- Q: How tall can trees grow in 2 ft soil?
- A: As tall as it can. It varies.
- Q: Another 2-acre in Rockland site has 10 townhouses on it and has plenty of trees. Why are you trying to put 90+ units on this space? Why are you doing this when many people around the development think it should be smaller? Why not 35 units? (Clapping)
- A: This is a large site – almost 2 acres. We are using the existing zoning in the OCP, but working with a “blended FSR” of 1.39:1. If we were using the density we are using at the Black & White development, that would give us 300+ units on this site, so we have reduced density substantially. Our proposals are in conformity with the OCP.

**Helena Kadlec (1190 View Street)**

- Q: I am concerned about traffic flow and lack of parking in the area. Has a study been done?
- A: We have looked at 11 similar buildings (one with 244 units/262 parking stalls), and have found that parking is adequate.
- Q: What about traffic going to and from downtown – will the City think more about this?
- A: (City planner) The transportation planners have looked at this, and they feel that it is not a problem and there is no need for a traffic impact assessment. The City has been monitoring traffic on Fort Street and found that it is decreasing. (Laughter!)

**Jamie Hall (1024 Pentrelew)**

Comment: I know Mike Miller and do not think his integrity should be questioned. This is an appropriate site for increased density.

**Gordon McAllister (1301 Rockland Avenue) (2 threads in Gordon’s comments are identified by number below)**

- Q: (1) There is a lot of confusion about what the OCP allows and what the Neighbourhood Plan would allow. There is the overarching Official Community Plan but we have yet to do the local area plan that provides a vision for what’s appropriate in the village. We should be focusing on the Neighbourhood Plan. There is a Rockland Neighbourhood Plan that is 30 years old. A new Local Area Plan should be updated before a development such as this takes place. We have been asking for a new Plan for 15 years. The development wants to make a change to the OCP but it ignores the Rockland Plan (old as it is).
- (2) The city has said that the move to high density will preserve Victoria’s traditional single-family neighbourhoods “untouched and intact”. That is, land that is zoned R1-A



and R1-B. We understand the benefits of density concentrations, but the land in question is an "R1-A" and R1-B" area.

Comment: (from RNA for clarification): The question is: How are we moving ahead (1) when we don't have a local area plan and (2) when the city has said a neighbourhood such as Rockland should remain intact.

A: (from RNA) Unfortunately, the local area plan was not done in advance of the current development. The point is very well taken – it would be nice to have completed a local plan that was part of the legislated process. Unfortunately, we're working now in an environment that isn't that way. A local area plan for Rockland will be developed soon – everyone is strongly encouraged to contribute its development.

Comment (from Gordon): The way to design an administrative system is from the top down and include links to every subsystem. We haven't done this. Furthermore, the system is being developed sequentially for different parts of the city – this makes no sense.

Comment (from RNA) You're right. However, today we're constrained to work within system currently in place.

**Nancy McGregor** (103-1070 Moss Street)

Q: Acknowledgement of meeting being held on Songhees and Esquimalt land. Concerned about *affordable housing*, especially as 55% of Rockland residents are renters. I do not consider it appropriate to have the affordable housing component of this housing elsewhere. What would it cost to have it on site?

Q: Also concerned about *trees*, and the fact this is a "Heritage corridor". The Sequoia trees you want to take down are as old as the City itself and were brought and planted by Mr. Green (in the 1860s). There are only 12 Sequoias in Rockland, and the two at 1201 Fort are healthy. You also want to take down Tree #0042, which is the second oldest Garry Oak. These trees are of historic value, and the first Governor General planted some of these trees. Buildings A and B wipe out part of the urban forest – why don't you consider the importance of these trees? In your early proposal, you say you were trying to preserve the forest but because of the city's input you decided you really have to build closer to Fort Street and therefore you have to cut down the second largest Gary Oak – I find it incredible that you reached this decision. I think you're ignoring your neighbour's opposition to the size of this development and you're redirecting attention to where the development occurs. In the process, you will destroy trees that are historical and significant. Why doesn't it occur to you that the trees are more important than your unaffordable condominiums?

Q: Having underground parking also necessitates the cutting down of trees. We're facing global warming. With this happening, does it seem reasonable to cut down the existing forest and put in parking for over 100 cars? (Clapping)

A: We have looked carefully at the placement and health of the trees on site. The primary clusters of trees at the North East and North-West corners of the site will be kept. We are aware that we cannot build on the critical root zone. We cannot develop the core of the site without removing the Sequoias.

A: Re. affordable housing – this is not a fixed part of the process. The agreement <to provide affordable housing> has not been finalized, there is no foregone conclusion of this

voluntary process and it's not part of the rezoning mechanism. The prices of the units on the site will be approx. \$450-500 K for a one-bedroom (700 sq. ft.); \$550-600 K for a two bedroom; \$800-900 K for two-bedroom plus den; prices have not been set for the townhouses.

**Lynnette Kissoon (1025 Pentrelew Place)**

Comment: Jamie Hall did not explain his relationship with Mike Miller. And calling people out on their statements is not disrespectful.

Q: How many trees were removed for the construction of the Black & White building?

A: No trees were removed. Ok - One tree was removed from the site.

Comment: (audience) And seven boulevard trees were removed.

Q: With respect to Black and White you said the development permit expired and with the new permit a new design came about. I understand you have a development permit already for 1201 Fort Street. As of January 2017, is it correct that you have a development or a demolition permit?

A: That is incorrect.

Q: The blasting for the Black & White building was for two levels of parking, and was very disturbing for those in the vicinity, even on Pentrelew. The warning whistles were not properly used. How many people will be affected by the blasting at 1201 Fort?

A: The blasting contractor is required to contact everyone within a set radius, and we can request that they contact others who are concerned.

Comment: (1) The blasting will impact the condition of homes in the vicinity and the health of the members in the neighbourhood.

(2) We see the Abstract proposals in various forms, but we never see them in the community context, which is a problem. Are you building to fit into the community or is it just your own community you're developing? (clapping)

**Laura-Beth Trail (102-1220 Fort Street)**

Q: Also concerned about blasting. When the condo building at Fort and Pentrelew was constructed, much damage was done to the foundation of our building.

A: The blasting contractor will deal with any damage done, and has to cover the cost of any damage (has insurance). Abstract has done about 75 projects since 1994, approximately 15 of which involved blasting, and has never had any problem with blasting damage. (There have been some claims, but Abstract's contractor was found not to be at fault.)

**Bob June (1310 Manor Road)**

Q: What about Heritage buildings in the enlarged geographic area? Because of the heritage nature of their building, can they be included in the pre-blasting survey?

A: Not officially. However, if those who are concerned reach out to our office we have a specific file that documents these anomalies and we're happy to put forward a letter of undertaking that will involve them at the time of blasting.



**Sally Hamilton (1020 Pentrelew)**

**Statement:** I have been a resident of 1020 Pentrelew for 46 years. I am not opposed to the development of the former Truth Centre, even though we face several years of disruption from construction. However, I continue to protest this project's scale, mass, height, lack of setbacks, disregard for heritage design, reduction of green space and tree canopy. We must address conservation issues, and the proposed development is not consistent with what has been in the neighbourhood for at least 100 years, and this is not reasonable. There are *no* benefits or major enhancements in this plan, and the quiet liveable community will be forever changed. This is in direct contrast to the OCP Strategic directions, 21.24.4, for Rockland that states, "Continue to conserve the historic architectural and landscape character of the neighbourhood". Abstract has used the OCP guidelines very selectively. Specifically, Pentrelew Place has a 'Traditional Residential' designation which states (6.1.5.) "Ground oriented buildings up to 2 storeys (duplexes), multi-unit building up to 3 storeys" – yet Building B is planned for 4 storeys. Is this the beginning of escalating development throughout Rockland? The developer was aware of the zoning when he purchased the property – why should he circumvent the rules? Mayor Helps has said that we have the OCP for a reason. Let it continue to be our guide. (clapping)

**Chris Barnes (808 St. Charles Street)**

**Comment:** We all know what Rockland is and that it has an important heritage value – the applause and the 300 signatures, etc. represent the view of the population of Rockland. This area has heritage value within the city of Victoria. This proposal is an abomination and completely out of character. The first CALUC meeting was a catastrophe, the venue was inadequate, people were locked out of the meeting, and some had to go home because it was so cold. That meeting worked only partially. At this second CALUC meeting the city has requested that the developer address the concerns raised. You have addressed some points, but they are only cosmetic. The real issues of massing, scale, height, etc. have not changed much since the original proposal was presented. The applicant has not addressed the central issues raised repeatedly by the community and the City, and has not made adequate changes. It is clear from the applause that these are important issues for the community concerned – this is too big a project for a very special place. You've gambled that you can change the zoning to get the return on your investment you want. You think do this by coming to these meetings and saying 94 units is great for Rockland – but it just isn't. (clapping)

**Comment:** (Bob) Is it fair to say you're addressing me on this and you'd like what you have to say reflected in the synopsis sent to council?

**Comment:** (Chris) When one writes up a summary of a meeting like this there are many points that range from small to moderate to more significant. There is a danger that we'll miss the central issue that the project is too big.

**Comment:** (Bob) I'll try to do this in the synopsis – first reflect the global view then include the various concerns.

**Kam Liddler (1252 Wilspercer)**

- Q: You will be blasting in Garry Oak meadows, which may cause damage to the trees?
- A: (Landscape) We have had success with this in previous projects.
- Q: Were you asked to look at retaining the Sequoias?
- A: There was no option to keep the Sequoias.
- Q: The original proposal included two large buildings, and the revised proposal also includes two large buildings. They may be architecturally better than the originals, but what are the compromises you have made for the community?
- A: The fundamentals have stayed the same. We are concerned about trees and that sets the parameter for development. The OCP notes where additional density is needed, and we are using that guideline. We are only allowed to bring traffic in and out on Fort Street, and we have not put a multi-storey building on Pentrelew. We have tried to push the density further north towards Fort, and have reduced the height of the southern condo building. We have many constraints and we have to arrive at a balance.
- Comment: You haven't taken our issue of a family-friendly environment on board. You are putting affordable housing elsewhere, which is not satisfactory. Which community are you building for? Some of your purchasers will be 'downsizers' (60%), and about 40% will be people from elsewhere or people who will rent out their property.
- Q: You are asking to rezone a church property to residential with considerable density. Why are you not able to redesign this project to respond to our needs for affordability, etc.?
- A: We are providing units of from 700 sq. ft. to 1,300 sq. ft., so we are providing many housing types.

**Gerry Houlden (405-1220 Fort) (family name indistinct)**

- Comment: I live on Fort, right opposite 1201, and I am totally opposed to a 6-storey building. This is not acceptable to people in the area, it is uncharacteristic, it is out of the roofline on the street, and it is adding far too much density to the area. (clapping)

**Ian Sutton (3-1262 Rockland Avenue)**

- Q: Will there be an opportunity for feedback after the affordable housing agreement is made?
- A: No. This is something that is negotiated with the City at the staff level.
- Q: What if you had a 4-storey building on Fort and 3-storeys for the southern condo building?
- A: In calculating density, we have looked at existing zoning and the OCP's guidelines on how the city should grow by increasing density in certain locations.
- Comment: It is very difficult for young people to find affordable rental housing in the area, and there needs to be a compromise to address this.

**Jamie Hammond (1000 Pentrelew)**



- Q: I would like to know more about what you are thinking? Your concept does *not* match what the OCP says. The 6-storey building is higher than what was proposed Cook Street, and that is an 'urban village' – this area is not an urban village. We do not want any more tweaks to the proposal. We're neighbours, we own properties together, we respect each other, yet here we are again. You *must* re-think it.
- A: The 6-storey building is on Fort Street, and the 4-storey building is pulled away at the southern end; thus the higher massing is close to Fort Street, adjacent to 4-storey buildings.

**Don Hamilton (1020 Pentrelew)**

- Q: The statement made by the Committee of the Whole in response to your initial proposal focused on scale, massing, height, architectural expression, etc., and suggested that a revised proposal should provide more 'breathing room'. However, the townhouses presented in the revised plan are even bigger than before. You mention apartment buildings on Linden, but *this* side of Linden is Rockland – the other side is not! The calls for revisions from the City have *not* been addressed. More specifically, the set-backs for the townhouses are not sufficient, and are zero where the cars park as if set-backs don't exist – 6" is embarrassing! And the paths are too close to the patios, creating a lack of privacy. (clapping)
- A: The set-backs are the result of the way the City calculates set-backs – they are actually larger than required.

**Anna Cal (1054 Pentrelew Place)**

- Q: The set-backs are too small and the townhouses do not have sufficient space. They will dwarf everything nearby. The variances requested for a property of this significance could only be justified for the construction of a world heritage class building (comparison made with a Gaudi site in Barcelona that has World Heritage status).
- A: We can show you the measurements, and you can look at the townhouses on Carberry Gardens. Anything in the Heritage Corridor has to go through the Heritage Advisory Committee.

**Doreen Mueller (1301 Rockland Avenue)**

Statement: I support Sally Hamilton's statement. I am the steward of the two Sequoias that may be 140 years old. Your proposal is monstrous! It is very difficult to plant Garry Oaks, and they take a very long time to grow. I do not think that we will get changes from Abstract, so we look to the city. Otherwise, we're not going to get anything that is anywhere near what should be. Furthermore, the bargain of 10 affordable housing units for this massive development is not adequate. And the affordable housing should be built in our district, not somewhere else. I oppose the project. (clapping)

**Don Cal (1054 Pentrelew Place)**

- Q: Why are you developing 94 units? Your previous answer, in simple English, seemed to be that someone else "at the office" forced you to do this. There is no reason to try to squeeze so much on this site, that is the gateway to Rockland. Why are you externalizing the costs onto the community, and internalizing the benefits to yourself? You are stealing the space that is a community amenity in our neighbourhood, a place that has operated as a park for over 40 years. Every other house now has space around it; every four-storey condominium and apartment has adequate setbacks with landscaping and trees. You take it all and expect the community to make do. What was once considered a part of civilization – the way one fits in with one's neighbours, a cost that every other developer bore – you refuse to bear. You refuse to bear the real costs and are taking away our space. If you would build modestly, there would not be this issue. (clapping)
- A: We are not externalizing the costs – we are doing our job as community developers. We buy land and look at how that land can be redeveloped. I hope that answers your question.
- Q: (from Don to audience) does that answer the question?
- A: (from members of audience) No
- Comment: (Don) That's community involvement.
- Comment: (Mike Miller) Bob, could you clarify the question.
- Comment: (Bob) I think is philosophical. It is outside what's supposed to be covered in the meeting. I understand the idea. The parties are at loggerheads.
- Comment: (Don) It's about zoning. I don't think the zoning should be changed to take away our space.
- Q: You are taking set-back space from neighbours, and this is taking amenities away. Why does Abstract think he has the right to take this away? (clapping)
- A: (RNA) This is a request for a rezoning, and we have to go through this process.

**Kam Lidder (1252 Wilspencer Place)**

- Q: We continue to be concerned about the height of the townhouses, and the information presented on their height is not correct.
- A: (Zebra) We have tried to mitigate the massing, and the building height has not changed. The calculations have to take into account the change in grade. The height is related to trying to hide the elevator over-run.
- Q: You have eliminated rooftop decks, but have now included a walkout terrace – what is the difference?
- A: We have done similar project at View Royal and Selkirk which have worked well.
- Q: Why compare Rockland with View Royal and Selkirk? You should be looking at Rockland.
- A: (architect) We have to look at what the client wants. This property is on the periphery of Rockland and is on a traffic artery, so it is an ideal place to increase density. This is an appropriate site for what we are proposing. The density will still be relatively low. The City needs some renewal and infill.

**Lynnette Kissoon (1025 Pentrelew Place)**



Comment: The OCP was published in 2012 with input from about 6,000 people. There are many instances (33 instances) where you are not complying with the OCP.

Q: Has the 1201 Fort property declined in value since you bought it?

A: Probably not.

Q: Would you consider selling the property who would respect the neighbourhood, the comments provided by the mayor and council, and respect the community's input?

A: I think that is a loaded question – in my business I take those things into consideration. We are not considering selling the property. We have a difference of opinion. on the OCP.

**Gordon McAllister (1301 Rockland Avenue)**

Comment: A neighbour has done a legal analysis (referencing the Bondi case in the supreme court of Canada), which shows that spot re-zoning is discriminatory and will not be supported in the courts.

Comment: That's a great thing to bring to the local area planning committee.

Bob June was congratulated on running a very good meeting. (clapping)



Talbot Mackenzie & Associates  
Consulting Arborists

# **Arborist Report**

## **1201 Fort Street, Victoria**

PREPARED FOR: Sam Ganong  
Abstract Developments Inc.  
301-1106 Cook St.  
Victoria, BC V8V 3Z9

PREPARED BY: Talbot, Mackenzie & Associates  
Graham Mackenzie – Consulting Arborist  
ISA Certified # PN-0428A  
TRAQ – Qualified

October 10, 2017

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## **Talbot Mackenzie & Associates**

Consulting Arborists

October 10, 2017

Abstract Developments Inc.  
301-1106 Cook St.  
Victoria, BC V8V 3Z9

Attention: Sam Ganong

**Re: 1201 Fort Street**

**Assignment:** To tag and inventory the existing tree resource on the above-mentioned property. Review the proposed construction plans and identify those trees that are suitable to retain given their species, their existing health and structural condition and the proposed impacts. Provide a tree retention and construction damage mitigation plan for those trees deemed suitable to retain.

**Methodology:** All the bylaw protected trees on the property were tagged with a numbered metal tag and the tree locations are shown on the attached site sketch. Information such as tree species, size (dbh), crown spread, critical root zone (crz), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

**Observations:** The property is well treed, with a mixture of native and non-native mature tree species. For the most part, the tree resource is in general good health with many of the structural and health concerns that we often find with trees in the urban environment including: deadwood, end weight and decay associated with old pruning wounds. Most of these concerns can be addressed using standard pruning practices. As part of the inventory, we identified 51 trees on the property, 23 of which are protected by the City of Victoria tree bylaw. The proposal we have reviewed has the potential to retain 22 of the trees, 13 of which are protected by the City of Victoria tree bylaw. All but one Garry Oak trees on the property are proposed for retention. In a recent site visit, we added an additional small Arbutus tree to the inventory that was not picked up in the initial survey.

The proposed underground parking entrance will encroach into the critical root zone of English Oak #2. Preliminary exploratory excavations conducted on August 24, 2017 indicate the proposed grades can be reached without impacting significant structural roots or removing a quantity of roots that would necessitate the tree's removal. The ability to retain this tree will have to be determined at the time of excavation for construction, but we anticipate it will be possible.

Portions of the underground parking area encroach in to some of the calculated critical root zones of trees designated for retention and efforts will have to be made to minimize this encroachment wherever possible. This will likely require using shoring techniques to achieve the proposed excavation depths without the need of cut slopes and minimizing the required working wherever possible. Where the proposed underground parking area encroaches into the calculated critical root zones of trees #25 and #28, there is an existing foundation and a rock outcrop that we feel has inhibited root growth in that area. From our discussions with the project architect, it is our understanding that the excavation for

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the underground parking area in this location will not extend past the previous building foundation (see attached sketch).

**Potential Impacts:** In order to facilitate the proposed construction, we anticipate that it will be necessary to remove 29 of the trees that were inventoried, 10 of which are protected by the City of Victoria tree bylaw. The ability to retain the remaining trees will depend on the ability to protect them from the impacts associated with the proposed demolition and construction activity. The construction related activities that will have the most significant impacts on the ability to retain these trees includes: excavation for the proposed new building, underground parking and any below ground servicing that must be installed near trees to be retained.

Areas where we feel the most significant tree retention and construction conflicts will occur include:

- The entrance driveway off Fort Street where it encroaches into the critical root zone of trees #1 and #2.
- The excavation and construction activity related to the portion of the underground parking below Building A where it encroaches into the critical root zone of tree #12.
- The entrance off Pentrelew Place where it encroaches into the critical root zones of trees #28 and #25.
- The excavation and construction activity related to the portion of the underground parking below Building A where it encroaches into the critical root zone of tree #35.
- Any proposed excavation for servicing or landscape grade changes that may be proposed within the critical root zones of trees to be retained.

**Recommendations:**

- **Barrier fencing:** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.



- **Demolition of existing building:** (See Demolition recommendations dated September 11, 2017). The demolition of the existing buildings and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist.
- **Methods to avoid soil compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
  - Installing a layer of hog fuel at least 20 cm in depth and maintaining it in good condition until construction is complete.
  - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
  - Placing two layers of 19mm plywood.
  - Placing steel plates.
- **Underground Parking excavation:** The excavation for the portions of the underground parking that encroach into the critical root zones of trees to be retained, must be supervised by the project arborist. To minimize the extent of the excavation, it will likely be necessary to use shoring techniques or similar methods to reduce the requirements for cut slope. Any roots critical to the trees survival must be retained and any non-critical roots in direct conflict with the excavation must be pruned to sound tissue to encourage new root growth. It may be necessary to excavate using a combination of hand digging, small machine excavation and hydro excavation to expose roots in conflict with the proposed excavation and determine if they can or cannot be pruned without having a significant impact on the trees. If it is found that large structural roots must be pruned to accommodate the proposed construction, it may be necessary to remove additional trees to eliminate any risk associated with them.
- **Blasting and rock removal:** At this time, we anticipate that blasting will be required adjacent to the trees that are to be retained. If areas of bedrock are encountered, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.

- **Proposed driveway entrance off Fort Street:** Based on the exploratory excavation we conducted on August 24, 2017, the proposed grades for the driveway entrance to the underground parking area can be reached without impacting significant structural roots or removing a quantity of roots that would necessitate the tree's removal. Therefore, we anticipate the tree can be retained, but this will have to be determined at the time of excavation. If during excavation it is determined that the tree can be retained, we recommend the portions of driveway where roots can be retained be constructed using minimal excavation completed under the direction of the projection arborist and incorporate floating permeable driveway techniques (see attached specifications).
- **The proposed entrance off Pentrelew Place:** It is our understanding that this proposed entrance has taken the existing critical root zones and soil grades into consideration, and minimal root disturbance is anticipated. Any proposed excavation within the critical root zones of the trees to be retained in this area must be reviewed and supervised by the project arborist.
- **Arborist supervision:** Any excavation that is proposed within the critical root zone of the trees to be retained must be supervised by the project arborist. Any roots critical to the trees survival must be retained and any non-critical roots in direct conflict with the excavation must be pruned to sound tissue to encourage new root growth. It may be necessary to excavate using a combination of hand digging, small machine excavation and hydro excavation to expose roots in conflict with the proposed excavation and determined if they can be pruned or not without having a significant impact on the trees. If it is found that large structural roots must be pruned to accommodate the proposed construction, it may be necessary to remove additional trees to eliminate any risk associated with them.
- **Servicing:** There are no servicing details shown on the plans provided, but it is our understanding that they are to be located outside of the critical root zone of trees to be retained. If services must be located within the critical root zones of trees to be retained it must be reviewed with the project arborist. Installing services within critical root zones will likely require a combination of hand digging, small machine or hydro excavation. If significant roots are encountered that are critical to the health and stability of the trees and they cannot be retained, it may be necessary to remove additional trees.
- **Landscaping, irrigation, and lighting:** Any proposed landscaping, irrigation or lighting must take the critical root zones of trees to be retained into consideration. Any proposed grade changes or excavations within the critical root zones of trees to be retained must be reviewed by the project arborist. If determined that the proposed work can be completed without having a significant impact on trees to be retained, a plan will be provided by the project arborist on how to proceed.



- **Pathways and hardscape within critical root zones:** In areas that are proposed for pathways or patios over the critical root zones of trees to be retained, we recommend that floating permeable paving techniques are used. See attached specifications. (The exact specifications may change during the construction phase depending on the extent of the proposed paving).
- **Concrete work:** Provisions must be made to ensure that no concrete wash or left over concrete material be permitted to wash into the root zone of the trees. This may involve using plastic or tarps or similar methods to temporarily isolate the root zones of the trees from any of the concrete installation or finishing work.
- **Pruning:** It will likely be necessary to prune limbs from several of the trees to be retained that are close to the proposed new buildings. The buildings have been located so that any pruning should be minimized, and we do not anticipate that this pruning will have a significant impact on the health or structure of the trees. We recommend that any pruning be reviewed by the project arborist and be completed by an ISA Certified arborist.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
  - Locating the barrier fencing
  - Reviewing the report with the project foreman or site supervisor
  - Locating work zones, where required
  - Supervising any excavation for the road upgrades and service footprints that are within the critical root zones of trees to be retained.
  - Reviewing and advising of any pruning requirements for machine clearances.
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.  
Thank You.

Yours truly,  
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie  
ISA Certified, & Consulting Arborists

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Encl. 1-page site plan with tree locations, 1-page landscaping plan, 1-page proposed underground in relation to existing foundation, 6-page tree resource spreadsheet, 1-page floating driveway and patio specifications, 1-page barrier fencing specifications, demolition plan.

**Disclosure Statement**

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.



**TREE RESOURCE**  
1201 Fort Street

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread (m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>	<i>Bylaw protected</i>	<i>To be retained</i>	<i>On-site</i>
0001	52	6.0	Big Leaf maple	17.0	Good	Fair	Moderate	Ivy covered at base. Paved over 30% of root system, competing with oak 0002.	No	Yes	No
0002	91	9.0	English oak	19.0	Fair	Fair	Good	Previously topped, large deadwood, visible decay at base.	Yes	Yes	Yes
0003	45	5.5	Deodar cedar	9.0	Good	Good	Moderate	Relatively young tree.	No	No	Yes
0004	32, 39, 33, 31	7.0	Scotts pine	10.0	Fair	Fair/poor	Moderate	Included bark in main union, small deadwood.	Yes	No	Yes
0005	25	4.0	Douglas-fir	5.0	Fair/poor	Fair	Poor	Young tree, sparse foliage.	No	No	Yes
0006	21, 27, 47	7.0	Big Leaf maple	10.0	Poor	Poor	Moderate	Sparse foliage, insect damage.	Yes	Yes	No
0007	48	6.0	Big Leaf maple	9.0	Fair/good	Fair	Moderate	Large deadwood.	No	Yes	No
0008	64	6.5	Garry oak	12.0	Good	Fair	Good	Asymmetric crown, some endweighted limbs.	Yes	Yes	No
0009	43	4.5	Red oak	13.0	Fair	Fair	Good	Large deadwood.	No	Yes	Yes
0010	47, 55	7.0	Incense cedar	8.0	Fair	Fair	Moderate	Co-dominant.	Yes	Yes	Yes

**TREE RESOURCE**  
1201 Fort Street

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0011	38	4.5	Ponderosa pine	8.0	Fair	Fair	Moderate	Multiple tops, shaded by incense cedar 0010.	No	No	Yes
0012	97	9.5	Garry oak	18.0	Fair	Fair	Good	Previous tearout injury, large deadwood, sparse.	Yes	Yes	Yes
0013	71	7.0	Copper beech	15.0	Good	Good	Good	Some deadwood.	No	No	Yes
0014	134	16.0	Sequoiadendron Giganteum	11.0	Fair	Fair/poor	Moderate	Nesting hole, possible internal cavities, seam, cracked limbs. Closer examination recommended.	Yes	No	Yes
0015	138	16.5	Sequoiadendron Giganteum	10.0	Fair	Fair	Moderate	Sparse at top, pitching from lower trunk.	Yes	No	Yes
0016	38	4.5	Chamaecyparis	5.0	Good	Good	Moderate	Some ivy.	No	No	Yes
0017	44	5.5	Chamaecyparis	6.0	Good	Good	Moderate	Some ivy.	No	No	Yes
0018	31	4.0	Shore pine	6.0	Fair	Fair	Moderate	Ivy up main trunk, co-dominant top.	No	No	Yes
0019	41, 42	6.0	Chamaecyparis	8.0	Fair	Fair	Moderate	Co-dominant, multiple tops.	No	No	Yes
0020	50	6.0	Western Red cedar	9.0	Fair/poor	Fair	Moderate	Dead top.	No	Yes	Yes

Prepared by:

**Talbot Mackenzie & Associates**

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**TREE RESOURCE**  
1201 Fort Street

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0021	24	3.5	Birch	7.0	Fair	Fair	Poor	Some deadwood.	No	Yes	Yes
0022	35	5.5	Birch	12.0	Fair	Fair	Poor	Some deadwood, wires embedded in trunk.	No	Yes	Yes
0023	42	5.0	Atlas cedar	8.0	Fair	Fair	Moderate	Recent large stem tearout.	No	No	Yes
0024	38	4.5	Chamaecyparis	6.0	Fair	Fair	Moderate	Shaded by 0023 and 0025.	No	No	Yes
0025	121	14.5	Monterey cypress	20.0	Fair	Fair	Moderate	Included bark, some end-weight.	Yes	Yes	Yes
0026	34	4.0	Incense cedar	7.0	Good	Fair	Moderate	Some shading from 0025.	No	No	Yes
0027	44	5.5	Dogwood	5.0	Fair	Fair	Moderate	Multiple tops, some decay in old wounds, wound in lower trunk.	Yes	Yes	Yes
0028	92	9.0	Red oak	22.0	Fair	Fair	Good	Large deadwood.	Yes	Yes	Yes
0029	152	18.0	Incense cedar	15.0	Good	Fair	Moderate	Multiple stems, may have been topped previously, possible decay.	Yes	No	Yes
0030	82	12.5	Douglas-fir	12.0	Fair	Fair/poor	Poor	Conflicting with retaining wall, end-weighted limbs.	Yes	No	Yes

**TREE RESOURCE**  
1201 Fort Street

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0031	64	9.5	Douglas-fir	10.0	Fair	Fair	Poor	Surface rooted.	Yes	No	Yes
0032	54	6.5	Chamaecyparis	6.0	Good	Fair	Moderate	One sided form.	No	No	Yes
0033	32	4.0	Chamaecyparis	5.0	Good	Fair	Moderate	One sided form.	No	No	Yes
0034	117	12.0	English oak	18.0	Good	Fair	Good	Large deadwood, broken limbs over driveway.	Yes	No	Yes
0035	69	7.0	Garry oak	18.0	Fair	Fair	Good	Sparse foliage, insect damage, some end-weight, large deadwood.	Yes	Yes	Yes
0036	76	7.5	Garry oak	15.0	Good	Fair	Good	Asymmetric form, large deadwood, weighted toward neighbouring property.	Yes	Yes	Yes
0037	51	5.0	Garry oak	10.0	Good	Fair	Good	Large deadwood, some loose bark.	Yes	Yes	Yes
0038	45	4.5	Garry oak	10.0	Good	Fair	Good	Asymmetric form, small deadwood.	Yes	Yes	Yes
0039	40	4.0	Garry oak	7.0	Fair/good	Fair/good	Good	Some epicormic growth.	Yes	Yes	Yes
0040	51	5.0	Garry oak	7.0	Fair/good	Fair/good	Good	Large deadwood, epicormic growth.	Yes	Yes	Yes



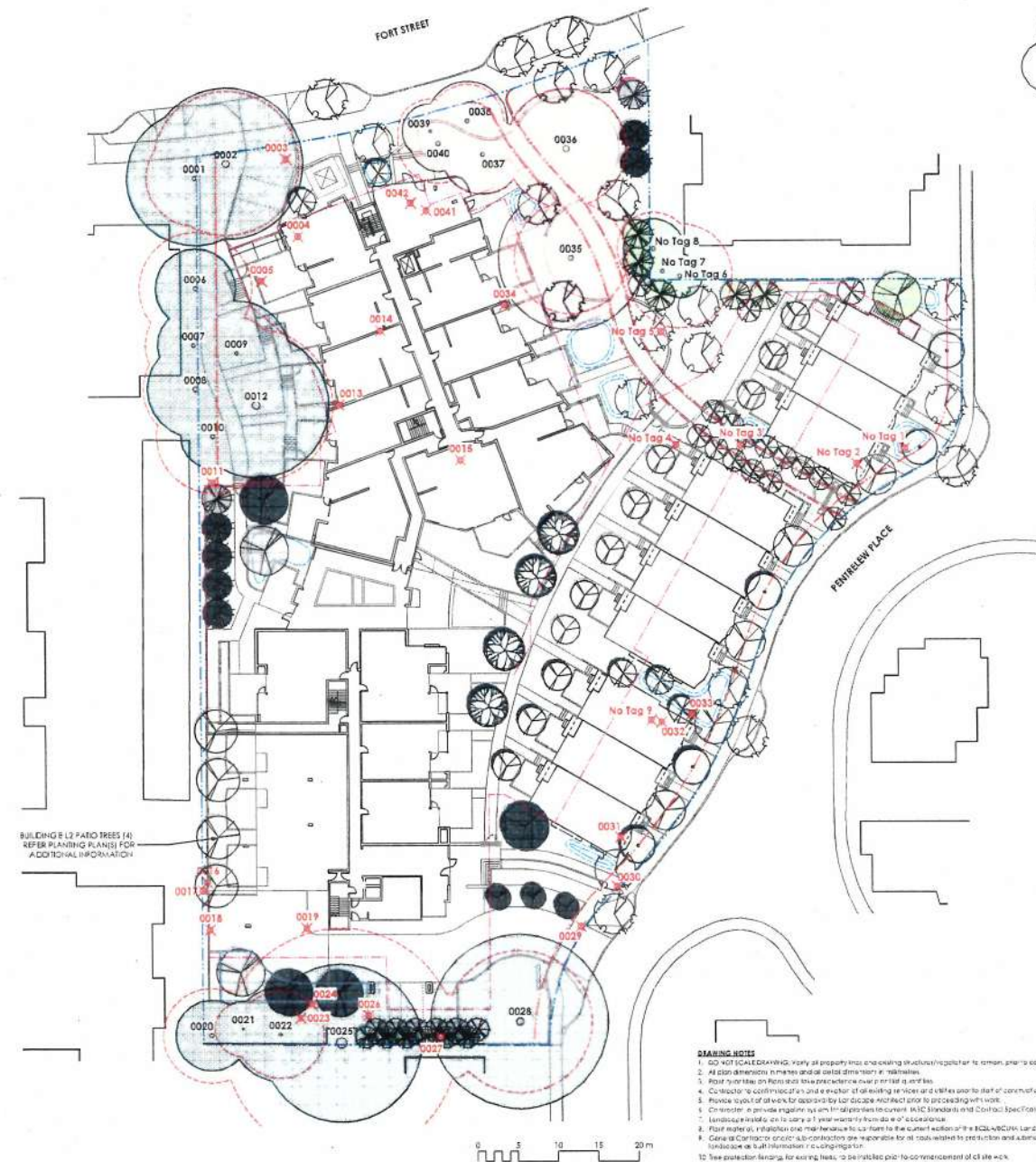
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0041	36	4.5	Pine	5.0	Good	Fair	Moderate	Deflected top.	No	No	Yes
0042	94	9.5	Garry oak	17.0	Fair	Fair	Good	Some insect damage, sparse foliage, large deadwood, decay associated with old pruning wounds.	Yes	No	Yes
No tag 1	13, 22	3.0	Crab apple	6.0	Fair	Fair	Moderate	Old pruning wounds with surface decay.	No	No	Yes
No tag 2	39	4.5	Chamaecyparis	5.0	Good	Fair/Poor	Moderate	Included bark at co-dominant stem union.	No	No	Yes
No tag 3	Multi stems	5.0	Port Laurel	12.0	Fair	Fair/Poor	Good	Recent large stem failure - internal decay visible at point of failure, Likely decay in additional stems.	No	No	Yes
No tag 4	13, 14	3.0	Spruce	4.0	Fair	Fair/Poor	Moderate	Co-dominant, one-sided canopy, sparse interior foliage.	No	No	Yes
No tag 5	25	3.5	Cherry	6.0	Fair	Fair	Moderate	Evidence of cherry bark tortrix.	No	No	Yes
No tag 6	35	3.5	Pine	4.0	Fair	Fair	Good	Located on neighbouring property	No	Yes	No
No tag 7	25	3.0	Pine	4.0	Fair	Fair	Good	Located on neighbouring property	No	Yes	No
No tag 8	24	3.0	Pine	4.0	Fair	Fair	Good	Located on neighbouring property	No	Yes	No

**TREE RESOURCE**  
**1201 Fort Street**

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No tag 9	3	2.0	Arbutus	1.0	Good	Fair	Poor	Small tree, may be able to try to transplant	Yes	No	Yes







WAY FINDING SIGNAGE AS PER CITY OF VICTORIA WAYFINDING STRATEGY GUIDELINES

SIGNAGE

PERMEABLE PAVING

PROPOSED HYDRO KICK LOCATION

PLANTER AND METAL PICKET FENCE HEIGHT TO MEET BC BUILDING CODE GUARDRAIL REQUIREMENTS

1195 FORT STREET

METAL GUARDRAIL WITH GATE, TYP. HEIGHT TO MEET BC BUILDING CODE REQUIREMENTS

EXTENT OF UNDERGROUND PARKING (BELOW)

MEDIUM SIZED CONIFERS FOR SCREENING

INDOOR / OUTDOOR FIREPLACE

1.8M HIGH PRIVACY SCREEN / FENCE

GARAGE FOR ADJACENT CARPORT

LEVEL 2 PATIO AND PLANTERS ABOVE PARKING

GREEN ROOF

L2 Patio Landscape Plan

1025 LINCOLN AVE

1.8M HIGH PRIVACY SCREEN / FENCE

MEDIUM SIZED CONIFERS AND SMALL NATIVE TREES FOR SCREENING

AMENITY ROOM

GREEN ROOF ABOVE

CONCRETE PARKING WITH BIKESHOOTER STATION WITH BIKESHOWING

BLDG A

BLDG B

TH C

TH D

TH E

1025 FORT STREET

1025 FORT STREET

1025 FORT STREET

1025 FORT STREET

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FORT STREET

GARRY OAK SUCCESSIONAL PLANTING

LIGHTING BOLLARD (TYP.)

BICYCLE PARKING (6)

PERMEABLE PAVING

MEDIUM SIZED CONIFERS FOR SCREENING

EXTENT OF UNDERGROUND PARKING (BELOW)

1225 FORT STREET

PERMEABLE PAVING

MEDIUM SIZED CONIFERS FOR SCREENING

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1225 FORT STREET

PERMEABLE PAVING

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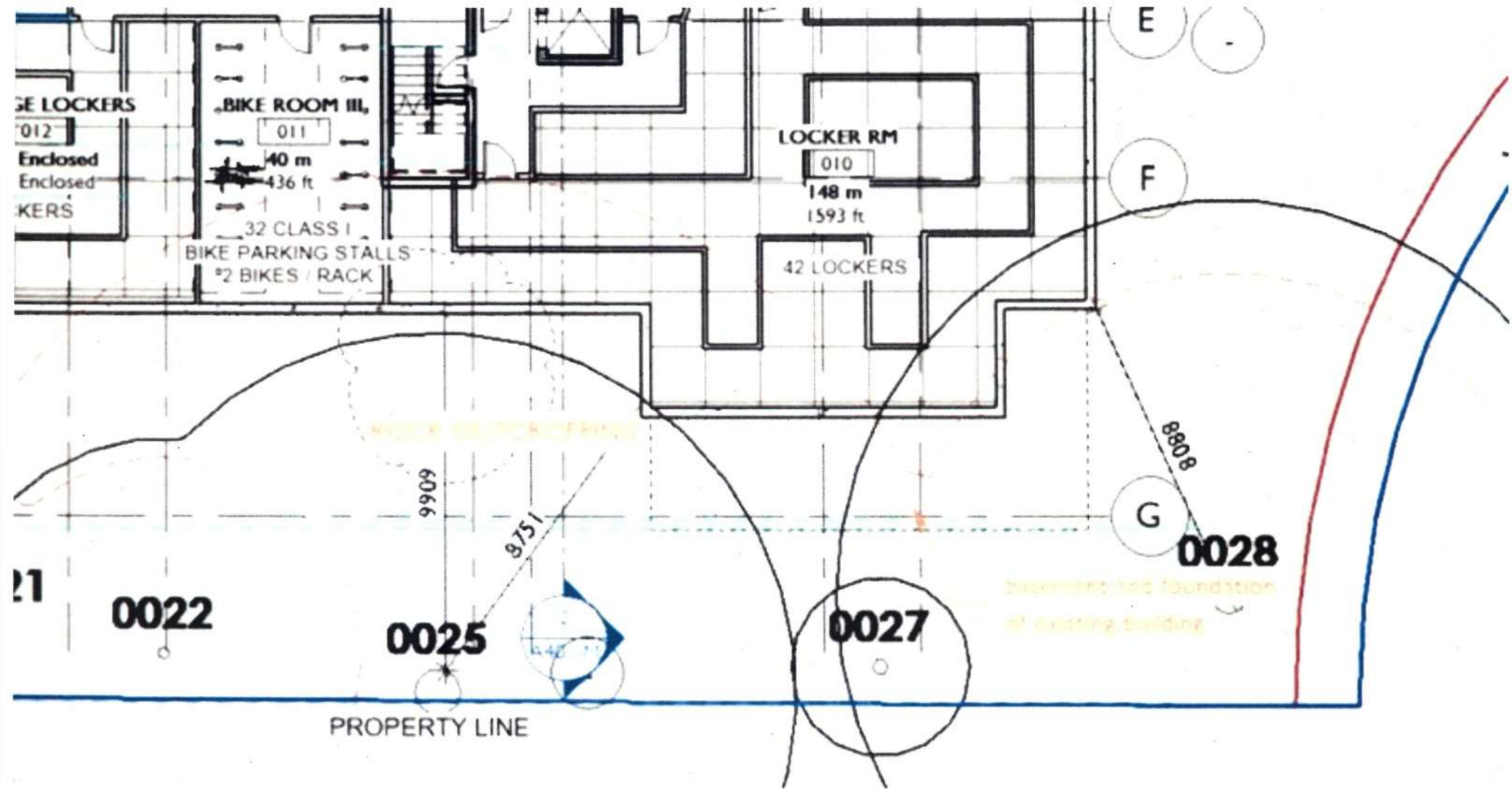
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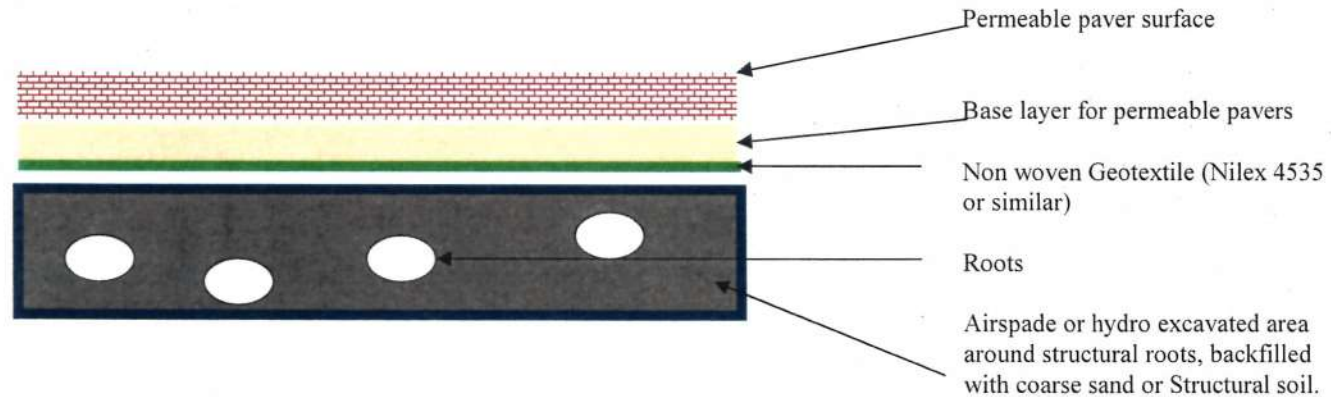
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**Diagram –Permeable paver driveway crossing over Critical Root Zone**



**Specifications for permeable paver driveway crossing over critical root zone**

1. Excavate to a 6-8 inch depth, for the required permeable driveway surface, under the supervision of an ISA Certified Arborist.
2. Excavation for area around structural roots with an Airspade or by Hydro Excavation to bearing layer of soil if required.
3. Backfill area around roots with coarse sand or a structural soil mix
4. A layer of medium weight non woven Geotextile (Nilex 4535 or similar) is to be installed over the backfilled area of the driveway.
5. Construct base layer and permeable surface over Geotextile layer to required grade.





## **Talbot Mackenzie & Associates**

**Consulting Arborists**

September 11, 2017

Abstract Developments Inc.  
301-1106 Cook St.  
Victoria, BC V8V 3Z9

Attention: Sam Ganong

### **1201 Fort Street - Demolition**

**Assignment:** To review the strategy for demolishing the existing buildings at 1201 Fort Street and comment on how the demolition may impact bylaw protected trees on the property. Provide recommendations for mitigating any impacts the proposed demolition activity may have on the existing trees.

**Methodology and Observations:** On September 5, 2017, we met with Kyle Ryan of Abstract Developments to review the plans for demolishing the existing buildings. It is our understanding that all of the excavators, trucks and bins that are to be used for the demolition can be located on the existing asphalt or within the existing building foot print once demolition commences. The site provides ample paved surfaces for demolition equipment and material storage and there are no plans to have any machinery outside of the paved areas or building footprints. Given this proposed strategy, we feel that any potential impacts to the existing tree resource can be mitigated with the following recommendations.

#### **Recommendations:**

- **Barrier fencing (see attached diagram):** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing can incorporate the construction fencing that is currently on site that has been used to keep the public out of the buildings during the hazardous material removal. The fencing must be erected prior to the start of any demolition activity on site, and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

.../2

Box 48153 RPO Uptown  
Victoria, BC V8Z 7H6  
Ph: (250) 479-8733 ~ Fax: (250) 479-7050  
Email: trechelp@telus.net

- **Demolition near trees:** In the areas that there is to be portions of buildings and foundations removed that are within the critical root zones of trees to be retained, the project arborist must be on site to supervise the removal. It must be completed in such a way that the critical root zones of the trees are not damaged and any significant roots encountered must be left in place. The project arborist will document any roots encountered and provide a memo on the findings.
- **Care of trees after demolition:** Once the buildings are removed any impacts to the trees to be retained can be better assessed. Remedial action may include installing soil and mulch to provide a better rooting environment for the trees that are impacted. At that time the arborist will provide a field report on the results of the demolition, detailing any impacts the demolition may have had on the existing trees and recommendations for maintaining and improving tree health.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.  
Thank You.

Yours truly,  
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie  
ISA Certified, & Consulting Arborists  
Encl. 1-page barrier fencing locations

#### Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Box 48153 RPO Uptown  
Victoria, BC V8Z 7H6  
Ph: (250) 479-8733 ~ Fax: (250) 479-7050  
Email: treehelp@telus.net



# BC LAND SURVEYORS SITE PLAN OF:

Civic: 1201 Fort Street

Lot A, Fairfield Farm Estate and Spring Ridge, Victoria City, Plan 40449

Parcel Identifier: 000-100-011

Prepared for: VICTORIA TRUTH CENTRE INC.

0 5 10 20

All distances are shown in metres.

The extended plot size of this plan is 5400m in width by 1600m in height (9 size) when plotted at a scale of 1:250.

## LEGEND

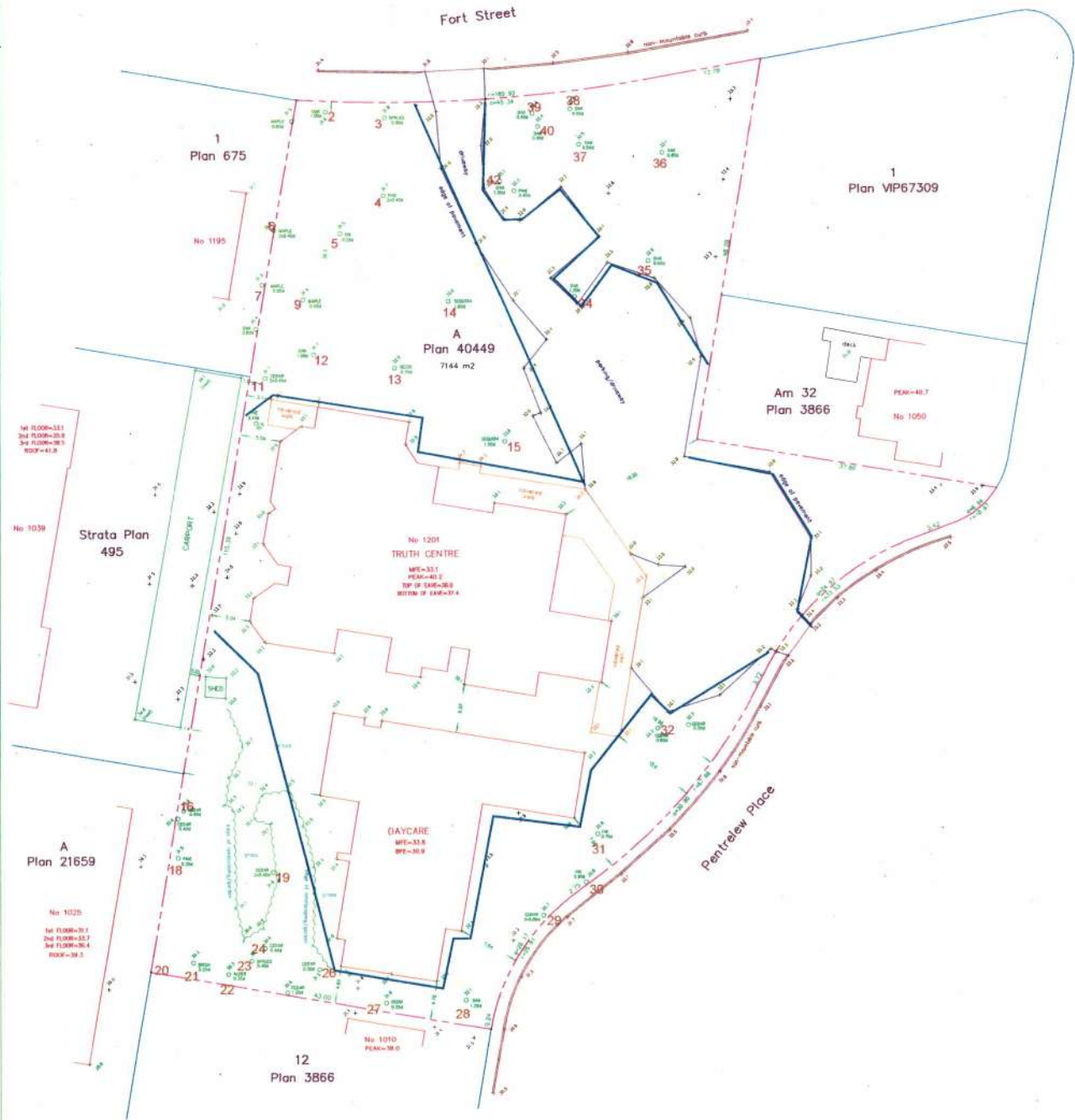
Distances are provided referred to City of Victoria Integrated Survey Monument 9-13 (also - 34.02m)

- denotes - Monument
- denotes - Corner Standard
- denotes - Utility Pole
- denotes - Utility Pole with Transformer
- denotes - Bay area
- denotes - Existing situation

pt 1

File: 11250-9  
POWELL & ASSOCIATES  
B.C. Land Surveyors  
250-2500 Douglas Street  
Victoria, BC V8T 5K4  
phone (250) 382-6885  
November 1, 2011

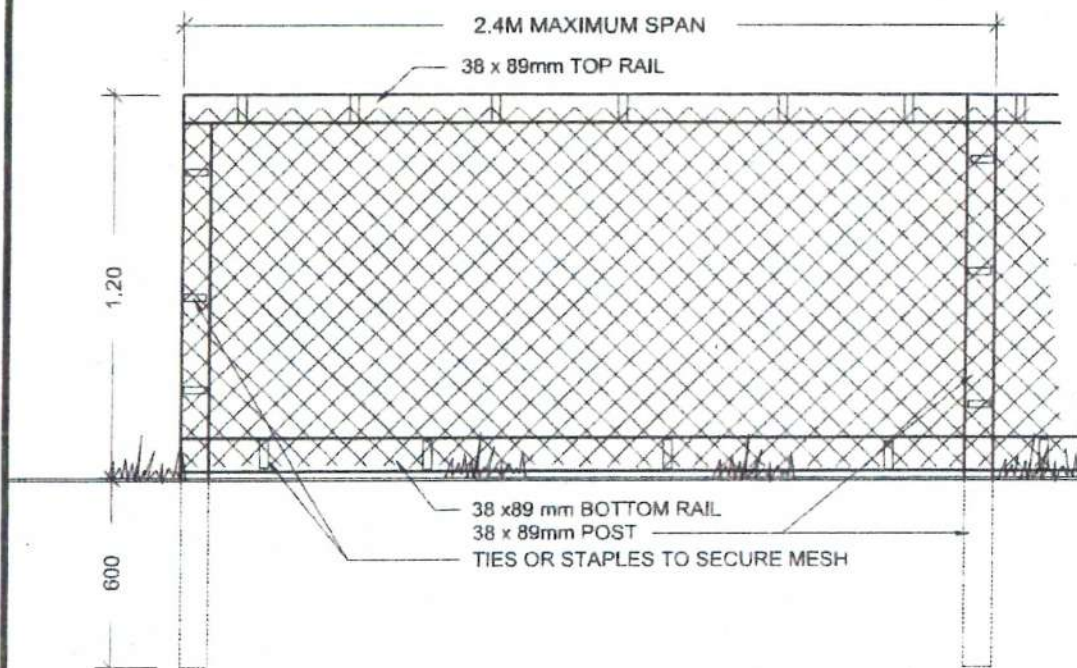
## Proposed Barrier Fencing Locations



Setbacks are derived from field survey.

Parcel dimensions shown herein are derived from Land Title Office records.

This document shows the relative location of the surveyed marks found and this document shall not be used to define property boundaries.



TREE PROTECTION FENCING  
 FENCE WILL BE CONSTRUCTED USING  
 38 X 89 mm (2"X4") WOOD FRAME:  
 TOP, BOTTOM AND POSTS. \*  
 USE ORANGE SNOW-FENCING MESH AND  
 SECURE TO THE WOOD FRAME WITH  
 "ZIP" TIES OR GALVANIZED STAPLES

\* IN ROCKY AREAS, METAL POSTS (T-BAR  
 OR REBAR) DRILLED INTO ROCK WILL BE  
 ACCEPTED

DETAIL NAME:

**TREE PROTECTION FENCING**

DATE: Oct 30/07  
 DRAWN: DM  
 APP'D: RR  
 SCALE: N.T.S.

**E105**  
 DRAWING



## Noraye Fjeldstad

---

**From:** Kam Lidder <[REDACTED]>  
**Sent:** Tuesday, April 18, 2017 9:19 AM  
**To:** Lisa Helps (Mayor); Victoria Mayor and Council; Charlayne Thornton-Joe (Councillor); Pam Madoff (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor)  
**Subject:** Fwd: another letter in today's TC

FYI - Just in case you did not see this. Are condos really the best use for this property?

## Truth Centre grounds haven for many Victorians

TIMES COLONIST

APRIL 18, 2017 07:43 AM

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- 
- 

Re: "Rockland residents fight 'too much' development," April 12.

My heart is with those families who speak to the proposed removal of an important green space in the city of Victoria: the former Truth Centre acreage on Fort Street. I, too, played and had picnics on the property.

Another group of residents and visitors used the lands for over 50 years to contemplate in the Garden of Silence at the rear of the property. This treasure was designed by Victoria's Ed Lohbrunner, renowned Canadian gardener, honoured with the title of Planterman, and a memorial to him is part of the UBC Gardens in Vancouver.

Other users of the garden were workers in the city who took their packed lunches there for a respite moment, or stopped in after work to close the day.

The green space and gardens have been a spiritual haven for hundreds, and maybe thousands of children and adults.

Gail Brighton

Nanoose Bay

- See more at: <http://www.timescolonist.com/opinion/letters/truth-centre-grounds-haven-for-many-victorians-1.15828272#sthash.CoiCFmiB.dpuf>



## Noraye Fjeldstad

---

**From:** Loretta Blasco <[REDACTED]>  
**Sent:** Wednesday, April 12, 2017 1:15 PM  
**To:** Victoria Mayor and Council  
**Subject:** Overdevelopment of our neighbourhoods

Good Morning,

Please stop overdeveloping our neighbourhoods; especially in Fairfield and James Bay, really everywhere in Victoria.

I am especially concerned about the proposed development for 1201 Fort/ 1050 Pentrelew. The scale and height of the site does not reflect the neighbourhood. Nor does it reflect the heritage of the property. And the number of units will impact traffic around very narrow winding streets.

As I appreciate your office is trying to balance the economy, and housing. I would hate for our city to become a reflection of Vancouver.

We really need family housing, senior housing, affordable housing. With the amount of new condo buildings going up in our city, I believe we have the upper class duly covered. Let's work on building co-op housing, and rentals. Let's work on providing affordable housing for all Victorians.

Thank you.

Loretta Blasco

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Sent from my iPad

## Noraye Fjeldstad

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**From:** Lynnette Kissoon <[REDACTED]>  
**Sent:** Wednesday, April 05, 2017 5:09 PM  
**To:** Victoria Mayor and Council; Lacey Maxwell; Jonathan Tinney; Alec Johnston  
**Cc:** Janet Simpson  
**Subject:** Rezoning not warranted for 1201 Fort Street and 1050 Pentrelew Place  
**Attachments:** Mike Miller Letter to Mayor and Council April 4 2017.PNG; Display Boards Draft 2 v4\_8.5x11.pdf

Dear Mayor and Members of Council,

By Mike Miller's own admission, see attached letter, Abstract Developments' proposal for the 1201 Fort Street and 1050 Pentrelew Place is a challenging one. The only reason it is challenging is because of his request to rezone and to maximize development on the Truth Centre site. At every step of the way, our neighbourhood has clearly stated to Miller and his team to reduce the height, reduce the scale, and reduce the density. He has not listened to those requests despite what he says in his attached letter. Instead, he has added height and density to further maximizing development on the site for his profit.

The south end of the Truth Centre property is currently designated in the OCP as Traditional Residential and is zoned R1-B. Given the lack of adequate development for family homes in the past 5 years, the property is an ideal space to build family homes. The size of the lot will allow for a healthy living space for family homes that are typical of the surrounding location. Families need green space for children to play and grow. There are many preferred design options for family homes that are more suitable to the context of this neighbourhood than the 12 oversized townhomes with no backyard or front yard presented by Abstract Developments in their proposal. Please see attached brochure.

This site is also the perfect location for families because it is within walking distance to three schools (Sir James Douglas Elementary, Central Middle School and Victoria High School).

Further, families can benefit from the bus route along Fort and the short walk to downtown. What a wonderful neighbourhood for families to explore Government House, Craigdarroch Castle, Cook Street Village, the Art Gallery and Langham Court. Think of how much fun families would have at the Moss Street Paint In.

It also neighbours with Fernwood and Fairfield which have parks and playgrounds. This is great because Rockland is below average in having public green spaces. Both communities are also family oriented and both are easily walkable. For example, it is only a 20 minute walk to Clover Point. Both



neighbourhoods have family oriented markets and both locations have community centres. Rockland unfortunately does not have one.

Having more family homes on the Truth Centre site would be a welcomed addition to the neighbourhood and mitigate safety issues presented by Abstract in their proposal. Family homes on this street are engaged with Block Watch while condo sites invite theft because of their underground parking and increase the risk of unfamiliar transient populations through VRBO and Air BnB.

I agree with Miller in that we can help him with his challenges. All he has to do is reduce the scale, stick to the current zoning and build family homes with more green space.

It is my understanding that the COTW meeting on April 6th is to consider whether this rezoning application should or should not proceed.

To help Miller develop the Truth Centre property sensitively, to meet the demand for more family homes, to ensure that Rockland remains traditional residential and not become Urban Core, and to complement the existing neighbourhood, **I ask that you reject Abstract Development's application to rezone the Truth Centre property.** There is nothing to warrant a change to the zoning and everything to support the current zoning.

Thank you,

Lynnette M. Kissoon

## Noraye Fjeldstad

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**From:** Ashley Stewart <[REDACTED]>  
**Sent:** Wednesday, April 05, 2017 6:07 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fwd: Development at 1201 Fort Street

----- Forwarded message -----

**From:** Ashley Stewart <[REDACTED]>  
**Date:** Wed, Apr 5, 2017 at 6:05 PM  
**Subject:** Development at 1201 Fort Street  
**To:** [pmadoff@victoria.ca](mailto:pmadoff@victoria.ca), [mayor@victoria.ca](mailto:mayor@victoria.ca)

Dear Mayor Helps and Councillor Madoff,

I live next-door to the proposed development at 1201 Fort Street and I see the project is moving to the Committee of the Whole Meeting tomorrow. I want to express my support for this development.

There's been some very vocal neighbours and it appears they won't be appeased by any solution. However, I've found that most people I've spoken to are supportive of this project, especially considering what could have been proposed for this site. With over half the property remaining as green space and more trees to be on the site after the development is complete than now, I shudder to think what this property could look like with way more units covering way more space, making it very unappealing. I think the developers have been very gracious to the concerns of the neighbourhood and have gone above and beyond listening to everyone's concerns and adapting their plans from what was originally proposed. Keeping so many of the original trees with the height of the buildings hiding in among the canopy means it will still be appealing from the curb. My apartment looks right over the property, but I am happy that my view will still be mostly of the trees outside my window.

This city needs more housing inventory, especially along transit ways like Fort Street and somewhere that is so walkable to downtown. I bought my place because I wanted to be able to walk to work everyday, as most people who live in this neighbourhood do. I think this is something that will be a great addition to my neighbourhood and our city.

Thank you,  
Ashley Stewart



## Noraye Fjeldstad

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**From:** Christine Havelka  
**Sent:** Thursday, April 06, 2017 7:36 AM  
**To:** Alicia Ferguson  
**Cc:** Victoria Mayor and Council  
**Subject:** FW: Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

Alicia, please print off for this morning,

Thanks

---

**From:** Pam Madoff (Councillor)  
**Sent:** Wednesday, April 5, 2017 5:00 PM  
**To:** Christine Havelka <chavelka@victoria.ca>  
**Subject:** Fwd: Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Susanne Wilson [REDACTED] >  
**Date:** April 5, 2017 at 4:25:48 PM PDT  
**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>  
**Subject:** Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

I am writing to express my concerns regarding the development proposed by Abstract Developments at 1201 Fort Street and 1050 Pentrelew Place which I understand is on the agenda of the Committee of the Whole tomorrow, April 6, 2017.

\* The loss of the only open and treed green space along the Fort Street corridor between Wharf St. and Richmond Ave. as well as the loss, through demolition, of the building that has been occupied by the Truth Centre Church for many years. The loss of this excellent facility with its auditorium, meeting spaces, kitchen, etc. will be a loss to the entire city given the lack of this kind of space for cultural, art and community activities and gatherings. I consider allowing this development would represent a loss to the surrounding neighbourhoods and to the entire city.

\* The proposed development's scale, height, mass and design does not respect the unique heritage aspects of the area and greatly exceeds what is allowed in the current zoning nor is it in keeping with what Rockland residents envision in the Official Community Plan for this area.

\* The development has no provision for supportive, subsidized or affordable rental housing of which this city is in such dire need.

The proliferation of this kind of stratified, expensive housing ignores this pressing need.

Sincerely,  
Susanne Wilson  
1377 Craigdarroch Road  
V8S 2A8  
[REDACTED]

## Noraye Fjeldstad

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**From:** Doug Woodall <[REDACTED]>  
**Sent:** Thursday, April 06, 2017 8:47 AM  
**To:** Victoria Mayor and Council  
**Cc:** Pam Madoff (Councillor)  
**Subject:** Rezoning Proposal for 1201 Fort/1050 Pentrelew

This morning Council will hear two reports from the planning department re: this proposed development.

I wish to address the following as a nearby resident in Rockland:

- a) I endorse concerns forwarded by the Rockland Community Association including a letter in response to the plan that was submitted April 5th. Specifically, I ask that Council take very seriously the disputed points about green space; urban forest and walkways not being park; and the concerns about density; affordability; and design.
- b) There has not been a consultation with the community. There has been one "presentation" in an inadequately-equipped hall that was found at the last minute after having to be moved from an initial location that was too small. It was held on one of the coldest nights of the year and so many people who showed up at a first designated location could not stand around outside waiting for the second to be found.
- c) The proposal is so far from fitting the neighbourhood community plan and its current zoning that I consider it should be dismissed forthright.
- d) The anticipated additional traffic and parking does not take into account the small circular flow of Pentrelew including the increased volume that will wind itself to and from Rockland or on the narrow street leading up to Moss St. adjacent to the Art Gallery.
- e) The plan with its huge size and anticipated number of homes ought to be considered in light of the proposed expansion of the Victoria Art Gallery where already it has been determined that there will be heavy demands for parking when events are held there and at the neighbouring Langham Court Theatre to the point where creative solutions are having to be found.
- f) Rockland has but one small pocket park, an anomaly for a community area. The city has recommendations for amount of park and green space, and this would be ideal for same to assist the Rockland area to come closer to that recommendation. What with its unique large trees and well-established vegetation, it would lend itself easily to same. Further, as someone who walks down Fort Street daily, it is my experience that it is the first place up from Cook Street where walkers including tourists can stop after climbing partway up the hill, take a breather, read their maps to orient themselves to the Gallery, the Castle and Government House. The expansion of the Art Gallery should attract even greater numbers of walkers who would use well-planned, friendly-user space.
- g) This is a unique property. I only wish is that it could have been used for the development of community services such as day care or similar meeting space, or for housing non-profit service organizations if not held as park and green space in part or full.
- h) The proposed design for housing and condos does not reflect the older style and heritage designs in the neighbourhood.

I urge you please to consider rejecting this first design by the developers. We all know that they have proposed a much larger development than will be accepted but are looking forward to Council compromising. I further urge that no



development proceed unless it fits with the existing Rockland Community zoning and plan, or until the neighbourhood plan is revised in the up-coming 18 months. This is just wrong, and represents the planned push by the developer and others to creep further up from Fort Street.

Let's leave the condo / apartment 3-4 storey style on the north side of Fort and not create a corridor of same on both sides. Let's honour Rockland as one of Victoria's oldest and most beautiful neighbourhoods with its unique vegetation and trees as well as property designs.

Respectfully submitted:

Douglas E. Woodall  
Owner/Resident  
1011 Moss St., Victoria

cc: Pamela Madoff, Liaison Councillor for Rockland

## Noraye Fjeldstad

---

**From:** Sally Hamilton <[REDACTED]>  
**Sent:** Friday, April 07, 2017 9:45 AM  
**To:** Victoria Mayor and Council  
**Subject:** Council of the Whole, April 6, 2017

Mayor and Council,

I would like to express my appreciation to you all for examining Abstract's Proposal (1201Fort/1050 Pentrelew) with such care and diligence. I, for one felt you were listening to our concerns.

I look forward to amendments to the plan which include specific issues of height, massing, and setbacks, especially with respect to the townhouses along Pentrelew, heritage characteristics and to architectural designs that are more sensitive, interesting and varied.

Respectfully,

Sally Hamilton

**Subject:** RE: Rezoning Proposal for 1201 Fort/1050 Pentrelew

**From:** Doug Woodall

**Date:** April 6, 2017 at 8:46:51 AM PDT

**To:** <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>

**Cc:** <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>

**Subject: Rezoning Proposal for 1201 Fort/1050 Pentrelew**

This morning Council will hear two reports from the planning department re: this proposed development.

I wish to address the following as a nearby resident in Rockland:

- a) I endorse concerns forwarded by the Rockland Community Association including a letter in response to the plan that was submitted April 5th. Specifically, I ask that Council take very seriously the disputed points about green space; urban forest and walkways not being park; and the concerns about density; affordability; and design.
- b) There has not been a consultation with the community. There has been one "presentation" in an inadequately-equipped hall that was found at the last minute after having to be moved from an initial location that was too small. It was held on one of the coldest nights of the year and so many people who showed up at a first designated location could not stand around outside waiting for the second to be found.
- c) The proposal is so far from fitting the neighbourhood community plan and its current zoning that I consider it should be dismissed forthright.
- d) The anticipated additional traffic and parking does not take into account the small circular flow of Pentrelew including the increased volume that will wind itself to and from Rockland or on the narrow street leading up to Moss St. adjacent to the Art Gallery.
- e) The plan with its huge size and anticipated number of homes ought to be considered in light of the proposed expansion of the Victoria Art Gallery where already it has been determined that there will be heavy demands for parking when events are held there and at the neighbouring Langham Court Theatre to the point where creative solutions are having to be found.
- f) Rockland has but one small pocket park, an anomaly for a community area. The city has recommendations for amount of park and green space, and this would be ideal for same to assist the Rockland area to come closer to that recommendation. What with its unique large trees and well-established vegetation, it would lend itself easily to same. Further, as someone who walks down Fort Street daily, it is my experience that it is the first place up from Cook Street where walkers including tourists can stop after climbing partway up the hill, take a breather, read their maps to orient themselves to the Gallery, the Castle and Government House. The expansion of the Art Gallery should attract even greater numbers of walkers who would use well-planned, friendly-user space.
- g) This is a unique property. I only wish is that it could have been used for the development of



community services such as day care or similar meeting space, or for housing non-profit service organizations if not held as park and green space in part or full.

h) The proposed design for housing and condos does not reflect the older style and heritage designs in the neighbourhood.

I urge you please to consider rejecting this first design by the developers. We all know that they have proposed a much larger development than will be accepted but are looking forward to Council compromising. I further urge that no development proceed unless it fits with the existing Rockland Community zoning and plan, or until the neighbourhood plan is revised in the upcoming 18 months. This is just wrong, and represents the planned push by the developer and others to creep further up from Fort Street.

Let's leave the condo / apartment 3-4 storey style on the north side of Fort and not create a corridor of same on both sides. Let's honour Rockland as one of Victoria's oldest and most beautiful neighbourhoods with its unique vegetation and trees as well as property designs.

Respectfully submitted:

Douglas E. Woodall  
Owner/Resident  
1011 Moss St., Victoria

cc: Pamela Madoff, Liaison Councillor for Rockland

REDEVELOPMENT OF VICTORIA TRUTH CENTRE SITE: **1201 Fort Street & 1050 Pentrelew Place**

I am opposed to the redevelopment of the Victoria Truth Centre as proposed by Abtract Developments because it goes against the spirit of Official Community Plan, the city zoning, the community character of our street established in the 1930's, and, the Rockland neighbourhood, as well as the 3-4 storey Fort Street corridor. The proposal for this property should not be accepted for reasons of design, massing, and scale. Sadly, I have also lost faith in the developer and the zoning process, that, in my opinion, he manipulates very adeptly.

When I first met Mr. Miller, in the spring of 2016, he was visiting the residents on Pentrelew Place to introduce himself. He had just 'bought' the property. "Bought", that is, not in the sense that you and I would understand the term, as in owned; but, more in the sense that it was the property on which his offer had just been accepted. (The actual 'owing' was to come in about 7 months.) He stated that he had no plans as yet for the property. However, he acknowledged that my concept of 10-15 homes, of say 2 ½ stories each, something in the historical style of this 1930's neighbourhood, was simply 'not enough'. Nor, I learned, was it 'enough', to double the density, and cram 35-40 modest townhouses of 2 ½ stories on the site. From this experience, I learned that he possessed very strong ideas of what he wanted, despite his profusions to the contrary.

Shortly thereafter, given only a few days notice, but with abundant curiosity, I was able to re-arrange my schedule in order to attend the first meeting at his new 'iconic' building on Oak Bay Avenue. (I wouldn't want to live near that one.) From that meeting, I was encouraged to believe that his company was actually interested in "engaging" with our neighbourhood about the prospective property development. Still, he professed to have no ideas.

Three weeks later, when I attended the second meeting, it was apparent that he heard little or nothing of our concerns. The detailed master plan for the site presented to us that night disregarded nearly everything we expressed. (I'm still bewildered by that second building. Where did that come from?) Forcefully, he demonstrated without any apology, that the zoning was irrelevant, the Official Community Plan had no value as it was out-dated. We were simply not current. And, because of his frequent and ongoing meetings with the planning staff at City Hall, there was no need to adjust the designs. According to Mr. Miller, the planning staff at City Hall really liked these plans. Of course, this comment was meant to convey a much stronger suggestion: that our opposition was already compromised. The future "engagements" lived up to my fears; they were nothing more than sales presentations.

It was probably this last meeting that encouraged the owners of 1050 Pentrelew to give up their leadership of our group. They sold their property to Abstract. It was and would be futile to try to affect change. Their house would be physically stuck between the 1225 Fort Street Condominium and this "done deal." The tactic of compromising the leading voice left us without leadership.

Over the intervening months, two suggestions have been made to me by Mr. Miller. We should be glad that he is the buyer, because someone else would build something worse. And, secondly, that if this rezoning is not approved, he would stick to the current zoning, and build the largest, bulkiest and ugliest building that he can to fill up the Pentrelew site.

Thereafter, I must admit, my interest in attending more meetings dissipated. I did not attend the last meeting in October, as I did not see the need, given that the plans had already been forwarded to City Hall. And, as you may have heard, the Official Community meeting was a disaster. Need I say more about this meeting? What meaningful changes to the plans came of this?

Let me reiterate: in my opinion, there have been sales presentations about this project: but, there has not been "engagement" with the local residents. (Unless you count the happy purchase of 1050 Pentrelew.) I imagine when one uses this term "engagement", it is meant to have some meaning, beyond, say, two strangers bumping into each other on the street. There has certainly not been any meaningful compromise or adjustment to the plans on Abstract's part to the suggestions of the neighbourhood community. Sorry, I'm wrong. He did add another townhouse to the Great Wall of Pentrelew, but it was not because we asked for it. I imagine he had another point in mind.

I am against the proposal for the development of 1201 Fort Street and 1050 Pentrelew Place for these reasons, the number of buildings, building heights, their massing, the scale. And, most importantly, because the plans were not developed with the suggestions of the neighbourhood.

Sincerely

Don Cal  
1059 Pentrelew Place  
Victoria, BC

Dear Councillors,

I am writing in regards to the proposal for 1201 Fort/1050 Pentlerew by Abstract. As a Victoria resident who is not directly affected by this specific proposal, I am writing to express my concern for the scale of this proposal and to object to rezoning application necessary for a development of this size to go forward. I am not opposed to increasing density, in fact, when done tastefully and thoughtfully, I am in favour of it. This development attains neither of those ideals. This proposal is an attempt to change the character of the Rockland area. It is a clear case of making decisions based on maximization of space rather than considering the surrounding homes and landscape.

As a homeowner, try to put myself into the situation. If a development came into my neighborhood, that met existing bylaws, I would have no choice but to accept what came. If a development were proposed that required variances and a massive shift from the City plan, I would resist it using every legal and civil tool available. If this development is allowed to move forward as it is currently proposed, what is to stop a similar situation from happening in my neighborhood? If a church or community centre comes up for sale, could it be rezoned and turned into a development that not only changes my neighborhood, but potentially impacts my largest investment? As with anything, this isn't an isolated decision, if it is approved, it could be cited in the future, for other developments.

Please ensure that this particular development does not go forward as is. Send it back for revisions that consider the community. Make sure that the requirement of neighborhood consultation doesn't become a "formality" that doesn't lead to any form of consensus building. Make sure that the rights of all property owners are respected.

When we consider our developments from a collective and even generational perspective, we build a better world for everyone.

Best Regards

Carey Newman

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## Noraye Fjeldstad

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**From:** Don Cal [REDACTED]  
**Sent:** Wednesday, April 05, 2017 2:53 PM  
**To:** Victoria Mayor and Council  
**Subject:** Victoria Housing and Affordability 1201 Fort Street  
**Attachments:** Intensification Myth.docx; Victoria Historical Pop.xlsx

Dear Mayor and Council:

We have to stop doing the same thing, time and time again, and hoping for a different result. Many other cities around the world are already densifying their residential neighborhoods, yet prices keep going up. Consider Vancouver and Toronto as two Canadian examples.

Building more condominiums in developed neighborhoods increases 'smaller' space but destroys the affordability of those newly-built housing units. People will compete in a bidding war for a little bit more space, raising prices for everyone. To quote the enclosed article, you cannot build more units "faster than the site values inflate." By doing this you will only further enrich the wealthy, the profile buyer of these luxury condominiums. And, it will impoverish most everyone else. Normal Canadians will not compete with money by bidding up the price, they will compete by sharing their space in order to afford a place to live. They will continue to fall further behind in wealth accumulation as their housing costs escalate from an affordable 30% to 40%, 50% and even higher. Is this the result that we want?

The only way to increase space without inflating the prices beyond the growth rate is to build housing in areas where it currently does not exist. Victoria still has one good option for growth without inflation: the under-developed, poorly developed, and even derelict space north and west of City Hall. This area is crying for investment, for redevelopment, for the housing that it does not have. This is the difference between investment and inflation. This area could easily handle the projected growth rate of Victoria (800 to 1000 new people per year) without causing price inflation in housing over the next decade, possibly longer. (See the BC Stats for historical growth rate of Victoria since 1921 and how it correlates with recessions.)

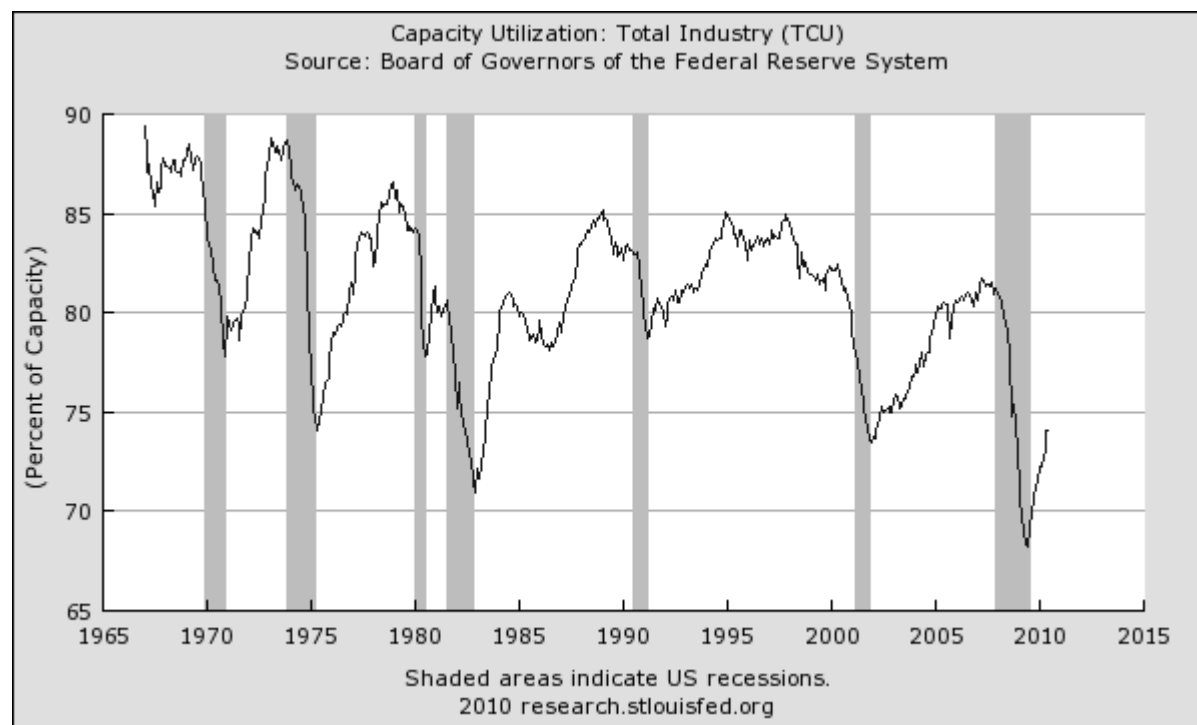
Is it not time to stop building the wrong thing in established neighborhoods like Rockland, Fairfield and James Bay when it will not provide what we need? Do we have to turn a blind-eye to the spirit of the OCP? Do we have to twist and contort our zoning regulations to fit oversized condominiums into residential areas? Do we have to keep doing what others have already done and, hoping, this time, for us, the result will be different?

Why not learn from the mistakes of others? Shouldn't we be building housing that fits the needs of the people who need housing? Let's start building the right thing in the right places.

Please consider voting against the rezoning proposal for 1201 Fort Street / 1050 Pentrelew Place.

Thank you.

Don Cal  
1059 Pentrelew Place



<http://makingnewzealand.wixsite.com/home-site/single-post/2016/09/01/The-Myth-of-Affordable-Intensification>

# The Myth of Affordable Intensification

September 1, 2016

|

Phil Hayward



Auckland is not the only city where planners and advocates and politicians and even economists, are making an assumption that urban intensification is a potential route to housing affordability. The assumption involves changing zoning so that “X number of housing units” can be constructed in existing urban locations “instead of X number of housing units” on pristine ex-urban land. The latter is



assumed to be an evil to be avoided, and that the former is a perfect substitute in terms of “sufficient housing supply to enable affordability”.

Common sense tells us that there are quite a few potential problems with this assumption. For example, NIMBYs will obstruct the intensification and reduce the rate of housing supply so the policy will fail. Therefore, what we need is the removal of NIMBY rights of protest and appeal, and the policy will then work. However, there is no evidence that any city anywhere in the world has “freed up intensification processes” enough to result in floor space being built faster than site values inflate. There is literature that states “site values are elastic to allowed density”.

Hong Kong is 2.5 times as built “up” as Manhattan is, yet Hong Kong is even more expensive per unit than Manhattan. And generally, the data runs in that direction - not only does intensification within a regulatory boundary “not restore affordability”, it seems that the more density you “allow”, the higher your average housing unit price gets. The correlation runs the opposite way to the assumption. At the other end of the data set for cities globally, are very rapidly-sprawling cities like Atlanta where the density is around 1/40th of Hong Kong and the average section size is 2/3 of an acre; yet the real per-unit housing price on average is 1/5 of Hong Kong. Obviously.

Paul Cheshire and colleagues at the London School of Economics believe this is due to the “bidding war” at the margins of each income-level cohort of society, for “slightly more space”. The less the average space per household, the more intense the bidding-war effect. In the history of housing, this can be seen in the pre-automobile era, as cities were growing, and “the market” was creating tighter and tighter “housing” - tenements - of more and more disgraceful standard, with land value growing and growing, until there was a public outcry and regulations were passed against such extreme “density”.

I believe this pre-automobile era was an instructive era, historically, where there were not yet regulations against height and density, but there was certainly severe problems with “affordability” and bubble volatility. Would things be any different today if we re-ran the experiment? Advocates of intensification “to bring about affordability”

might keep saying forever, that “we just haven’t made the processes free enough and fast-track enough yet”. But the faster-track they make it, the higher the prices will probably go, based on the evidence. “Site development potential” in an urban land market with a regulatory limit on land supply, seems to capitalize instantly into site values even without any redevelopment actually happening.

But when a market is allowing people to consume "as much space as they want", which has only really occurred in the automobile era, the “bidding war” effect is absent. The evidence supports this, with most median-multiple-3 cities being from 600 to 2500 people per square km. Another interesting case study would be Liverpool; it lost approximately 50% of its population from the 1950's to the 2000's (similar to Detroit) - yet its median multiple is over 7. And its density is still 4,400 per square km (presumably it would have been double this, or more, in 1950). This is prima facie evidence that 4,400 people per square km within a growth boundary, are still going to be dissatisfied with their living space, to the extent that they will be engaging in an unwitting bidding war against each other for a little more of it. Of course under these conditions, the lowest socio-economic cohort is denied all options other than crowding tighter and tighter in rented accommodation or even illegal “living space”. In UK cities, rental advertisements include options like a  $\frac{1}{4}$  share in 2 rooms, with communal access to kitchen and bathroom shared by even more tenants in further rooms. In median-multiple-3 housing cities, the same real rent would apply to a whole house of reasonable size and standard.

Another outlier case study, would be Boston - super low density, due to zoning mandates; and with a median multiple around 6 in contrast to similar low density Atlanta around 3. The difference is that Boston has de facto growth boundaries / green belts while Atlanta does not. The ironic implication is that fringe growth containment pushes median multiples up less, when there are severe restrictions against density – otherwise Boston should be the most expensive city in the data, not Hong Kong. The evidence suggests that this is because there is a total absence of “bidding war for slightly more space” - everyone has "more than they want" already. The median multiple of 6 rather than 3, represents the effect of demand for "living in Boston", period, and they simply don't provide enough houses to keep the

median multiple down like Atlanta does (in the face of staggering population growth in Atlanta, by the way). But once you have got in to the Boston housing market, there is no "more space to be bidden for". The evidence is that the "bidding war for more space" effect is far stronger than the "desirability of the city as a migration destination". Yet planners, advocates, politicians and even most economists, have nil understanding of this highly significant factor.

Going back to the historical evidence, the famous boom of the 1920's was followed by a crash that certainly made prices "affordable" for a long time. This might be the only way in which building "up" achieves affordability – there is a famous "skyscraper index" that claims to find a strong correlation between a mania for building "up" and a subsequent crash. However, there was a period of several decades, following WW2, where in most of the first world, urban land values remained flat and the house price median multiple stabilized at around 3 even as housing units gained significantly in spaciousness, quality, fitments, front and back yard size, and other attributes. Ironically, during this era, exceptional local economies such as New York's did build large amounts of tall-building housing units at prices that were unprecedentedly affordable by historic standards. It seems that there is an effect of competitive restraint in housing unit prices, that runs from "affordable suburban family homes" inwards towards the city center. Decades of this effect seems to have led to a mistaken assumption that "low cost high density housing" of the kind that was available (but unpopular in most cities without New York uniqueness) during the second half of the 20th century will remain available as a substitutable option to suburban family housing even if the latter is forced up in price deliberately by central planner's policies. The lesson that needs to be learned urgently, is that this is impossible; the two things are inter-related.

There might be other policy mixes by which housing supply within a growth boundary could be made the means of keeping housing affordable, but publicly and politically, the debate is nowhere near tackling the complexities involved. For example, there is evidence that in the USA in the 1920's – 30's, the cities that had the most property taxation weighting on land rather than structures, had less price volatility both up and down. However, it does not appear from this that taxes on land are a total stabilizer akin to a liberal regulatory



ability for developers to be able to convert exurban land to urban use.

## B.C. Municipal Census Populations 1976-2011

Year	1921	1931	1941	1951	1956	1961
Victoria	38727	39082	44068	51331	54584	54941
New People						
10 years		355	4986	7263		
5 years					3253	357
1 year		36	499	726	651	71
Increase %						
10 years		0.92%	12.76%	16.48%		
5 years					6.34%	0.65%
1 year		0.09%	1.28%	1.65%	1.27%	0.13%

Year	1976	1981	1986	1991	1996	20001
Victoria	62551	64379	66303	71228	73504	74125
New People						
5 years	790	1828	1924	4925	2276	621
1 year	158	366	385	985	455	124
Increase %						
5 years	1.28%	2.92%	2.99%	7.43%	3.20%	0.84%
1 year	0.26%	0.58%	0.60%	1.49%	0.64%	0.17%

1966	1971
57453	61761

2512	4308
502	862

4.57%	7.50%
0.91%	1.50%



2006	2011
78057	80017

3932	1960
786	392

5.30%	2.51%
1.06%	0.50%





## Noraye Fjeldstad

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**From:** Chris Douglas [REDACTED]  
**Sent:** Wednesday, April 05, 2017 12:10 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fwd: Canada's Housing Crisis: Twenty-Two Solutions | The Practical Utopian

Dear Mayor and council,

I know you are engaged in a good-faith effort to solve Victoria's current housing shortage. Kam Lidder has shared with me her email discussion with Mayor Helps, who says that 5775 new people move to Victoria between 2011 and 2016, while enough new housing for only about 5,000 new people has been built. Geanine Robey's research suggests that an additional 945 units are coming online which can house an additional 1700 people. Of course, about 1,000 people per year continue to come, so we seem to be just keeping up with demand and not increasing the vacancy rate, which would be desirable. It's a shortage, but not a crisis. (The crisis part is the affordable part.)

Rather than focus only on supply in order to manage this shortage, I forward to you below a brilliant set of solutions for the housing shortage across Canada (shared with me by Don Cal). You may have read this before, but I urge you to review some of these possible solutions. In particular, the questions of how many housing units are being used for Airbnb in Victoria and how many are being bought as investment properties by non-Canadians (and then left empty) are two important issues having to do with supply. Of the 22 solutions offered below, to my untrained eye it seems like numbers 4, 5, 8, and 12 might be particularly relevant. In addition, you might formally and publicly ask the BC government to extend its 15% surtax on foreign property buyers in Metro Vancouver (solution number 2 below) to Victoria proper; the current election campaign would be an ideal time. The best option to me appears to be number 9, a municipal levy on properties bought by non-Canadian taxpayers, with exceptions for rental units. It looks easy to administer, and is described in more detail here: <http://www.theglobeandmail.com/opinion/a-better-way-to-tax-vacant-vancouver-homes/article31091843/>.

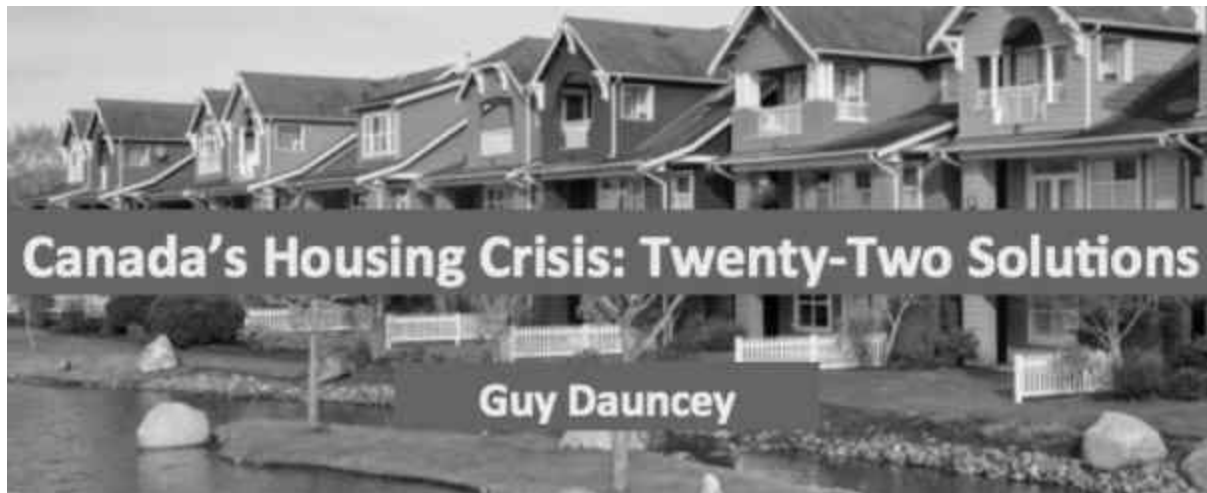
We know you're under the gun, and we want to work together with you to find solutions. I'm worried that without considering other solutions, council may feel pressured to just build as much as possible. Increasing supply is good, but the 1201 Fort proposal is just out of place in terms of scale and architecture. Unless it can be modified to sympathize with its neighborhood it will look dumb and represent a panicked decision by council in response to the shortage that we will all probably regret. Fortunately, there are other solutions to the problem of supply that will allow council to insist on a smaller, more sympathetic development at 1201 Fort St.

All best wishes -  
Chris Douglas  
1025 Pentrelew Place

<https://thepracticalutopian.ca/2016/12/03/canadas-housing-crisis-twenty-two-solutions/>

## Canada's Housing Crisis: Twenty-Two Solutions

December 3, 2016Economyaffordable housing, AirBnB, community, community land trust, cooperatives, couch-surfing, ecovillage, homelessness, housing, housing crisis, Housing First, inheritances, Passive Home, planning, politics, renting, tax evasion, taxes, tiny homes, zoning



Canada's housing crisis is far more severe than many people realize, and there are twenty-two solutions that could end it, once and for all. Shortest Executive Summary ever.

The PDF of this paper is here, for free downloading: [canadas-housing-crisis-guy-dauncey](#)

## **What is Happening?**

What on Earth is happening? The explosion of housing prices in Vancouver and Victoria is crazy, but the same thing is happening in many cities around the world, not just the big ones like Toronto, London, Berlin, Paris, Stockholm, New York, San Francisco and Mumbai but also smaller communities like Kelowna, and Nashville, Tennessee. In Australia, in 2014, house prices rose by a whopping 121%.<sup>[i]</sup>

There are signs that the crisis is endemic across the developed world, which makes it likely there's a common cause.<sup>[ii]</sup> But what is it? That's the mystery. We await some genius to write the definitive analysis, the way the French economist Thomas Piketty did for income inequality in his book *Capital in the Twenty-First Century*.<sup>[iii]</sup>

During 2015, single family house-prices in Vancouver rose by 37%. In Tsawwassen they rose by 41%; in Richmond by 36.5%. In June 2016, a very

unremarkable 2,400 square foot 4-bedroom bungalow with a basement on West 29<sup>th</sup> Ave in Vancouver was on the market for \$5.5 million.[iv] The bubble is now beginning to burst, but by nowhere far enough to make a difference.



The housing crisis is far more serious than most people realize, and it calls for far-reaching solutions similar in scope to the way Canada's healthcare crisis was solved in the 1960s by publicly funded universal healthcare.

Thirty years ago, if you had a reasonable income, the gap between renting and owning was bridgeable. Today, in many parts of Canada, it is not. In 1976, it took 5 years to save enough for a 20% deposit on a mortgage.[v] Today, it takes 16 years for a British Columbian to do the same—23 years in Vancouver. This poses a huge danger to the fabric of Canadian society.[vi]

Over the past 15 years, the average Vancouver household's income has grown by just 10.75%, while the cost of housing has grown by 172% (inflation adjusted). Over the same period, Toronto's housing prices grew 188% while the median income grew by just 0.38%.[vii]

## **A Miserable Cascade of Suffering**



For here's the thing—a third of Canadians don't own property, and nor do their parents, so they will never inherit. Unless they win the lottery or start some genius new business they will be forced to rent for life, constantly on edge, part of the permanent minority of renters, feeding money to property owners on the other side of the divide for as long as they live.

The high rents and real estate prices are also driving young families out of the city, resulting in school closures that are disruptive for the remaining families, and tiresome commutes, cutting into the time parents have with their children. They also increase the pressures on the more vulnerable, who resort to couch surfing or living in their parents' basements, and the super-vulnerable, who are living in the bushes and on the streets, including seniors, veterans, First Nations men and women, and families with children. It's a miserable cascade of suffering.



What does it do to a country when a third of its people are unable to own a home? Renters feel more disenfranchised. They vote less, and their needs rarely receive attention in Canada's legislatures, maybe because most politicians live on the property-owning side of the divide. On one side of the divide you borrow money to buy property. On the other, you pay rent to property owners. The money flows one way, all the time, constantly increasing the gap between the two sides.

With fewer Canadians able to buy, the rental vacancy rates in Victoria and Vancouver are approaching zero, prompting higher rents, bidding wars by desperate families, couch-surfing, millennials living in their parents' homes, and homelessness.[viii] 40% of Canadians who rent spend more than 30% of their household income on rent and utilities, the level deemed affordable. 20% spend more than half their income, often having to choose between paying the rent and feeding the family.[ix]

In Britain, where sovereign wealth funds invested \$26 billion in UK property in 2014, young families have been shut out of rental affordability in two-thirds of the country.[x] In America, a \$15 to \$25 hourly wage is needed in many states to afford a rental unit.[xi] In Vancouver, you need an annual family income of \$152,000 to buy a house.



## What are the Fundamental Causes?

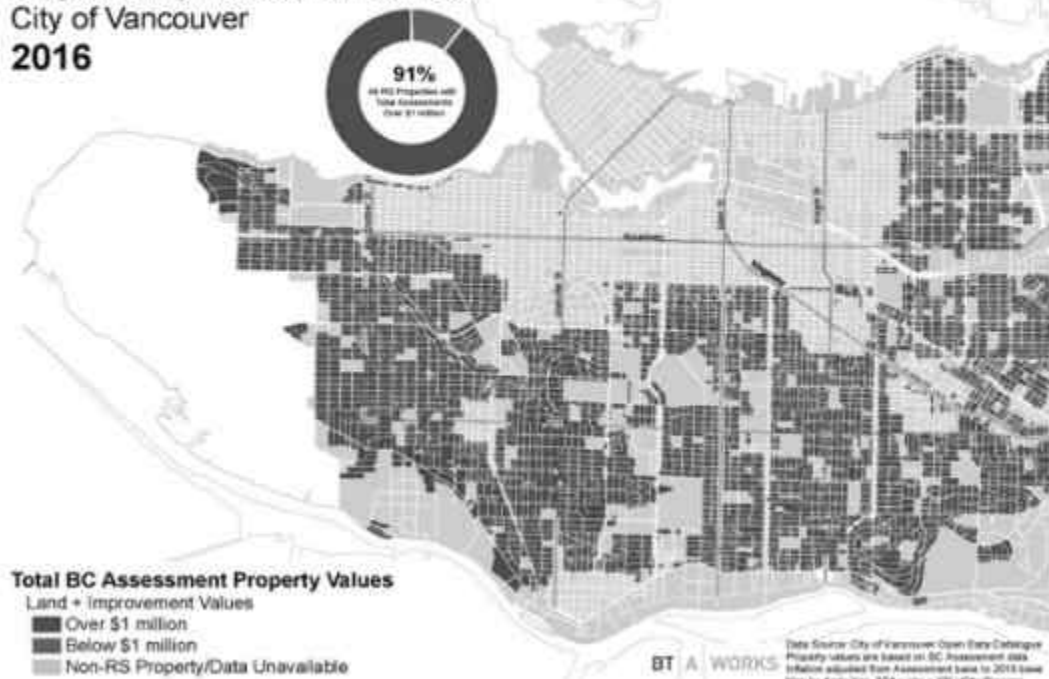
So what is behind it all? I am not a housing economist, but there seem to be eight possible contributing causes:

1. The failure of successive governments, federally and provincially, to address the growing crisis of poverty and income inequality.
2. The failure of successive governments to invest in affordable housing, deferring to private property developers and the market.
3. The trend towards the commodification of housing, allowing wealthy people and investment funds to treat housing as an investment commodity.
4. Since the 1980s, and especially since 2008, a faster increase in the creation of money by the banks than the growth in GDP needed to absorb it, feeding inflation and the financialization of non-productive commodities such as housing.
5. The choice by Canadians with higher disposable incomes to invest their inheritances in housing, thereby inflating prices.
6. The ability of wealthy non-Canadians to buy property in Canada with few restrictions, further inflating prices.
7. The failure of governments to end tax evasion, or to regulate against the purchase of land as a commodity for tax-evasion purposes.
8. The failure of affordable housing advocates to mobilize those who are suffering from the housing crisis, and to help them organize into a visible and noisy political force.



# 91% of homes priced over \$1 million

Total Property Values for  
Single Family Home (RS) Districts  
City of Vancouver  
2016



In *Capital in the Twenty-First Century* Thomas Piketty showed why, lacking government intervention, inequality in our modern societies will continue to increase. As long as the rate of return on capital is higher than the rate of growth of the economy, he demonstrated, unless there are policies to correct the imbalance, inherited and stored wealth will grow faster than earned wealth, constantly increasing the level of inequality.

Among the relatively well-off there are many who enjoy good salaries, generous annual bonuses and good pensions. As well as buying homes for themselves they invest some of their wealth in property, including second homes and investment properties. If ten people with similar incomes compete to buy a house, the value of the house won't shift much. But if three can pay a lot more than the other seven, they will push the price out of reach of the seven.

Two-thirds of Canadians have parents who own property, and death being what it is, sooner or later they will inherit without needing to pay inheritance taxes, paying capital gains tax only on half the value of any secondary residence. Over the next decade, CIBC reports that the boomer generation aged between 50 and 75 will inherit \$750 billion, massively increasing their disposable income, much of which will flow into the property market, inflating prices.[xii] As any

economist will explain, if you increase the flow of money into the market for something without increasing the supply, the price will rise. Some developers argue that the solution is simply to build more housing, but with the housing crisis being a global condition, it's a lot more complicated than that.



All this is aided by the way we allow banks to create new credit at the click of a mouse, and then sell the money at interest, limited only by their fractional reserve lending base. The more they lend, the more profit they earn for their shareholders through the interest charged. This is a blessing, since it enables people to buy homes and build businesses, but it's also a curse, since it increases the social divide, and when it fuels a bubble it can destabilize the entire economy, leaving the public to bail out the banks, as happened in various countries in 2008.

For many years now, investors have been treating housing as a speculative commodity – buy for \$1 million, sell for \$1.2 million in a few month's time = 20% ROI. They have been riding the wave of housing price inflation, feeding the inflation to their benefit, but to the loss of everyone who needs to rent or buy an affordable home.

Into this growing pool of money we can add the flow of foreign money, which in BC is chiefly from China. China has more than a million millionaires, many of whom reportedly want to live somewhere less polluted.[xiii] China's wobbly stock exchange caused many to seek better returns overseas, and the weak Canadian dollar combined with the Chinese yuan's devaluation has driven many to Canada, encouraged by Vancouver realtors who market specifically to them.[xiv] If you live in one of China's torrid, noisy, polluted cities, Vancouver's lyrically leafy streets must seem like paradise.

As Bill Tieleman wrote in *The Tyee*, the National Bank of Canada has estimated that Chinese buyers spent \$12.7 billion in Vancouver in 2015, accounting for about one-third of all sales, part of an estimated US\$1 trillion that left China in the last 18 months seeking safe investments.[xv]

To the mix of suspects we must also add the global failure of governments to regulate and abolish the tax havens, both offshore in places such as Barbados and the Cayman Islands, and within countries such as the US, Switzerland and Lichtenstein. This parasitic cancer on the global economy allows tax-evading millionaires to use shell companies to launder their money through property. When you enter 'Vancouver' in the Panama Papers search engine, Greater Vancouver shows fifteen times more listed addresses per population than Edmonton, indicating tax-evading shell companies where the beneficial owners are hiding their names.[xvi]

And to add grit to the wound, AirBNBs are eating into rental availability, since property-owners can generate more income from short-term rentals than from secure long-term rentals without having to bother with the Residential Tenancy Act. In Vancouver 67% of the listed AirBNBs—3,179 units—are full apartments or houses that might otherwise be in the permanent rental pool. In Tofino, people are sleeping in the woods because rental units have been converted to AirBNBs.[xvii]





## What Is To Be Done?

### #1: Develop a Comprehensive Housing Strategy

The solutions begin with a comprehensive federal/provincial housing strategy that will end the crisis once and for all, and ensure that every Canadian has guaranteed access to a clean, safe, secure, sustainable, affordable home. We need to approach the housing crisis with the same level of ambition that Tommy Douglas approached the healthcare crisis in Saskatchewan in the 1950s—as an emergency that needed a big picture, radical solution, something that Dr. Paul Kershaw from UBC and project Generation Squeeze have also been arguing.[xviii]

The federal and provincial governments need to tackle the root causes of the problem, and gather a large pool of new revenues to finance a major affordable housing program.

Canada needs to agree that housing is a basic Charter right. Canada has ratified the 1976 UN International Covenant on Economic, Social and Cultural Rights, which states that the parties to the covenant “recognize the right of everyone to

an adequate standard of living for himself and his family, including adequate food, clothing and housing, and to the continuous improvement of living conditions,” but has not extended this recognition as a Canadian Charter right.

The new comprehensive strategy needs to make a clean break with the failed assumption that development is best left to the market, and adopt instead the principle, clearly enunciated by UBC’s Paul Kershaw and Generation Squeeze, that “Canada’s housing market should be regulated primarily to provide an efficient supply of affordable, suitable homes for community members and families to live in (renting or owning).”[xix]

The development of Canada’s National Housing Strategy is already underway, with an announcement due on November 22<sup>nd</sup> sharing what the government has heard from Canadians.[xx]



## *Generation Squeeze*

### **#2. Restrict Foreign Ownership**

We need to restrict the foreign ownership of land, as Martyn Brown has argued so eloquently in *The Tyee*. [xxi] We could place an outright ban on the purchase of property by foreign non-residents, as Australia and Norway have done, or do it for six months to a year while we sort our policies out, as Bill Tieleman has argued. [xxii] The BC government’s 15% additional property transfer tax on foreign buyers in Metro-Vancouver is a welcome step in this direction.

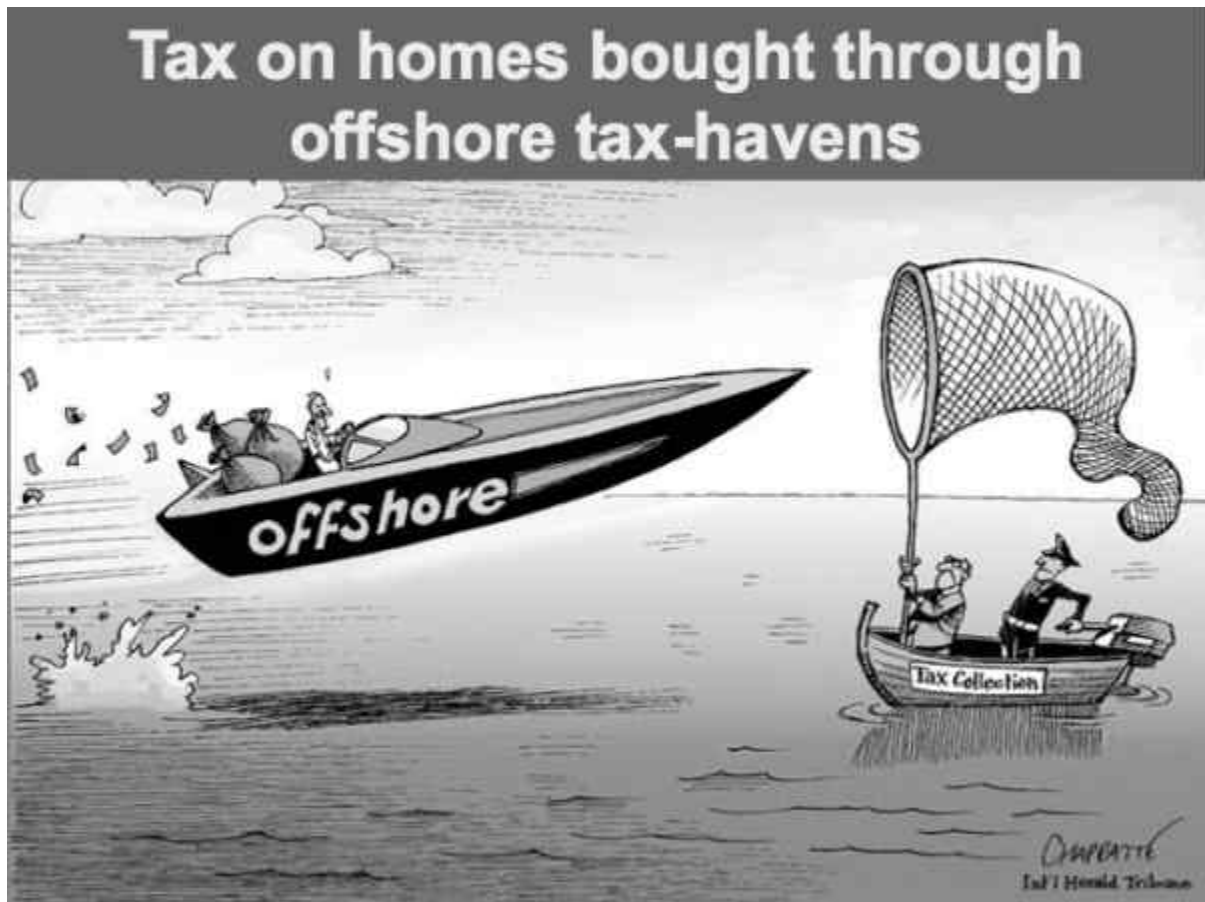
Alternatively, we could restrict the right to buy property to Canadian residents of any nationality who live and pay taxes in Canada, as Tony Greenham has argued as a solution to the housing crisis in the UK. [xxiii]

### **#3. Close the Tax Havens**

Globally, Canada needs to play a far more active leadership role in the work to close down the tax havens once and for all. The economist Gabriel Zucman, in his book *The Hidden Wealth of Nations: The Scourge of Tax Havens*, estimates that \$7.6 trillion is being hidden in the havens, including 9% of Canada's wealth, as a result of which Canada is losing \$6 billion year in government revenue. The solution he proposes is a fully transparent international finance register, backed by punitive trade tariffs against countries that refuse to cooperate.[xxiv]

In the meantime, the federal government could require any company buying property in Canada to join a public register of beneficial ownership, showing who the actual owners are; it could impose severe punishments on professional accountants and others who enable Canadians to evade taxes; it could close all of the loopholes and dodgy practices that enable tax-evaders to buy and flip property in Canada; it could enable local municipalities to impose an annual tax surcharge on properties owned by offshore entities; and it could legislate the forced sale of all such properties, releasing them back onto the market.[xxv]





## Rental Price Controls?

In BC, the law limits the annual rent increase for continuously occupied residential units to 2.9%, which may be one of the best rent controls in the world. This does not apply to rental turnovers, however, which affect 30% of Metro Vancouver's 105,000 rental units, where prices are jumping by 10-20%.<sup>[xxvi]</sup>

Cities can legislate rent controls, as New York has done since 1938, and as Stockholm and Berlin are now doing to try stop rental price inflation, though their experience shows that unless the regulations are well enforced landlords will find a way to skirt the rules, and the controls can cause a thriving black market.<sup>[xxvii]</sup>

Adding to the muddle, developers of new rental properties need a financial incentive to build, so unduly restrictive rent controls may inhibit the very thing we need, which is more affordable rental units.

## #4. Use Municipal Powers

Municipalities can use inclusionary zoning to require developers to make 30%, 50% or 100% of all new units of a development affordable and family-friendly, generating mixed-income communities.

They can zone for increased densification of single-family neighbourhoods to allow more townhouses.

They can allow car-free laneway housing and secondary suites, accompanied by good transit, safe bike-routes, and car-sharing.

They can make it easy for non-family members to buy a house together, owning it as ‘tenants in common’.

And depending on their legal powers, they can require that any new homes be marketed locally for at least six months before being offered to foreign buyers, as the Mayor of London, UK, Sadiq Khan, has proposed.

To help tackle homelessness, municipalities can also allow land left idle for more than a year to be used for temporary tiny homes villages for the homeless, learning from Dignity Village in Portland, Opportunity Village in Eugene, Oregon (see below), and Victoria’s MicroHousing Project.[xxviii]



## **#5. A Limited Ban on AirBNBs**

Vancouver is proposing to license short-term AirBNB rentals within principal residences, but to deny licenses to AirBNBs that are in separate apartments or houses, potentially releasing up to 3,000 units of housing into the permanent

rental pool. The ban could be linked to the rental vacancy rate, ending when it rises above 3.0.

## **How Much New Housing is Needed?**

Following last year's federal election, anti-poverty advocates and housing providers asked the government for \$3.2 billion to renovate old units and to build 100,000 new units nationwide.[xxix] The federal government responded with a \$2.3 billion short-term commitment over two years for a variety of affordable housing initiatives.

The cost of the failure to address homelessness is estimated at \$7 billion a year, because as a society we are using law enforcement, courts and prisons, emergency healthcare, longer hospital stays and emergency shelters instead of taking a proactive Housing First approach, as cities like Medicine Hat, Alberta, have done.[xxx] This is the cost of allowing social entropy to blossom, instead of taking a pro-active syntropic approach.

Citizens for Public Justice says 3.2 million Canadians need improved housing, because they pay more than they can afford on rent, or live in homes that are overcrowded or need major repairs.[xxxii]

This includes Canada's First Nations, for whom the Assembly of First Nations has estimated the on-reserve housing shortage to be approximately 85,000 units. Aboriginal Affairs and Northern Development Canada puts the number at 35,000 to 40,000 units.[xxxiii]





### *Seabird Island Sustainable First Nations Housing, BC*

In Metro-Vancouver, 145,000 households spend more than 30% of their income on housing. Marc Lee, chief economist with the Canadian Centre for Policy Alternatives, sees the need to build 5,000 to 10,000 new units a year in Metro Vancouver alone.[xxxiii] For BC as a whole there is probably need to build 10,000 to 20,000 units of new affordable housing a year.

Such a massive building program would generate up to 22,600 new jobs for builders and the trades in BC, assuming 1.13 jobs per apartment unit.[xxxiv] It would also create an opportunity for solutions to two other problems that need urgent attention – the climate crisis and the problem of loneliness. (See below.)

### **What Will It Cost?**

10,000 to 20,000 units a year at \$250,000 per unit comes to \$2.5 to \$5 billion a year, less if governments contribute land (as Vancouver is offering to do) and waive the development fees. This could finance an ambitious affordable housing building program, driven by non-profits. If the new revenue comes from targeted housing taxes (see below), this would also help to cool the market. If the development is done through housing cooperatives (see below), the cost could be considerably lower.

In the pot so far is the federal government's \$2.3 billion Affordable Housing Initiative over two years, which includes \$500 million for affordable housing units and various other needs, \$739 million for First Nations housing, \$208 million over five years for an Affordable Rental Housing Innovation Fund to support the construction of up to 4,000 affordable rental units, and \$500 million for an Affordable Rental Housing Financing Initiative to provide low-cost loans to municipalities and housing developers to construct affordable rental housing.[xxxv]

If the money is shared among the provinces by population, BC's share comes to \$150 million a year. In February the provincial government announced \$365 million in matching funds to build 2,000 units, and in September it added \$500 million to build a further 2,900 rental units. Taken together, the BC commitments come to \$1 billion, providing the funds for 5,000 units, and 20-40% of the finance needed to build the 10,000 to 20,000 new affordable rental units that are needed every year to provide a permanent solution to the crisis.

Canada's mayors are seeking \$12.6 billion over ten years as part of the government's \$20 billion social infrastructure investment, including \$7.7 billion to maintain and repair existing units and \$4.2 billion to build 10,000 units of housing annually across the country. This comes to \$1.26 billion a year for the whole of Canada, which will be insufficient to solve the problem.

To accumulate the funds needed, seven sources of new revenue are recommended—three municipal, two provincial and two federal (see below).

## **#6. Housing Cooperatives**

If the new affordable housing was organized as housing cooperatives, backed by supportive policies, the finance might be able to come largely from the market. In Sweden, some 13,000 housing cooperatives own 998,000 dwellings, providing housing for 1.6 million people, 22% of the Sweden's people. "The tenant-owners finance 75 – 80% of the development cost and the rest of the financing is raised by the co-op organizations through loans from the banks and other private financial institutions. Tenant-owners can normally get a loan from the banks equivalent to 85% of the down payment required." [xxxvi] If zero-interest capital loans were advanced to cooperatives (see below), this would further reduce the cost.

Since 1976, the collaborative non-profit Batir Son Quartier in Montreal has developed 10,900 units of affordable housing, half of which are in cooperatives.[xxxvii]



Zurich, Switzerland, has no housing crisis, and it's chiefly because long ago, the city responded to its then housing crisis by offering interest-free loans to buy land for the development of cooperative housing. Today, a quarter of the city's housing is not-for-profit, 80% of which is provided by private housing co-operatives (see above).[xxxviii]

Affordable housing experience in Lewisham, London, UK, shows that it is important to include the future owners of an affordable housing initiative in co-designing the plans. “Involving residents directly in the process is also one way of making housing more affordable, and it does help to create a committed, localised and engaged community.”[xxxix]

## **#7. Zero-Interest Capital Loans**

The money does not all need come from new sources of revenue, since housing produces rent, enabling the private sector to get involved. The federal government has committed \$500 million to this end, and the provincial government, which can borrow at 1%, could use the federal money to offer zero-interest capital loans for developers who build 50% or 100% rental buildings, and for housing coops.[xl] The BC government lends at 1% for the property tax deferral program for seniors.



Affordable Housing Bonds, in use in Britain for 30 years, are also possible.[xli] So is the development of public banking, which has proven its ability to provide stable, successful banking in North Dakota for almost 100 years.[xlii]

### **#8. An Affordable Housing Tax Levy**

A municipality can enact an affordable housing tax levy. Seattle has done this since 1981, enabling the city to build 12,500 affordable apartments, help 800 families to purchase their first home, and provide emergency rent assistance to 6,500 families. The levy increases property taxes by \$122 a year on a home with an assessed value of \$480,000, with an exemption for homeowners whose annual income is less than \$40,000, and for those who are over 60, disabled and unable to work, or veterans with service-related disabilities.[xliii]



### **#9. A Municipal Levy on Properties Bought by Non-Residents**

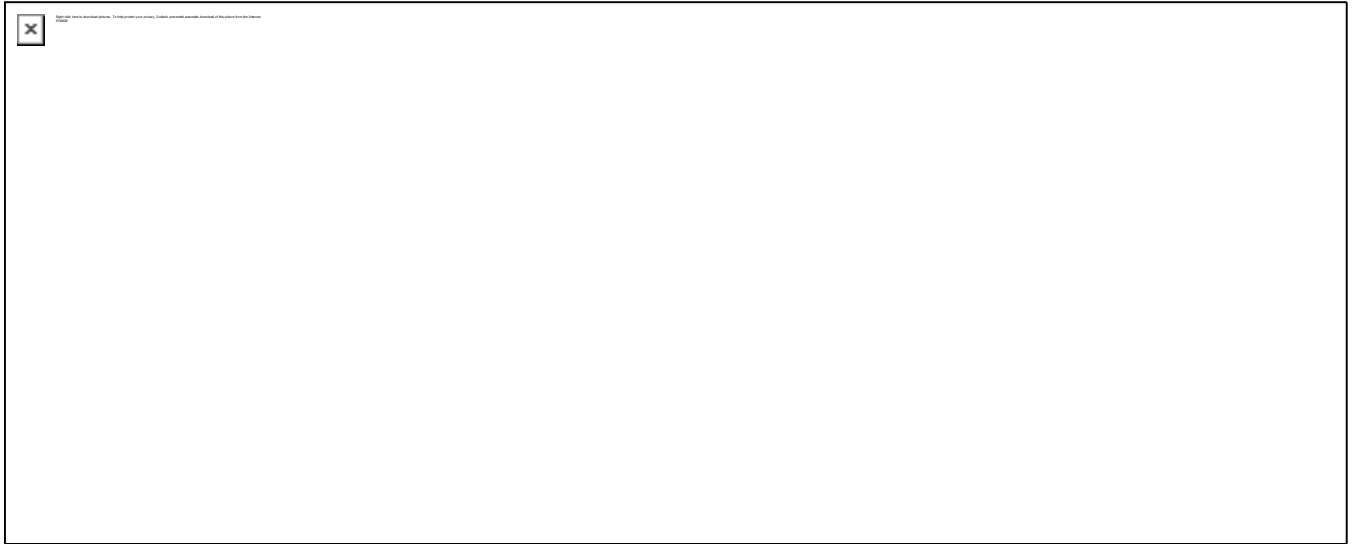
There could be an additional municipal levy on properties bought through offshore companies, and by non-residents or non-Canadian tax-payers, at least until purchase by non-residents is restricted or ended, as the UBC economist Joshua Gottlieb has proposed. [xliv]

### **#10. A Municipal Levy on Empty Houses or Second Homes**

Vancouver has 10,000 empty condos, while 1,750 people are homeless (3,700 in Metro Vancouver).[xlv] Victoria has a further 1400 homeless people. London (UK) has 50,000 empty properties, and 6,500 homeless. There's something deeply wrong with this picture. Across Canada, up to 35,000 people live in shelters or on the streets.[xlvi]

According to Vancouver City Hall staff, if 20% of Vancouver's empty homes were used for rentals, it would increase the rental vacancy rate from the current extremely low level of 0.6% to a healthy 3%.

Vancouver's new annual 1% property value tax on empty properties, supported by 80% of Vancouver's people, will cost the owner of an empty \$1 million home \$10,000 a year to keep empty.[xlvi]



*Lovely view, but no-one at home to see it*

## **#11. An Escalating Property Transfer Tax on High-End Properties**

Provincially, there could be an escalating property transfer tax on high-end properties, which would also help cool the market. In February 2016 the BC government raised the tax to 3% for the portion above \$2 million, and it could go higher.

As a result of the overheated property market, the BC government has been making an unexpected killing from the property transfer tax: \$1.49 billion in the last fiscal year, a 40% increase over the year before, and \$562 million more than the government budgeted for. Given the damage that housing price inflation is causing, it is appropriate that 80% of the increase be earmarked for affordable housing.

## **#12. A Housing Speculation Tax**

There could be a 10% speculation tax on properties that are bought and flipped quickly. Other changes are needed to close various loopholes that are corrupting

the real estate industry, enabling some people to avoid paying property transfer tax altogether.[xlvi]

### **#13. An Investment Tax on People Who Avoid Capital Gains Tax**

There could be financial penalties on people who avoid capital gains tax by falsely claiming an investment home as their primary residence, with 100% of the revenue (less costs) going into the Affordable Housing Fund.

### **#14. A Federal Inheritance Tax**

Finally, there could be an escalating federal inheritance tax on inheritances over \$1 million, with 100% of the revenue being used to build affordable housing to offset the way inheritances contribute to the housing crisis. This would also address the deeper problem of inequality, which may be a root cause of the problem. Much more will be needed to reverse the inequality trend, including a \$15 minimum wage, the end of student debt, affordable childcare, and major tax reforms, but it would be a beginning.

## **Working Together**

With a dependable stream of new revenue, governments could work together to finance the building of 10,000-20,000 units of new affordable housing in BC, in partnership with non-profits and agencies such as the Vancouver Affordable Housing Agency.

While the provincial and federal governments have been asleep on the housing file for three decades, the City of Vancouver has not. It established The Mayor's Task Force on Housing Affordability in 2011, which came up with *Vancouver's Housing and Homelessness Strategy 2012-2021: A Home for Everyone*. In 2014 it established the Vancouver Affordable Housing Agency,[xli] which has committed 20 parcels of land for low-cost housing, and in May 2016 it announced the construction of 358 affordable housing units on four city sites. Victoria has also been very active in seeking solutions and enabling new rental developments.





## #15. An Affordable Housing Land Reserve

Land being purchased for affordable housing could be placed in a newly created Affordable Housing Land Reserve, operating as a Community Land Trust, through which the land would be taken off the market forever, but the homes could still be bought and sold for residential purposes. This would guarantee future affordability for generations to come, while allowing families to own the homes they live in and to leave them to their children in their wills.[1] This is the way Vancouver is proceeding, working in partnership with the Vancouver Community Land Trust Foundation.[1i]

BC established a Housing Priority Initiatives Fund in July 2016, so the foundation is in place; it just needs to receive a lot more money, and then to focus its expenditures on land purchases to be placed in Community Land Trusts, to support the development of new housing cooperatives.



## A Community Land Trust Development Model

### #16. Housing First

The new stream of revenue could enable every municipality in Canada to adopt the ‘Housing First’ approach to homelessness, giving priority to ensuring that everyone has a home to live in before focusing on mental illness, drug and alcohol addictions. Since starting on its strategy in 2009, Medicine Hat, Alberta, a city of 60,000, has eliminated 100% of its homelessness, providing secure homes in supportive or subsidized housing for 875 people, including 280 children.[lil] The Canadian Alliance to End Homelessness’s 20,000 Homes Campaign is leading the charge to implement Housing First across the country, calling for 20,000 new homes to be created for the homeless by July 2018.[liii]

### #17. Creativity in Providing Affordable Housing

The argument for enabling non-profit housing societies to manage the building program is that they have a better understanding of the variety of housing options that are needed, they operate without a profit expectation, and they enjoy the public’s trust.

In addition to traditional building, new approaches include rent-to-own, temporary pre-fabricated modular homes, shipping container homes, and the

Montreal ‘Grow-Home’ three-story townhouse, where first-time buyers start with a simple small unit, designed for expansion as a family and its income grows (see below).[liv]



In Holland, the government has been encouraging self-building, by which new homes, often in large-scale developments, are financed and customized by private individuals, not developers, some with help from government stimulus schemes for families earning less than \$29,000 a year (see below). Self-build now accounts for a third of all homes purchased, by-passing the financial cut that developers expect to make.[lv]





Another model is the Whistler Housing Authority, established in 1997 to address the chronic shortage of staff housing in the resort. Through their work, more than 1,000 properties are available only to local employees and retirees. If you want to buy one of the units, and wish to sell, the price increase is limited to the rise in Canada's national price index, not the local property market, enabling Whistler to keep its units affordable in perpetuity.[lvi] Vancouver's new Affordable Home Ownership Pilot Program works on similar principles, with at least one person needing to be a first-time buyer who works in the city.[lvii]

## **#18. Student Housing**

For student housing, for which there is an urgent need for 20,000 new units in BC, the universities have said that they are ready and willing to self-finance their own projects. All that is needed is a provincial arrangement that the debt would not fall within the government's total capital debt, which affects the province's credit rating. At an estimated \$100,000 per unit, this would be the most cost-effective way to relieve the rental pressure in Victoria, Vancouver and Burnaby.

## **#19. Passive Homes**

To tackle the climate crisis we need—among other things—to eliminate the use of fossil fuels, in part by using 100% renewable energy in new buildings. Passive Houses reduce heat-loss by 90%, thanks to their extra-thick insulated walls and triple-glazed windows, and they need no heat-source apart from a small electric heat-recovery ventilator. They are zero-emission homes.[lviii]

Based on experience in Victoria, where Rob and Mark Bernhardt are building Passive Homes, they cost only 4.4% more (see below).[lix] With no heating bill, the small extra cost can be easily absorbed into the financing. In Brussels, Belgium, since 2015, every new building, large or small, has been required to be built to the Passive House standard.[lx] If BC was to build 10,000 to 20,000 sustainable, affordable Passive Homes a year, it would catapult us into world leadership, and create a wave of similar change around the world.



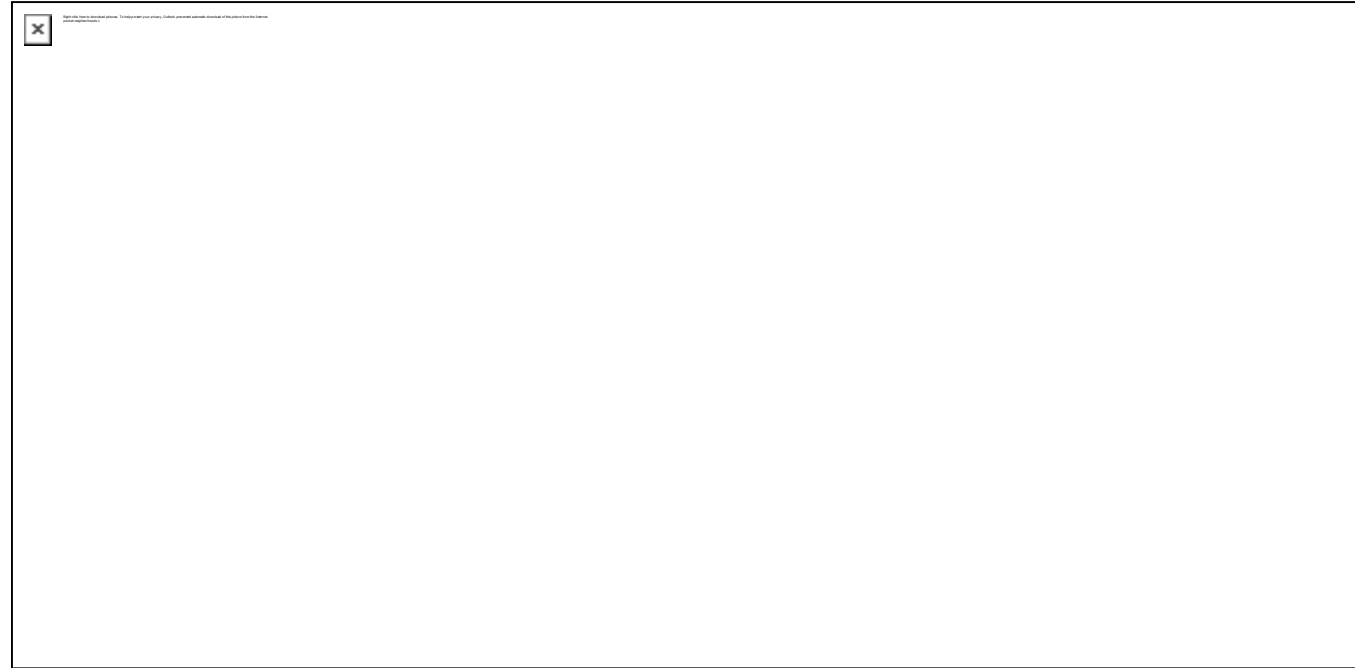
## #20. Sociable Homes

It is also important to design the layout of new homes to make them *sociable*, to address the growing problem of loneliness. The human instinct to connect is very strong, and when allowed to blossom it builds communities where people take care of each other. When suppressed, however, due to thoughtless design, people become isolated, leading to loneliness, which accentuates stress and mental illness.

For 99.99% of the last million years our ancestors lived together in communities, doing everything on foot. It was only 70 years ago, in the 1940s, that planners declared automobile access to be more important than human contact, restricting humans to sidewalks, and giving approval to suburbs that often have no sidewalks at all and no places where neighbors can meet and socialize.

It is important, therefore, that as well as being built to the Passive House standard, and including green space, allotment gardens and play space, every new affordable housing project be designed to be sociable, using a participatory design process and shared leadership, with natural meeting places, and car access off to one side, like the much sought-after UBC student family housing at Acadia Park,[lxi] and the pocket neighborhoods that architect Ross Chapin has designed on Whidbey Island (see below).[lxii] When local considerations

require that there must be car-access among the buildings, and not off to one side, the road can be based on the Dutch principle of *woonerf* or ‘living street’, where humans have priority and cars no longer have the automatic right of way.



## **#21. New Villages**

A growing number of people want more than to live in an affordable home. They want to live in an ecologically sustainable community where they can share, grow food, and develop projects together.

They also want to enjoy a stronger sense of community. They want to build a sharing economy, with a lighter footprint on the Earth. They want to build their own ecovillages and tiny home villages.





*Tiny home village living in converted whisky-barrels. Findhorn Ecovillage, Scotland*

To turn these desires into reality requires a willingness to train people in the skills of land development, financing and zoning. In Canada's early history, many people went out and built their own towns and villages without much difficulty. These days, however, the complexity of land development, finance, investors, planning, zoning, development permit applications and water, sewage and roads approval means that almost all development is done by developers, working by professional planners, surveyors and engineers.

The history of cohousing, however, with ten completed projects in in BC, shows that land development can be managed democratically by the residents themselves, using professional help where needed.[lxiii] It is possible to imagine a platform being created that would assist people to create their own tiny home villages and ecovillages.

We should use a small portion of the affordable housing funds to train people how to become their own developers, forming Ecovillage Development

Cooperatives, raising the finance, and navigating the complex world of zoning and development approval.



*Belterra Cohousing, Bowen Island*

## **Conclusion**

In these ways, we could turn today's housing crisis into a great opportunity to build affordable homes that also build community and are a solution to the climate crisis.

Could all this happen? It could become a reality if enough people are willing to get behind it, and make it one of the top BC election issues in May 2017, alongside tackling the climate crisis and building a new green economy.

It could happen if enough municipal councils, non-profits, businesses and service clubs get behind it, writing letters demanding solutions such as these.

## **#22. A Canadian Affordable Housing Alliance**

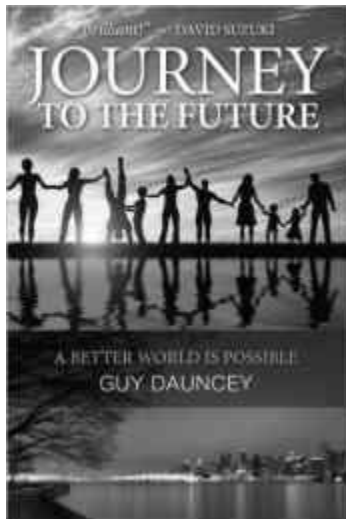
It could also happen if a broadly-based Affordable Housing Alliance were to be established, as a vehicle through which not just the leading NGOs but also the millions of Canadians who are struggling to buy a home or pay the rent were able to organize, the way struggling agricultural workers did when they formed the first labour unions in the early 1800s.

It was only after Victoria's Super InTent City made so many headlines, ruffled so many feathers and won its court cases in the summer of 2016, assisted by Victoria's Together Against Poverty Society and many others, that the city and the province came together to find \$86 million to finance 714 new housing units for homeless people. Some people complained that the Super InTent City leadership was activist, but that is exactly what's needed, not just in Victoria but every community.[lxiv]

One thing is certain: without deep, intentional solutions this crisis will only get worse. More millennials will be shut out of home ownership, more people will experience the stress of unaffordability in the rental market, more people will be obliged to couch-surf or to remain living with their parents, more people will live in vans and trucks, more people will become homeless, and more angry Tent Cities will spring up—and not all will be as well organized as Victoria's was.

\*

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## **ROCKLAND NEIGHBOURHOOD ASSOCIATION**

April 5, 2017

Mayor and Council

Regarding the rezoning application for 1201 Fort Street

Dear Mayor and Council,

We would like to respond to Planning's report.

- \* When only part of the property is designated "Urban Residential" in the OCP, Planning's contention that the proposal is "consistent with Urban Residential" is misleading. Most of the property is "Traditional Residential"; why should the proposal not be consistent with that?
- \* Because Fort Street is one way and forces all traffic east, it is not a typical secondary arterial road. However, Planning is using this designation as a significant factor in determining that this site is a "strategic location."
- \* The proposed luxury units will not "contribute towards the housing need," when the need is for affordable, family housing.
- \* When more than half of the trees will be removed, the proposal can hardly be said to "contribute to the City's urban forest" or to enhance Fort Street and the neighbourhood. The proposed pathway does not retain green space or create park space. What exists now is green space. A pathway is not a park. Seedlings are not a replacement for mature trees and their canopy.
- \* There has not been "adequate consultation regarding the proposed change from Traditional Residential to Urban Residential for the south portion." The RNA has not been consulted regarding the impact of this change at the 11th hour before the new LAP.
- \* The proposal can not "enhance" the Garry oak ecosystem when it drastically alters the existing topography. An ecosystem is much more than individual trees.

Clearly, the proposal does not fit with the "local area context" and is inconsistent with many "relevant policies within the OCP and local area plans."

The core issues of unacceptable height and massing, the Wall of Pentrelew, and the scale of such a proposal - which does not fit in with our historic neighbourhood - have not been addressed in Planning's report.

Sincerely,

Janet Simpson, President

## Alicia Ferguson

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**To:** Christine Havelka  
**Subject:** RE: 1201 Fort St.

**From:** Errol Miller  
**Date:** April 5, 2017 at 11:11:41 AM PDT  
**To:** <[REDACTED]>  
**Subject:** 1201 Fort St.

Dear Councilor:

Regarding the redevelopment of 1201 Fort St.

The request for rezoning this property is a test case for what we want Victoria to be.

The argument has been made that we need greater density in Victoria to prevent the in-migration from other parts of the country from moving to areas outside our city where they will buy homes.

We have no obligation to find housing for everybody who wants to move here, especially those who are buying property for speculation or for holiday homes. These are homes where the owners spend a few months here when it suits them; the rest of the time they live in warmer climates or somewhere else in Canada or the world. These people will be taxpayers but they will never be citizens who contribute to community life.

We do have an obligation to find housing for people who live and work here full time. These are the people who contribute to a healthy community. They could be owners or renters, but they have a stake in what happens in Victoria, the Island and the Province.

We need affordable housing that is close to schools and services for families, for those who are employed here and those who want to come here to be employed, for the working poor and those on welfare so that they have money for necessities, for the homeless so that they have an opportunity to improve their situation.

Yes, increase density, but do it slowly and thoughtfully. Victoria is a beautiful city because of its smallness and its green areas. Putting up ugly high rise buildings (30 stories? Ridiculous) as fast as possible will destroy it's attractiveness. Think about those citizens back in the '60's and '70's who decided it was not a good idea to tear down the heritage buildings in the Old Town in order to put up new high rise buildings. We are facing the same situation now. So far most of the towers being constructed are being built on former parking lots or replacing buildings of little heritage or material value. However the appetite for more sites will mean that there will be increased pressure on buildings and land that should be preserved.

Although the buildings planned in the green area at 1201 Fort are a maximum of six stories, this development represents the loss of land that makes the area attractive. Develop it as is planned and it becomes an eyesore. It will be too crowded with buildings and at six stories high it will dominate the whole area. The reason for the extra height and density is so the developer can



make more profit, which is not a good reason to ruin the neighbourhood. If it must be developed (I would prefer a park) the number and size of buildings must be reduced.

We have contradictory impulses.

We are attracted by greenery and wildlife, shrubs, grass, trees, flowers, birds and butterflies and want to live close to them. So we buy the land, clear it of the greenery, put up a building, put in paved roads and sidewalks and then wonder where nature went.

We are attracted by unique architecture, heritage homes that have character, small-scale buildings that have a personal feel, quiet, walkable environments, businesses that are personable, customer oriented. Then we allow developers to tear those structures down and replace them with big, ugly cookie cutter, rectangular buildings that have no appeal and pack as many people into them as possible in the name of efficiency and profit.

Is this the way we want Victoria to go? Will this be a livable city in the future? Is this a city that tourists will want to visit? Will it be a city that looks like every other North American city?

City Council had better stop and think. Other cities in the world have stopped this type of development and are much more attractive than Victoria. Look around. We need leadership now to preserve what is attractive about Victoria and improve on it in the future.

Sincerely,

Errol Miller

#106 1149 Rockland Ave.

Victoria.

## Alicia Ferguson

---

**To:** Christine Havelka  
**Subject:** RE: Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

**From:** Susanne Wilson

**Date:** April 5, 2017 at 4:25:48 PM PDT

**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>

**Subject:** Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

I am writing to express my concerns regarding the development proposed by Abstract Developments at 1201 Fort Street and 1050 Pentrelew Place which I understand is on the agenda of the Committee of the Whole tomorrow, April 6, 2017.

\* The loss of the only open and treed green space along the Fort Street corridor between Wharf St. and Richmond Ave. as well as the loss, through demolition, of the building that has been occupied by the Truth Centre Church for many years. The loss of this excellent facility with its auditorium, meeting spaces, kitchen, etc. will be a loss to the entire city given the lack of this kind of space for cultural, art and community activities and gatherings. I consider allowing this development would represent a loss to the surrounding neighbourhoods and to the entire city.

\* The proposed development's scale, height, mass and design does not respect the unique heritage aspects of the area and greatly exceeds what is allowed in the current zoning nor is it in keeping with what Rockland residents envision in the Official Community Plan for this area.

\* The development has no provision for supportive, subsidized or affordable rental housing of which this city is in such dire need.  
The proliferation of this kind of stratified, expensive housing ignores this pressing need.

Sincerely,  
Susanne Wilson  
1377 Craigdarroch Road  
V8S 2A8

## Noraye Fjeldstad

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**From:** Susanne Wilson <[REDACTED]>  
**Sent:** Wednesday, April 05, 2017 4:26 PM  
**To:** Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor); Margaret Lucas (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor); Chris Coleman (Councillor); Marianne Alto (Councillor)  
**Subject:** Proposed development @ 1201 Fort Street and 1050 Pentrelew Place

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young,

I am writing to express my concerns regarding the development proposed by Abstract Developments at 1201 Fort Street and 1050 Pentrelew Place which I understand is on the agenda of the Committee of the Whole tomorrow, April 6, 2017.

\* The loss of the only open and treed green space along the Fort Street corridor between Wharf St. and Richmond Ave. as well as the loss, through demolition, of the building that has been occupied by the Truth Centre Church for many years. The loss of this excellent facility with its auditorium, meeting spaces, kitchen, etc. will be a loss to the entire city given the lack of this kind of space for cultural, art and community activities and gatherings. I consider allowing this development would represent a loss to the surrounding neighbourhoods and to the entire city.

\* The proposed development's scale, height, mass and design does not respect the unique heritage aspects of the area and greatly exceeds what is allowed in the current zoning nor is it in keeping with what Rockland residents envision in the Official Community Plan for this area.

\* The development has no provision for supportive, subsidized or affordable rental housing of which this city is in such dire need.

The proliferation of this kind of stratified, expensive housing ignores this pressing need.

Sincerely,  
Susanne Wilson  
1377 Craigdarroch Road  
V8S 2A8  
[REDACTED]



Tel: 250-920-5435  
Fax: 250-920-5437

3-772 Bay Street  
Victoria BC V8T 5E4

reception@groupedenux.com  
[GROUPEDEX.COM](http://GROUPEDEX.COM)

April 6<sup>th</sup> 2017

**City of Victoria**  
1 Centennial Square  
Victoria, BC

*via e-mail*

**Attention: Mayor Helps and Council**

**RE: Rezoning application for 1201 Fort Street – Abstract Development**

Dear Mayor Helps and Council,

Our group owns and manages the 55 unit rental apartment building at 1025 Linden Avenue which borders the south west corner of this proposed development

We are in support of this quality development as we believe it is an attractive addition to the Rockland neighbourhood.

We feel its scale and massing fits the neighbourhood and we are pleased to see a great number of trees retained and new ones planted to provide screening.

We look forward to this new project in the area.

Yours truly,

Nicolas Denux

For Groupe Denux & Diane F. Denux



# Abstract's Proposal for 1201 Fort/1050 Pentrelew:

Why should this interest us all?

**A new development is being proposed in your community.**

The City is considering a Rezoning application proposing the construction of 2 multi-family buildings and 12 townhomes

**Address: 1201 Fort Street and 1050 Pentrelew Place**

Get involved, have your say.

Check back here or at **[victoria.ca/publicnotices](https://victoria.ca/publicnotices)** for date of the public hearing.

**ART GALLERY AGG**

**development services**

**250.361.0382**

**CITY OF VICTORIA**

# Where is this?

## Truth Centre/Pentrelew Family Estate

- In Rockland
- 1201 Fort and 1050 Pentrelew
- Runs to 1010 Pentrelew



From: Official Community Plan, 2012 (Amended in 2015)



View from Fort (Internet)



View from Pentrelew (Google Maps)



# What is being Proposed?

93 units

- 5 story building
- 6 story building
- 12 - 3 story townhomes

All images from Proposal Submitted



View South from Fort



View North from 1010 Pentrelew



View Southeast from Pentrelew/Wilspencer



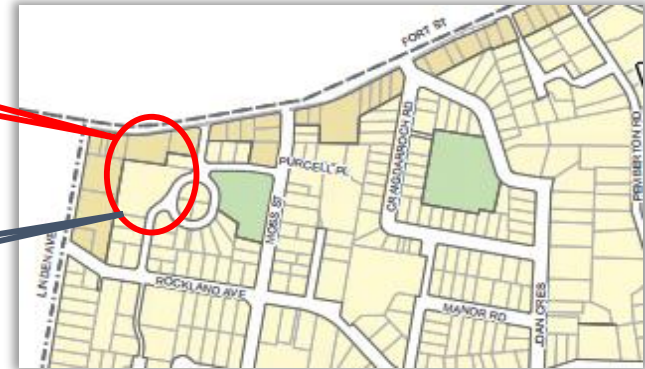
View East from Pentrelew

# What is the current Zoning?

The property has mixed zoning:

- The **Official Community Plan (2012)** shows:

- the parcel on Fort as **Urban Residential**
  - 2nd lowest of six levels of density – “primarily of multi-unit residential”
  - Floor-space ratios (FSR) generally 1.2:1 up to 2:1 in strategic locations
- the majority is **Traditional Residential**
  - Lowest of six levels - “primarily ground-oriented building forms”
  - Floor-space ratios of 1:1



From Official Community Plan Page 160

- The **City Zoning Bylaw** shows:

- The parcel on Fort is R3-AM-2
  - Mid-rise, multiple dwelling
  - Height shall not exceed 12m and 4 stories

- The majority of the property is R1-B
  - Single family dwelling
  - Height 7.6m and 2 stories
  - No roof deck



From VicMap – City of Victoria mapping system w/zoning highlighted



# Why is this a problem?



- Incompatible with vision for City and neighbourhood
- Proposal is unreasonable for the Zoning
- Massing and scale is excessive
- Height is unnecessary and does not complement adjacent buildings
- Adverse impact on neighbourhood with no positive return
- Loss of limited Rockland greenspace
- Creates unreasonable expectations for future proposals

# ➤ Incompatible with Vision for City and Neighbourhood

## Rockland Strategic Directions in OCP:

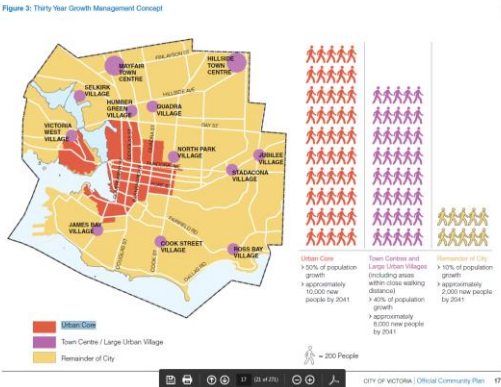
21.24	Strategic directions include:	
21.24.1	Encourage a diversity of population and housing in consideration of the neighbourhood's heritage and estate character.	X
21.24.2	Support mixed use development along the Fort Street frequent transit corridor.	✓
21.24.3	Undertake a local area plan to enhance Stadacona Village --- at Oak Bay Avenue and Fort Street.	
21.24.4	Continue to conserve the historic architectural and landscape character of the neighbourhood.	X
21.24.5	Enhance connections to Urban Villages in Fairfield, Gonzales, and Jubilee.	---
21.24.6	Support the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features.	X
21.24.7	Support greenway connection and opportunities for new parkland.	X

- No consideration for heritage and estate character.
- Partially – no mixed use on this property
- Not applicable
- Contrary to vision: 1 unit to 93.
- Not applicable
- Insensitive to existing dwellings. Reduces greenspace.
- Loss of greenspace – lost opportunity for new parkland.

From: Official Community Plan, page 161

## City of Victoria Growth Management Concept:

- Growth envisioned for next 30 years for all of city less Urban Core and town centres is 2,000 new people
- This proposal puts up to 15% of the 30-year growth on one site in one year.
- This development belongs in Urban Core or Town Centres not in a residential area.



From: Official Community Plan

# ➤ Proposal is unreasonable for the Zoning

- This is not a request for variance but a complete rejection of zoning
- Diagram shows proposed plan with current zoning super-imposed:
  - Most of the units (at least 50) are on lots designated for two single family dwellings
  - Setbacks are ignored
  - Landscaping requires reduction of narrow road for Pentrelew access road
  - Roof-top decks are proposed
  - Height restrictions are ignored
  - Even the portion in R3-AM-2 ignores zoning restrictions
  - FSR ratios from bylaw are ignored

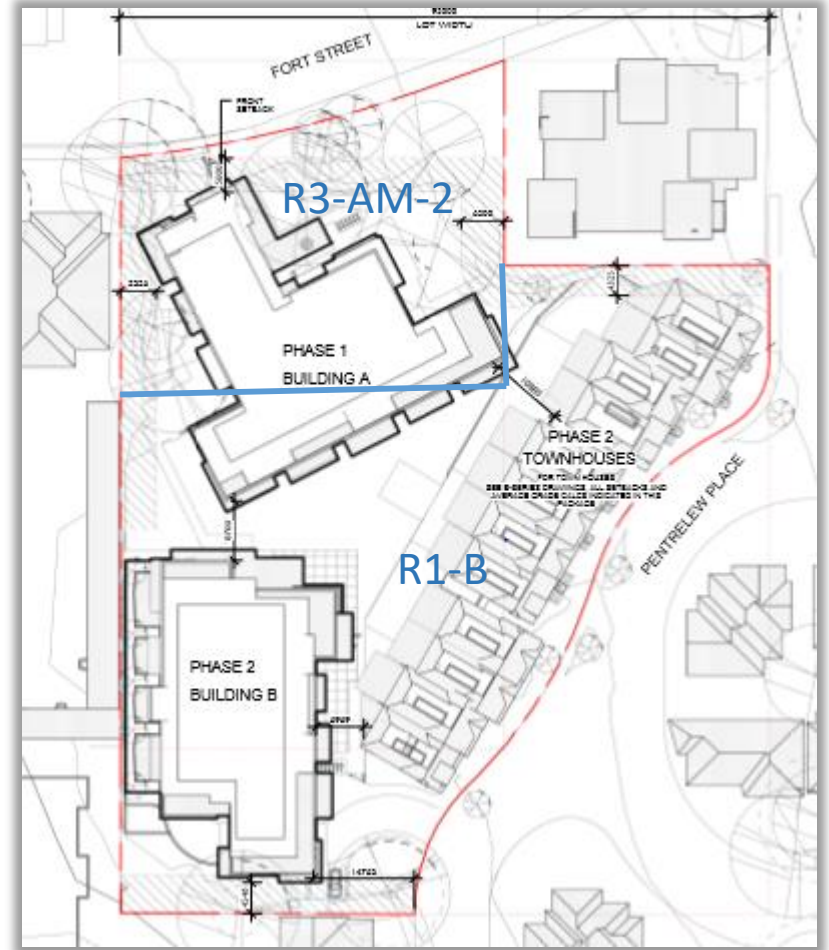


Image from Proposal Submitted – zoning added in blue



# ➤ Massing and scale is excessive

Proposal includes (facts in black from proposal):

- Proposal is for 93 units. For comparison:
  - Urban Village - Cook Street/Oliphant was 53 units.
  - Abstract's largest to date – Black and White is 77 units
  - Nearest apartments in R3-AM-2 zone are 26 and 21 units each.
- 5-story building of 34 units, a 6-story building of 47 units and twelve 3-story townhomes.
  - All houses currently on Pentrelew away from Fort are single family or duplex.
- 173 Bedrooms
  - At least 154 residents (using Statscan averages), but a potential of 300+ people
- 114+ cars
  - Includes limited visitor parking
- 116,513 sq ft floor space
  - Equals about 58 2,000 sq ft homes
- Floor space ratio: 1.379:1
  - exceeds 1:1 for R1-B or 1.2:1 for R3-AM-2 (this is not a strategic location)

Current - Image from Google Street view



Proposed - Image from Proposal Submitted



For comparison this building is 84 units



# ➤ Height is unnecessary and does not complement adjacent buildings



Images from Proposal Submitted

Building 1 is 21.1m high

Zoned for 12m (7.6m for portion on R1-B)

Building 2 is 18m high

Zoned for 7.6m

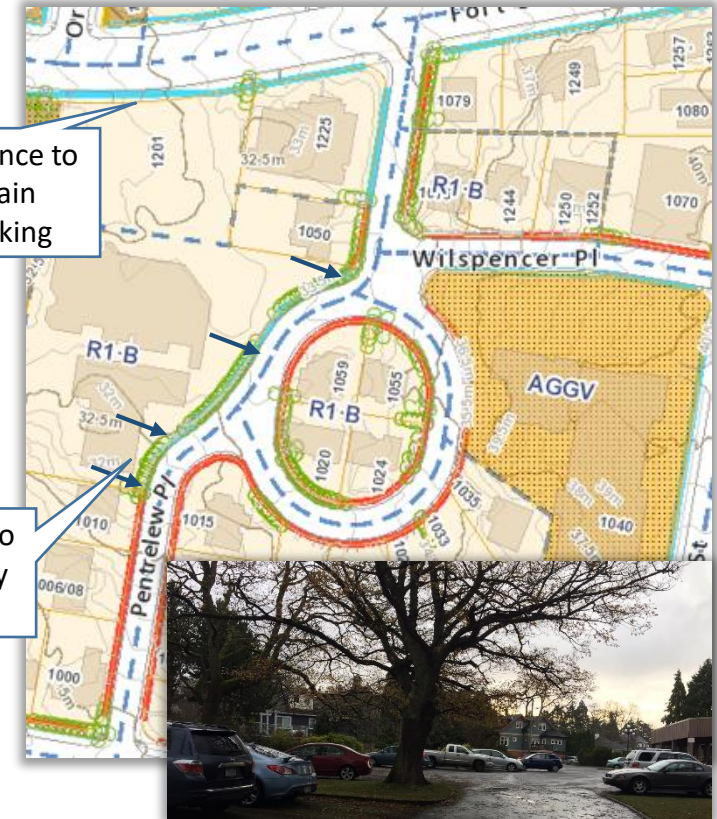
Townhouses are over 10m high

Zoned for 7.6m

Note: the Cook/Oliphant building was reduced to 16.5m in an Urban Village – this proposal is primarily on traditional residential land - not an Urban Village.

# ➤ Adverse impact on neighbourhood with no positive return

- Parking and traffic flow already a problem in area and this proposal further narrows road at arrows
- Increased traffic creates congestion on narrow road (Wilspencer/Pentrelew barrier was removed for safety)
- Loss of parking on street and any overflow at Truth Centre for AGGV, Langham Court events
- AGGV recently approved for growth on other side of Pentrelew creates greater pressure
- Proposal provides only 1 visitor parking site for every 10 units
- No positive impact on housing issues in Victoria – high-end units are proposed



Parking lot on-site used weekdays and for special events



Typical parking on Pentrelew during all Art Gallery or Langham Court Theatre Events

# ➤ Loss of limited Rockland greenspace

- Losing an opportunity to meet OCP objective: “support greenway connection and opportunities for new parkland”
- What is changing: (from p. 43 of proposal)
  - Site has 6 trees over 10m high – 5 will be removed (incl both Sequoias)
  - 7 bylaw protected trees will be removed
  - More than half of existing trees will be removed
- One of the last greenspace sites on Fort St.
- Loss of any greenspace between dominating buildings with narrow gaps.



Current View from Fort street (Google Streetview)



Proposed View from Fort street (Proposal)



View of the proposed pathway from Pentrelew side provides no sense of greenspace



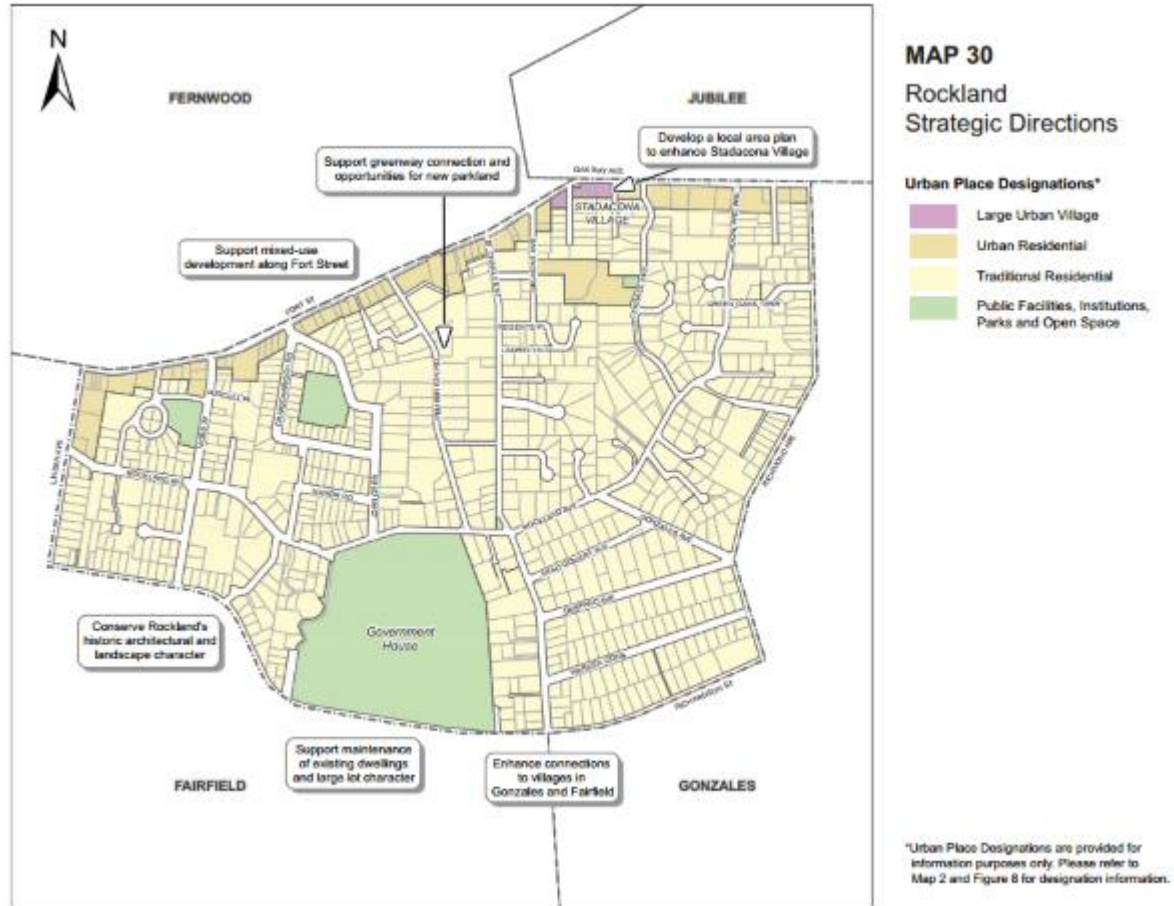
# ➤ Creates unreasonable expectations for future proposals on the part of developers

- A developer purchases land knowing the OCP and Zoning...
- ...but decides to propose apartments on single family dwelling site anyway
- If this is approved, where next?

**The OCP provides a vision for the next 30 years, Council should stick with the plan unless there is strong reason to make an exception.**

**The case for such significant exceptions requested in this proposal is unconvincing.**

SECTION 21: NEIGHBOURHOOD DIRECTIONS



**It is requested that council consider the points made in this presentation and ask the developer to resubmit a proposal that respects the vision of the OCP.**



Dear Councillors,

I am writing in regards to the proposal for 1201 Fort/1050 Pentlerew by Abstract. As a Victoria resident who is not directly affected by this specific proposal, I am writing to express my concern for the scale of this proposal and to object to rezoning application necessary for a development of this size to go forward. I am not opposed to increasing density, in fact, when done tastefully and thoughtfully, I am in favour of it. This development attains neither of those ideals. This proposal is an attempt to change the character of the Rockland area. It is a clear case of making decisions based on maximization of space rather than considering the surrounding homes and landscape.

As a homeowner, try to put myself into the situation. If a development came into my neighborhood, that met existing bylaws, I would have no choice but to accept what came. If a development were proposed that required variances and a massive shift from the City plan, I would resist it using every legal and civil tool available. If this development is allowed to move forward as it is currently proposed, what is to stop a similar situation from happening in my neighborhood? If a church or community centre comes up for sale, could it be rezoned and turned into a development that not only changes my neighborhood, but potentially impacts my largest investment? As with anything, this isn't an isolated decision, if it is approved, it could be cited in the future, for other developments.

Please ensure that this particular development does not go forward as is. Send it back for revisions that consider the community. Make sure that the requirement of neighborhood consultation doesn't become a "formality" that doesn't lead to any form of consensus building. Make sure that the rights of all property owners are respected.

When we consider our developments from a collective and even generational perspective, we build a better world for everyone.

Best Regards

Carey Newman



REDEVELOPMENT OF VICTORIA TRUTH CENTRE SITE: **1201 Fort Street & 1050 Pentrelew Place**

I am opposed to the redevelopment of the Victoria Truth Centre as proposed by Abtract Developments because it goes against the spirit of Official Community Plan, the city zoning, the community character of our street established in the 1930's, and, the Rockland neighbourhood, as well as the 3-4 storey Fort Street corridor. The proposal for this property should not be accepted for reasons of design, massing, and scale. Sadly, I have also lost faith in the developer and the zoning process, that, in my opinion, he manipulates very adeptly.

When I first met Mr. Miller, in the spring of 2016, he was visiting the residents on Pentrelew Place to introduce himself. He had just 'bought' the property. "Bought", that is, not in the sense that you and I would understand the term, as in owned; but, more in the sense that it was the property on which his offer had just been accepted. (The actual 'owing' was to come in about 7 months.) He stated that he had no plans as yet for the property. However, he acknowledged that my concept of 10-15 homes, of say 2 ½ stories each, something in the historical style of this 1930's neighbourhood, was simply 'not enough'. Nor, I learned, was it 'enough', to double the density, and cram 35-40 modest townhouses of 2 ½ stories on the site. From this experience, I learned that he possessed very strong ideas of what he wanted, despite his profusions to the contrary.

Shortly thereafter, given only a few days notice, but with abundant curiosity, I was able to re-arrange my schedule in order to attend the first meeting at his new 'iconic' building on Oak Bay Avenue. (I wouldn't want to live near that one.) From that meeting, I was encouraged to believe that his company was actually interested in "engaging" with our neighbourhood about the prospective property development. Still, he professed to have no ideas.

Three weeks later, when I attended the second meeting, it was apparent that he heard little or nothing of our concerns. The detailed master plan for the site presented to us that night disregarded nearly everything we expressed. (I'm still bewildered by that second building. Where did that come from?) Forcefully, he demonstrated without any apology, that the zoning was irrelevant, the Official Community Plan had no value as it was out-dated. We were simply not current. And, because of his frequent and ongoing meetings with the planning staff at City Hall, there was no need to adjust the designs. According to Mr. Miller, the planning staff at City Hall really liked these plans. Of course, this comment was meant to convey a much stronger suggestion: that our opposition was already compromised. The future "engagements" lived up to my fears; they were nothing more than sales presentations.

It was probably this last meeting that encouraged the owners of 1050 Pentrelew to give up their leadership of our group. They sold their property to Abstract. It was and would be futile to try to affect change. Their house would be physically stuck between the 1225 Fort Street Condominium and this "done deal." The tactic of compromising the leading voice left us without leadership.

Over the intervening months, two suggestions have been made to me by Mr. Miller. We should be glad that he is the buyer, because someone else would build something worse. And, secondly, that if this rezoning is not approved, he would stick to the current zoning, and build the largest, bulkiest and ugliest building that he can to fill up the Pentrelew site.

Thereafter, I must admit, my interest in attending more meetings dissipated. I did not attend the last meeting in October, as I did not see the need, given that the plans had already been forwarded to City Hall. And, as you may have heard, the Official Community meeting was a disaster. Need I say more about this meeting? What meaningful changes to the plans came of this?

Let me reiterate: in my opinion, there have been sales presentations about this project: but, there has not been "engagement" with the local residents. (Unless you count the happy purchase of 1050 Pentrelew.) I imagine when one uses this term "engagement", it is meant to have some meaning, beyond, say, two strangers bumping into each other on the street. There has certainly not been any meaningful compromise or adjustment to the plans on Abstract's part to the suggestions of the neighbourhood community. Sorry, I'm wrong. He did add another townhouse to the Great Wall of Pentrelew, but it was not because we asked for it. I imagine he had another point in mind.

I am against the proposal for the development of 1201 Fort Street and 1050 Pentrelew Place for these reasons, the number of buildings, building heights, their massing, the scale. And, most importantly, because the plans were not developed with the suggestions of the neighbourhood.

Sincerely

Don Cal  
1059 Pentrelew Place  
Victoria, BC

## Lacey Maxwell

---

**From:** Donald Hamilton <[REDACTED]>  
**Sent:** September 29, 2017 10:49 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Mayor and Council

City of Victoria

We have long been opposed to the Abstract Proposal on the former Truth Centre grounds. As residents on Pentrelew Place for many years we have searched for reasons why we should welcome this 94-unit development across the street from our home. There are many issues: sheer size thrust upon a long standing residential precinct on the outer edge of downtown Victoria, serious changes in the social contract that exists between our many neighbours, all of whom dwell in homes bound by the zoning rules that require space around the house and between dwellings, height limits, and parking and traffic constraints. All those rules has led to a neighbourhood that has cohesive values that has made it possible to enjoy the city.

One of those issues that has received scant attention in recent discussions is parking. Pentrelew Place is now served by a "Residents Only Parking" condition 8 am to 5 pm Monday to Friday. This approach was taken to offer access to parking for the Art Gallery and Langham Court Theatre in evenings and weekends and keep the area free from Downtown parkers who would rush to fill a void if one existed. It has had a long positive result.

The development proposal provides over 122 parking spaces on site: 105 under the ground beneath the 2 condominium buildings (6 and 4 storeys off Fort Street and 17 spaces reached off Pentrelew respectively. The 10 townhouses on Pentrelew will each have 2 parking spaces underneath with direct elevator service up to each individual townhouse. There is every likelihood that those 10 townhouses will have legal access to Pentrelew parking and will use it rather than go underneath the complex - at least for one of their cars.

This change will, after three years of confusion, bring noise, blasting and construction (in a residential area!) and be a further insult we will have to accept. Add increased traffic down Pentrelew when cars leave 1201 Fort and turn right on Pentrelew to move toward Rockland.

We have asked for a Traffic Study. We have asked that the project be part of this residential area: R1B! We ask again to Respect Neighbourhoods by **not** accepting this travesty in our neighbourhood.

Respectfully,

Sally and Donald Hamilton

1020 Pentrelew Place

## Lacey Maxwell

---

**From:** Donald Hamilton <[REDACTED]>  
**Sent:** September 30, 2017 7:56 PM  
**To:** Victoria Mayor and Council  
**Subject:** DEMOLITION 1201 Fort Street

Re: Demolition of the Truth Centre

We would like to register our objections to the demolition of the existing buildings on 1201 Fort Street - before a building permit has been issued. Allowing the developer to demolish the buildings only builds on our cynicism that the rezoning process for the former Crease homestead is a done-deal. The Mayor of Victoria has already told us that the property will be rezoned, has only increased our cynicism that local concerns will not be heard with an open mind. It is not our intent to stop the development of this property, only to ensure that the best possible outcome, that reflects the values of the neighbourhood, is promised and delivered.

Donald and Sally Hamilton  
1020 Pentrelew Place



Lacey Maxwell

---

**From:** [REDACTED]  
**Sent:** September 26, 2017 4:29 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fw: A Unique Opportunity. "Catch The Stash"

**Importance:** High

**Mayor Lisa Helps.  
Councilors, City Of Victoria.**

**Ref:Greater Victoria School District Art Collection.**

**Dear Ladies and Gentlemen.**

***What an ideal collection to 'stash' and develop at the Truth Centre Property, 1201 Fort Street. Given the long history of all segments of Art being housed and nurtured on the site, this property would be the ideal home for the collection.***

***-Emily Carr showed her first works there  
-Mr. Lohbrunner's career that earned him the title of a Canadian Planterman started in the garden  
-countless pianists and ballerinas used the facility.  
The property has a long history of bringing out the best in young people and encouraging their talents.  
It filled a loving void, departing from the structure of a formal system.***

***Where do young Artists show their talents today?  
It is not a new problem as for example, I spent lovely hours watching Fenwick Lansdowne paint his wonderful birds in the sunshine of his front garden many years ago. Both he and his Mother at times, showed their works at the Centre. Today's Youth take their works to markets (Moss St.), Pub settings, Internet, Instagram, and a few small galleries. These venues rarely give them the recognition or confirmation they seek.***

***I taught First Grade in Esquimalt and Vic West in the 1960s-70s and at the same time was very involved in Victoria's Art Community. I was amazed at the talents I saw in these children, and knew some of them had the ability to expand it if the opportunity was there for them. Sadly UVIC and some Colleges, provide just what***

***they need, but are beyond the youngsters means. I do continue to hear from many of these children, receive pieces of their Art to adorn my walls, and listen to their struggles as they blend a working life and their desires to express themselves.***

***I will cut this short for now, as I have written so many times with ideas for the property, and appreciate your kindness and thoughts. A combination of all ideas since January 2017 could create a wonderful space filling a need for all ages.***

***Can we retain the slogan:***

***"Victoria, City of Gardens"***

***and not become:***

***"Victoria, City of Cement"***

***Thank you very much, and bless your hearts as you work through so many issues.***

***Respectfully,***

***Gail Brighton.***

***[Redacted Signature]***

## Lacey Maxwell

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**From:** Bob June <[REDACTED]>  
**Sent:** September 20, 2017 3:53 PM  
**To:** Lisa Helps (Mayor)  
**Subject:** Fwd: Feedback on Abstract proposal

----- Forwarded Message -----

**Subject:** Feedback on Abstract proposal  
**Date:** Wed, 20 Sep 2017 14:49:02 +0000  
**From:** Anthony Danda <[REDACTED]>  
**To:** Bob June [REDACTED]

Hello, Bob.

I had to go out of town the day after the community meeting re: 1201 Fort Street, but I wanted to ensure my opinion was captured for the update to the city.

I overwhelmingly oppose the scale of the development. The proposed six-storey condo facing Fort dwarfs anything in the area. The wall of 10 townhouses with little setback dominates the small street. The scale of a second condo apartment in the rear is too massive. The architecture does not reflect the heritage corridor or the surrounding homes. The removal of trees is inconsistent with the Official Community Plan and denies Victoria a much-needed urban greenspace.

I also find the inclusion of 10 subsidized units without a defined location or end-date a paltry community benefit compared to the sacrifice to the neighbourhood and the financial aggrandizement of the developer.

Thanks,

Anthony Danda  
1075 Pentrelew Place

**From:** Anna Cal <[REDACTED]>  
**Sent:** September 14, 2017 8:53 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fwd: letter sent to the City by a Fairfield resident (people could not open the attachment)

Begin forwarded message:

**From:** Anna Cal <[REDACTED]>  
**Subject:** letter sent to the City by a Fairfield resident (people could not open the attachment)  
**Date:** September 14, 2017 at 8:02:58 PM PDT  
**To:** Anna Cal <[REDACTED]>

### FLAWED CITY PLANS WILL IMPOSE LARGE POPULATION INCREASES ON OUR NEIGHBOURHOODS

If we stay on the present pace of development Victoria will see density increases much larger than planned for in our neighbourhoods. According to the City's 2012 Official Community Plan (OCP) Victoria's population is forecast to grow by about 20,000 by 2041. That number would be apportioned 10,000 for downtown and 10,000 for the 12 neighbourhoods. The OCP provides only a high level overview of future development and so city council has instructed staff to fast track Local Area Plans (LAPs) for each of the neighbourhoods to provide finer detail. We currently have four neighbourhoods under study with projected population increases of 2000 in Fairfield, 700 in Gonzales, 2800 in Vic West and about 2400 in Burnside-Gorge for a total of 7900. That leaves perhaps 2100 for distribution to the other eight neighbourhoods. This is placing an unfair burden on the four neighbourhoods while depriving others of growth opportunities.

Some may suggest that these numbers are not all that important within the context of a Local Area Plan, saying that specific rezoning applications are what count. However, population projections are a vital part of the OCP which is the overarching document governing all Local Area Plans. Those projections also send clear signals to developers as to where and how much development might be entertained by city council, and will hopefully reduce the time for processing applications.

I have asked City Hall to produce population projections for all 12 neighbourhoods to help demonstrate the equity of the planned distribution of the increases. The response: "this data will not be available until next year." By early next year the Local area Plans currently underway will have been approved by city council, before they know how the total population projected for the neighbourhoods will be distributed. This response is without merit. The raw data used to provide the projections for the four neighbourhoods under study is readily available for all the neighbourhoods.



If we were to apply the historic growth patterns utilized by city planners in their population estimates for the 4 neighbourhoods and apply them to the eight remaining neighbourhoods the population increases would total 21,000 for all 12 neighbourhoods. That would be double the forecast in the 2012 OCP. Alternatively, if the remaining neighbourhoods were left with only a 2100 person population increase to share some might be left with very tiny increases and little opportunity for additional amenities. Now my numbers may be incorrect, and I hope they are, but without more clarity and transparency from City Hall our citizens' trust in this flawed planning process will evaporate. What is the true number for the neighbourhoods 10,000 or 21,000?

I am also concerned with some of the phraseology used in the annual reviews of the OCP. A population increase of approximately 20,000 city wide has now become: "...a minimum of 20,000..." Which is it? The latest review also declares that we have: "Exceeded targets for (our) regional share of new housing." What are those targets for each neighbourhood? Is City Hall truly managing growth for everyone's benefit?

## Lacey Maxwell

---

**From:** Dorothy Field <[REDACTED]>  
**Sent:** September 11, 2017 6:39 PM  
**To:** Victoria Mayor and Council  
**Subject:** Truth Centre development

Dear Mayor and Council,

I'm off tomorrow to visit my 98-year-old mother so I am unable to attend the information session on the Truth Centre proposal. I tried to attend an earlier one but it was cancelled without notice.

I am very hesitant about this proposal for a number of reasons:

1) the loss of green space and particularly Garry oaks. If you haven't read Judith Lavoie's article "Trees, and the climate forecast for Victoria" in the latest Focus Magazine, I urge you to do so.

Trees, says the article, save energy costs, their shade creates comfortable streets for pedestrians, cuts down on wind, etc. Trees are part of what makes Victoria so livable but increasingly we are losing our trees to allow developers to build bigger.

2) I haven't read the details but I doubt these new condos will be affordable and by affordable I mean affordable to people at the low end of the economy, NOT "market value" which makes them affordable only to those at the higher end of the economic scale. And not only affordable at the beginning of their creation but with a mechanism that insures that they will be affordable over time and into the future.

3) Our new BC government has just announced its strong support for new low rent housing options. I would be so proud of Victoria if all of you were to come up with a plan to create new housing for the homeless, the hard to house and those who are on the verge of homelessness every month, and that you'd design it to go into effect as soon as possible.

You are at least as aware as I am that businesses in Victoria struggle to hire staff because people can't afford to live here. I've heard, in fact, that the city is finding it difficult to fill staff vacancies because of our untenable cost of living.

In our rush to build new condos, we are losing the very qualities that make Victoria a wonderful place to live. I urge you to think deeply before you approve the loss of such valuable green space.

Surely someone can come up with a plan for the property that saves as many trees as possible, or even better, all of them.

Yours sincerely,

Dorothy Field  
1560 Gladstone Avenue  
Victoria V8R1S5

## Lucas De Amaral

---

**From:** Michael Boyle <[REDACTED]>  
**Sent:** Tuesday, September 05, 2017 8:00 PM  
**To:** Lisa Helps (Mayor)  
**Cc:** Victoria Mayor and Council; john.horgan.mla@leg.bc.ca; carole.james.mla@leg.ba.ca  
**Subject:** Proposed Redevelopment - 1201 Fort Street

Dear Ms. Helps,

I am sending this email to you and the members of the City Council to request [your support in preventing the removal of heritage trees](#) by Abstract Developments for the site on 1201 Fort Street. I note that in the Rezoning Application No. 00525 for 1201 Fort and 1050 Pentrelew Place, the changes requested by city Council's Committee of the Whole on April 6<sup>th</sup> 2017 make no mention of the numerous trees on this site. I commend Council for some of the changes requested, but find it surprising that the trees have been ignored.

These trees represent a living part of the heritage and character of the Rockland community and the City in general. They were planted (in some cases) over a century ago to provide an on-going living legacy for future residents of Victoria. These trees are not diseased or dying. Many can continue to live for at least another hundred years, if not more. We do have active initiatives to preserve such wonderful living links to our past like the *Urban Forest Renewal* and the *Heritage Corridor*. We do don't we? In particular there are 2 giant Sequoias, 1 copper beech, and 1 English Oak that have been part of our community for over 100 years, give or take a decade or two. My understanding is that they are all scheduled for removal.

Will you, in your current capacity as Mayor, and will members of Council, respect the guidelines and recommendations put forward in such initiatives as the Forest Renewal and Heritage Corridor plans? Should they not also pertain to the current rezoning and tree removal request for the 1201 Fort Street site? Not only the Rockland Tree Canopy, but also the Fernwood, Fairfield and Oak Bay tree canopies are all interconnected and are part of what makes this city beautiful.

When developers, such as Abstract Developments, purchase these properties they are well aware of these regulations, guidelines and community preferences. If their development proposals do not recognize the importance of such trees, or if they increase density of residential units beyond what is currently permitted or desired by the community, they should know that these development proposals may be rejected or must be modified. The City needs to make it abundantly clear from the start that this is the case. Increased density that is poorly planned and aesthetically disconnected to nature spells trouble on many levels: environmental, social and ecological. If we have a clear vision of what Victoria's urban landscape will be over the next 50 years, now is the to act responsibly.

Who is in charge of protecting these heritage trees, the green spaces of our City, and the safeguarding of such spaces for future generations...is it the developers or our elected representatives who represent us?

The nurturing of these trees may seem small to a developer who gives lip service to the environment. The protection of trees is already an issue and will be an issue in the next election. Please keep these trees in place and support my request along with those of other residents in this area.

Thank you.

Michael P Boyle MSW RSW

Long time Victoria and Rockland /Fairfield resident and small business owner for a business based in Rockland at 1175 Cook Street.

## Lucas De Amaral

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**From:** Morgan Henderson <[REDACTED]>  
**Sent:** Tuesday, September 05, 2017 4:48 PM  
**To:** Anna Cal  
**Cc:** Bob June; Victoria Mayor and Council; Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Jonathan Tinney; Alec Johnston  
**Subject:** RE: 1201 Fort Street - Community Meeting

Hello Anna,

Sorry for the misunderstanding. While the formal presentation begins at 7:30, there are displays and consultants available beginning at 7:00, when the doors open. The timing on our invitation—doors open 7:00 pm, presentation at 7:30 pm—is what was requested by Bob June of the Land Use Committee. As there are materials available at that time, 7:00 is the time we provided for the meeting on the official notice. The purpose of that half hour is for people to collect themselves, have some refreshments, and review the materials before the formal presentation.

Regarding your second question, we are aiming to keep the presentation at around twenty minutes.

I hope that helps to clarify. If you have any further questions, please feel free to reach out to me here directly, or by phone if that is more convenient for you.

Best,

**MORGAN HENDERSON**  
Development Coordinator



301-1106 Cook St., Victoria, BC Canada V8V 3Z9  
[www.abstractdevelopments.com](http://www.abstractdevelopments.com)

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**From:** Anna Cal [mailto:[REDACTED]]  
**Sent:** Friday, September 1, 2017 3:42 PM  
**To:** Morgan Henderson <mhenderson@abstractdevelopments.com>  
**Cc:** Bob June <[REDACTED]> Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; ccoleman@victoria.ca; Ben Isitt (Councillor) <BIsitt@victoria.ca>; mlucas@victoria.ca; Marianne Alto (Councillor) <MAlto@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; mayor@victoria.ca; jtinney@victoria.ca; Alec Johnston <ajohnston@victoria.ca>  
**Subject:** Re: 1201 Fort Street - Community Meeting

Hi Morgan,



Thank you for a prompt response.

As long as I understand, the community meeting is an official event and is closely coordinated by LUC. Official notice gave us a straightforward information: beginning is at 7 P.M. Logically, people would be gathering prior to the indicated time of 7 o'clock.

If Abstract Developments wants to change the time indicated in the city notice, wouldn't it be best to consult LUC?

The kind of "nuance" you are talking about is not in line with the official notice and might become a "nuisance".

Were Bob June and the City informed about Abstract Developments changing the time?

My second question: what is an appropriate length of the presentation in this particular case?

Best regards

Anna

On Sep 1, 2017, at 3:13 PM, Morgan Henderson [REDACTED] wrote:

Hello Chris and Anna,

My apologies for the timing on the notice—I assure you it was not meant maliciously. The city's notice form doesn't leave space for nuance in the timing, and we thought it would be best for people to know when they are able to enter the building. At the moment we do not have a defined length of time for the presentation, but we will do our best to keep it to an appropriate length.

Best,

**MORGAN HENDERSON**

Development Coordinator



<image001.png>

301-1106 Cook St., Victoria, BC Canada V8V 3Z9

[www.abstractdevelopments.com](http://www.abstractdevelopments.com)

**From:** Chris Douglas [[mailto:\[REDACTED\]](mailto:[REDACTED])]

**Sent:** Friday, September 1, 2017 2:07 PM

**To:** Anna Cal <[REDACTED]>

[REDACTED] [unes@telus.net](mailto:unes@telus.net)>

**Subject:** Re: 1201 Fort Street - Community Meeting

I agree with the sentiment behind this question.

Abstract's tactic has been to run-out-the-clock with overly long presentations. People leave from boredom and exhaustion.

Especially since so little has changed in this 'new' proposal, it will be important to keep a lid on the length so people have a chance to offer feedback and questions.  
Bob, I hope you're able to negotiate with Abstract ahead of time on the time question.  
Chris

On Fri, Sep 1, 2017 at 2:01 PM, Anna Cal <[REDACTED]> wrote:

Hello Morgan,  
How long the presentation is going to be?  
Official community meeting notice said that the meeting starts at 7.00.  
Doesn't it mean that doors should be open prior to 7 P.M.?  
Why does your notice contradicts the notice we got from the city?  
Best regards  
Anna

On Aug 31, 2017, at 4:36 PM, Morgan Henderson  
<[REDACTED]> wrote:

<image006.jpg>

<image007.jpg>

<image008.jpg>

**MORGAN HENDERSON**  
Development Coordinator



<image009.jpg>

Why am I receiving this email?

You have registered to receive more information from Abstract Developments Inc.  
You may unsubscribe from these mailings anytime by clicking [here](#).

## Lucas De Amaral

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**From:** webforms@victoria.ca  
**Sent:** Tuesday, September 12, 2017 11:03 AM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Gerald Houlden

Email : [REDACTED]

Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/contact-mayor-council.html>

Daytime Phone : [REDACTED]

I very strongly object to the plan for redevelopment of the site at 1201 Fort St., and 1050 Pentrelew.

This would create too high a density in a relatively single home area. The six story unit should be removed from the plan entirely.

There is ample coverage of the property with the 4=story building and the town houses. Please let's try to retain some of the character for which Victoria is appreciated.

This "fill-in" of area to support Transit is not correct as people living in this development would possibly only use transit to return as a bus stop to go downtown is over on Yates. I can walk down faster.

If an expensive property like Fort and Cook St. can be profitable for a developer at 4-stories then surely it can be satisfactory a block away.

Please try to visualize the ugly appearance of a 6-story building high above all others in the area. It is not compatible.

We are all neighbours who want to retain the attractiveness of our city. Thanks for your interest. Gerry Houlden.

**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: 75.154.241.211

## Lacey Maxwell

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**From:** Tracy Ford <[REDACTED]>  
**Sent:** August 4, 2017 11:22 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St

I understand that Abstract has failed to come up with a constructive proposal which addresses neighborhood concerns, and that their current proposal runs counter to the city's development plans. Rockwood is one of the few remaining neighborhoods in Victoria that is attractive and historic. Please keep it that way.



## Noraye Fjeldstad

---

**From:** [REDACTED]  
**Sent:** Tuesday, July 18, 2017 10:53 AM  
**To:** Lisa Helps (Mayor)  
**Subject:** Fw: Truth Centre Development.

**Importance:** High

*Ref: The Future Development of 1201 Fort St.  
formerly The Victoria Truth Centre.*

*Dear Honourable Mayor City of Victoria,  
Lisa Helps.*

*Thank you for taking a moment to read a thought.  
I have such a strong vision for the Truth Centre site,  
and sadly I can not embrace the high-end rental  
development. Historically the site has nurtured the  
city of Victoria spiritually, and opened doors to all  
forms of Creative Arts including Emily Carr to most  
recently the Toronto Conservatory of Music to name  
a couple. The list is impressive over a 70 year span.*

*I am aware that the Council must consider the  
City's tax base and other financial rewards.*

*I did notice in the Times/Colonist that the West  
Shore/Juan de Fuca Arts Centre Society have a  
thought of working together. Could they not join  
and move as one to the Fort Street property? I  
think we all recognize that a future 'rapid transit  
system' will eventually be in place for all the  
outskirts of Victoria. It will be like living in England,  
as in a short ride from Surrey to London for an  
evening of entertainment. Many of the Arts are  
already housed in the Rockland area, and such a  
facility would add to the treasures that exist.*

*Funding for such a project could be a challenge,  
but certainly not impossible. In my lifetime I have  
been almost dismissed with the word "impossible",  
but if the dream is for the greater good looking for  
a perfect answer, things do get achieved.*

*Thank you for your time,*

*Respectfully,*

*Gail Brighton.*

*(born and lived in Victoria, with my thoughts based  
on the visions of my Aunt, Dr. Emma Smiley and my  
Father who assisted her)*

*Nanoose Bay, B.C.*

## Lacey Maxwell

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**From:** Rick Ottewell [REDACTED]  
**Sent:** July 22, 2017 12:18 PM  
**To:** Victoria Mayor and Council  
**Cc:** [REDACTED]  
**Subject:** Proposed Redevelopment - 1201 Fort Street

Dear Ms. Helps:

I am sending this email to you and the members of the City Council requesting your support to prevent the removal of heritage trees as proposed by the Developer (Abstract Developments) for the site on 1201 Fort Street.

These trees represent a living part of the heritage and character of the Rockland community and the City in general. They were planted (in some cases) over a century ago to provide an on-going living legacy for future residents of Victoria. These trees are not diseased or dying. Many can continue to live for at least another hundred years, if not more. We do have active initiatives to preserve such wonderful living links to our past like the *Urban Forest Renewal* and the *Heritage Corridor*.

Will you, in your current capacity as Mayor, and will members of Council respect the guidelines and recommendations put forward in such initiatives as they pertain to the current rezoning and tree removal request for the 1201 Fort Street site?

When developers, such as Abstract Developments, with a lengthy history of acquiring sites within Victoria, purchase such properties, they are well aware of these regulations, guidelines and community preferences. If their development proposals do not recognize the importance of such trees, or they seek to increase the density of living units in their proposal beyond what is currently permitted or desired, they know that these development proposals may be rejected or must be modified. If that is the case, then as developers, they have other options. Why destroy these trees to justify their purchase?

Who is in charge of protecting these heritage trees, the green spaces of our City, and the safeguarding of such spaces for future generations...is it the developers or our elected representatives?

Please keep these trees in place and support my request along with those of other residents in this area.

Thank you.

Rick Ottewell (a Rockland resident)

## Lacey Maxwell

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**From:** Loretta Blasco <[REDACTED]>  
**Sent:** July 23, 2017 4:16 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Revised Development Proposal

Good morning,

On Tuesday, July 18, I attended Abstract Development's open house regarding the revised development proposal for 1201 Fort Street.

I was surprised to see that Abstract Development had missed the mark on the instructions they were given to make, especially regarding the building facing Fort Street, and the townhouses. The footprint of the Fort Street building has more mass and the height has not been reduced. The townhouses are still positioned very close to the sidewalk and the height (the roof line) has also been increased from the original plans. The changes they have made are so minimal. It appears that Abstract has a complete disregard of their instructions and making this project work for the neighbourhood. I do, however, I appreciate the small changes they have made, Building B has been reduced, the townhouses have been reduced to 10, and the inclusion of the lit easement walkway to be enjoyed by the neighbourhood. A good start. But this leaves me with more questions.

Why hasn't Abstract Development addressed the height and mass of the Condo Building facing Fort Street, and the height and position of the Townhouses? Because of their profit margins? Why should they be allowed to ignore these instructions? How is this being respectful of an established neighbourhood?

I understand that Abstract Development has promised to build 10% affordable housing in the future. But, what are we waiting for? We are in a housing crisis today! Why are we not asking, requesting, every developer who is asking for a zoning bylaw to be changed, to include 15-20% of affordable housing in their projects being built today??

Just be to clear, I'm talking about housing larger than 350-400 sq ft., which seems to be what is currently being built.

I am not opposed to development in Victoria, but I am opposed to overdevelopment, and the lack of affordable housing being built along side of the luxury investment housing that is currently being built now in Victoria. Are we willing to have a balance between development in Victoria and the charm of Victoria??

Thank you for your time and consideration with this matter.

Loretta Blasco

Sent from my iPad



[illegible]

1201 Fort St. is an Urban Forest of 42 mature trees, 22 classified as By Law Protected. The Arborist's report states that "the tree resource is in general good health" and that most concerns "can be addressed using standard pruning practices". Bylaw protected trees include 9 Native Garry Oak, 2 Giant Sequoia, 2 English Oak, 2 Big Leaf Maple, Scotts Pine, Incense Cedar, Monterey Cypress, Dogwood, Red Oak, Douglas fir, and Arbutus.

This oversized development will destroy 22 trees, 9 of which are Bylaw Protected, threaten the Critical Root System of another 6 Bylaw Protected trees during construction, and attempt to move a young *Arbutus*.

**We the undersigned, call on the Mayor and Council of the City of Victoria to reject the proposed overdevelopment at 1201 Fort St by Abstract Developers Inc. We urge you to honour the Official Community Plan, the intention of the Tree Preservation Bylaw and the Urban Forest Master Plan and to preserve this Urban Forest in perpetuity for the well-being of the citizens of Victoria.**



Community Letter to Victoria City Council - Save the Urban Forest - Stop 1201 Fort Street Overdevelopment

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
July 15/17	HOULE JOE	JH	102-1160 Esq Rd		
July 15/17	JONATHAN HELM / J.A. HELM	J.A. Helm	2190 CURTIS BLVD		
July 15/17	JOANNE HELM SR. ALLEN	Joanne Helm	2190 CURTIS RD V8L 5L3		
July 15/17	JANET BOERASE	J. Boerase	404-200 Dallas Rd.		
July 15	Tony Ford	Tony Ford	310-869 Pembroke Rd		
July 15	Jean Nivise	Jean Nivise	11 Armine Place		
July 15	Neelke Leiden	Neelke Leiden	1410 HARRISON ST		
July 15	Monique Turgeon	Monique Turgeon	415 Dundas St.		
	Chasote Rauland	Chasote Rauland	1907 FARRFIELD RD		
	Veronique Soller	Veronique Soller	1015 Gillespie Pl		
	Dominique Beauchamp	D. Beauchamp	430 Moss St		
	TONY BECKETT	Tony Beckett	1200 7507, 24		
	Diana Smarden	Diana Smarden	1397 RICHMOND ST		
	Joan O'Rourke	Joan O'Rourke	1467 BAS ST		
July 15	Marcus Brown	Marcus Brown	3654-1507 QUINCY AVE VICTORIA		
July 15	WILLIAM DANIELSEN	William Danielson	1779 FOREST RD		
-1-	WILLIAM DANIELSEN	William Danielson	1779 FOREST RD		



Community Letter to Victoria City Council - Save the Urban Forest - Stop 1201 Fort Street Overdevelopment

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
July 15/17	Nancy Macgregor	<i>Nancy Macgregor</i>	1070 Moss St.		
7/14/17	DON CAL	<i>Don Cal</i>	1059 Penitence Rd.		
14 June 17	ANTHONY DAND	<i>Anthony Dand</i>	1075 Penitence Rd.		
1	Lawson Robinson	<i>Lawson Robinson</i>	1-950 S Charles St		
" "	Geoff Robinson	<i>Geoff Robinson</i>	1-950 S Charles St		
	BENNE STANLEY	<i>Benne Stanley</i>	3207 Grandview Rd.		
15/17	Joan Weaver	<i>Joan Weaver</i>	1561 14th Ave E, Vancouver		
	Darcy Schnur	<i>Darcy Schnur</i>	805 Newport Ave. V.I.C.		
	Hanna Bendtsen	<i>Hanna Bendtsen</i>	1373 Beckford Ave		
	Mike KANTON	<i>Mike Kanton</i>	"		
7-15-17	PHILIP (AKA) PHILLIPS	<i>Philip Langlands</i>	524 Victoria Ave		
7-15-17	Chris O'Connor	<i>Chris O'Connor</i>	1320 Rockland Ave		
15 July 17	Anja Heidtke	<i>Anja Heidtke</i>	1410 Hannison Str.		
1	Bente Svensen	<i>Bente Svensen</i>	2125 Oak Bay Ave		
	Jon BLAIR	<i>Jon Blair</i>	2-2312 HENRY		
	Joan Colson	<i>Joan Colson</i>	321 Masters		
	Barbara Soben	<i>Barbara Soben</i>	463/5801 Alder St		

DUNCAN

Joan

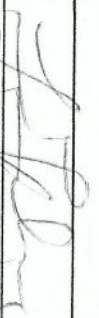





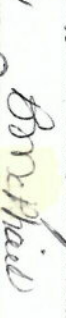












Community Letter to Victoria City Council - Save the Urban Forest - Stop 1201 Fort Street Overdevelopment

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
July 15/17	Josephine Davis	<i>J Davis</i>	110-934 Collinson St		
	MARTIN MILL	<i>Martin</i>	1337 Minto St		
	Fiona Macpherson	<i>Fiona</i>	1334 Minto St		
	<i>Julie Macpherson</i>		#47-1334 Minto St		
	Simone Neuman	<i>S Neuman</i>	3535 Hidden Oak Circle Crescent		
	Susan Lawrence	<i>Susan</i>	3535 Hidden Oaks		
	LEKA ABBOTT	<i>Lea Abbott</i>	1019 PEMBERTON VICTORIA		
	CHRIS WARDY	<i>CTV 27</i>	1019 Fernbrook Victoria		
	Kristine Florissen	<i>Kristine</i>	3-3123 West Victoria		
	GIN WOOD	<i>GIN</i>	102-781 Tupper		
	JUDY SMITH	<i>Judy Smith</i>	1345 Grant St.		
	KATHRYN LESUEUR	<i>K. Lesueur</i>	1541 Rockland Ave		
	Elisbeth Edelsburg	<i>E. Edelsburg</i>	401-1220 Fort St		
	GAIL DAVIDSON	<i>Gail Davidson</i>	#1-1057 Moss St		
	Mona Swan	<i>Mona</i>	2333 Hamden St. Victoria BC		
	CHAS HOCT	<i>CHAS</i>	1015 Moss St		
	Richard Dijkstra	<i>Richard</i>	2808 Pirbright		


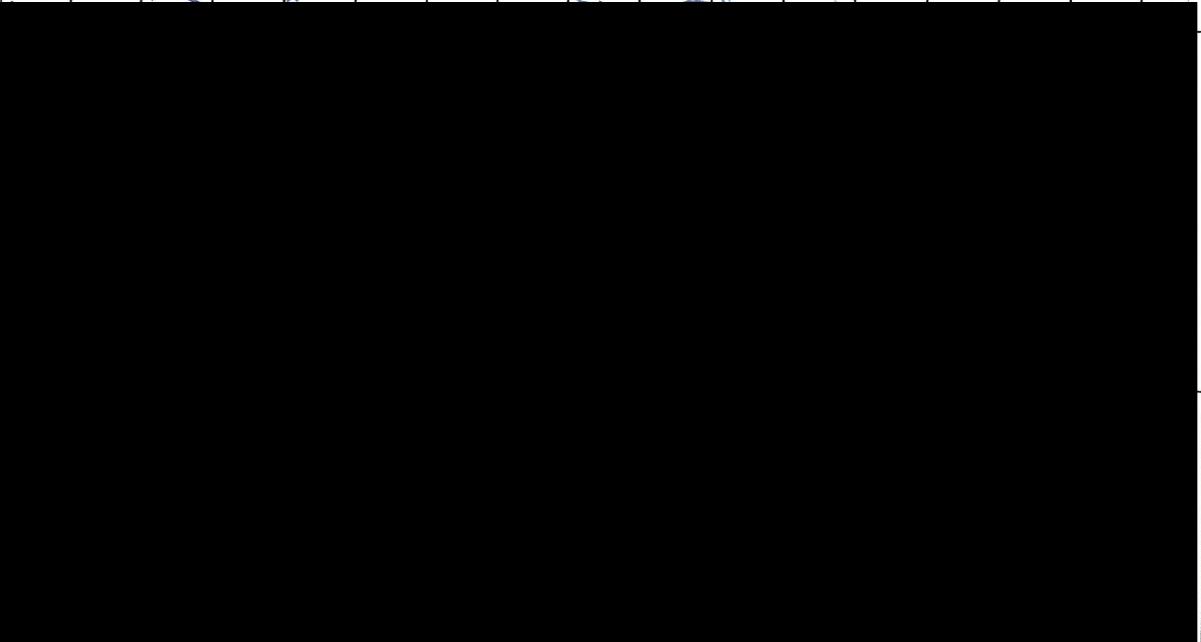
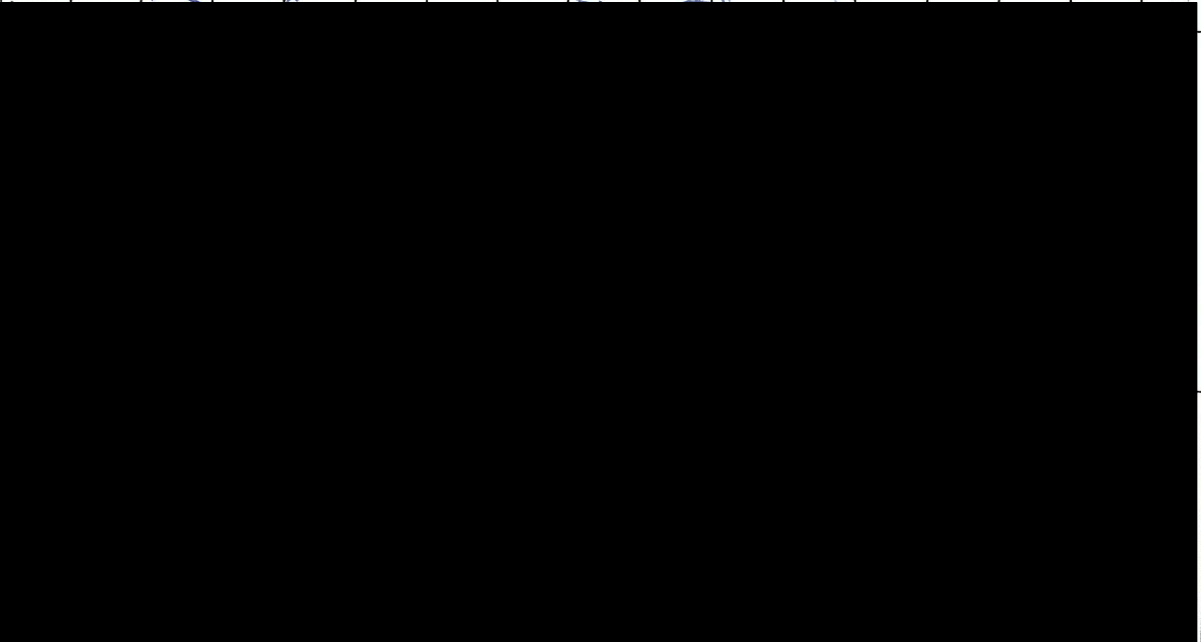




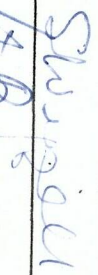




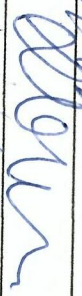








Community Letter to Victoria City Council - Save the Urban Forest - Stop 1201 Fort Street Overdevelopment

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
July 14/17	Tina Takach		#501 1500 E Ford St		
July 14/17	Rick West		2535 Parklyn St		
✓	LYNDA WEST				
✓	Mue Meadows		1025 SUTTES ST.		
	SHARON BROWN		1399 STANLEY AVE		
July 15	Helene Bourgeois		11680 Pintail Drive		
July 15	Brenda McNeil		984 Sunnyside Place		
15/07/17	ROBIN NEUMANN		Burnham (HK)		
	CHAD NICHAT		1131 COVING		
"	Wendy Wood		#511-1030 Yates St		
"	BARB THOMAS		965 Cloverdale		
July 14/17	Jessica Hedberg		2051610 Suburban Ave		
16/07/17	JILL HEDBERG		245-1610 Suburban Ave		
July 16	Karin Beatty		1172 Yates St.		
July 16/17	Kathy Dobson		2-1222 Yukon		
July 16	Doreen Mueller		1301 Rockwood		
July 16	Gordon McCallister-G. McCallister		1307 Rockwood		



Community Letter to Victoria City Council - Save the Urban Forest - Stop 1201 Fort Street Overdevelopment

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
July 17	Lisa Pettenuzzo		153 Olive Street Victoria		
"	Diane Medelun		204-1792 Rockland		
"	Martha Medely		939 Foul Bay		
"	Steve Jones		1541 Rockland Ave		
"	Steve				
"	Stella Willet		402 1192 Victoria		
"	Stephen Brenner		3128 Mairs St. Victoria		
"	Diane Anderson		308-1435 Victoria		
"	Terry Schulz		505-365 Waterford		
"	Kerry Hill		102-1015 111.55 St		
"	Sharon Hamilton		2030 Millpond Tce		
"	Melanie Harsanyi		202-1225 Fort		
"	Janet Jamnick		2511 Charles St. Vanc.		
"	Nichelle Bomer		507 Foul Bay Rd.		
"	T. Cook		20-416 Kallio Rd.		
"	A. Celi		5-33 Songhees		
"	D. Shapiro		2086 Main St		



Mayor and Council

July 19, 2017

## BUILDINGS SPEAK TO PEOPLE.

I enjoy reading Geoff Johnson's articles published in the Times-Colonist. He writes about education and the latest trends, the issues pertinent to education, all of which allow me to better understand the public school system in BC and how it will affect my child. The latest article published Tuesday July 18, 2017 entitled "Schools must be better designed for learning" discusses how important architecture can be to educational outcome, and that, "buildings speak to people." This is a quote from a prominent Canadian architect, Douglas Cardinal. He goes on to suggest that a "building, its design and the functional relationship of its components deliver a powerful message to those who occupy it." And, I would add, that message is a powerful statement to the community.

What does the proposed development at 1201 Fort Street by Abstract Developments tell me?

First, and foremost, the two proposals for 1201 Fort Street belie the public statements made by the builder. These plans do not, in any way, incorporate the major concerns of the neighbourhood and the adjacent community. The buildings are too massive and too high. They destroy too much of the green space and heritage trees that adorn the 1875 homestead of Sir Henry Crease. The so-called 'community engagement' that Abstract Developments conducted over a couple of months was laughably insufficient in comparison to the time and effort that City staff and hundreds of local residents have taken to create and amend the Official Community Plan for Rockland over decades. These buildings tell us that the OCP can be eviscerated by the weak and desultory plans cast forward almost whimsically by this corporation.

Secondly, this "massive mess" of luxury condominiums proposed by Abstract tell me that the marketplace is so skewed to the investor and away from the home owner that anything can sell in a market characterized by the profit motive and fed by greed. How these buildings relate to the community context is, simply, unimportant.

These buildings really have strong opinions. Forget about heritage. Forget about the ambiance that enriches our lives. Forget about the community that we live in. These buildings seek to dominate every side of the neighbourhood on which they touch. Where 4 storeys is the accepted maximum along the Fort Street Heritage corridor, Building A is a bulky and tall 6-storeys. Building B (which is unnecessary) has gone through a comic makeover to a tall, corpulent 4 storeys. And, the wall of townhouses along Pentrelew are now 11 meters tall, with a niggardly 2 meter set-back. They will block almost 50% of our sky. Is the message of this proposal any plainer?

The few minor changes that the developer has made over time are nothing but a cynical, political ploy meant to capture votes from the Mayor and Council when this proposal eventually heads to a public meeting. Will an increase in the width of the pathway from 2m to 2.4 meters be enough to convince one councillor to vote in favour of this abomination? Will the movement of weight and massing to the 6-storey behemoth now even closer to Fort Street bring another vote? Will the promise of 10 affordable housing units off-site, somewhere, sometime in the future, be enough to capture another vote, or two? What little things can be done to get five votes on council? How little can be given to gain so much?

The message is, quite simply, that the process has failed. The community does not matter to the builder. The OCP is immaterial. And, what do these buildings say to the Mayor and Council? To quote the Correspondence Co-ordinator of the City Mayor,

At the April 6<sup>th</sup> Committee of the Whole meeting, Council decided to send this development application back to the applicant to discuss with staff issues related to massing, height, architectural expression and setbacks of the building among other considerations, before Council will consider advancing the proposed development to a public hearing.

What does the new, revised proposal for 1201 Fort Street say to our leaders? What does it say about the builder's impression of our Mayor and Council? What does it say about his impression of the City Hall planning staff?

Thank you for reading my letter.

Don Cal  
1059 Pentrelew  
[REDACTED]



## Lucas De Amaral

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**From:** Anna Cal <[REDACTED]>  
**Sent:** Wednesday, July 19, 2017 5:07 PM  
**To:** Victoria News Editor  
**Cc:** Victoria Mayor and Council; Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor)  
**Subject:** Fwd: explanation needed  
**Categories:** Lucas in progress

Thank you , dear Don, for the great article in today paper.

<http://www.vicnews.com/news/victoria-residents-rally-support-for-rockland-re-do/>

Here is a little info to show why we are concerned and why we can not trust the developer.

The paragraph from your article :

"Abstract president Mike Miller said later in an interview that not only does the city's official community plan call for density to be created in the area, the project as proposed is far below the floor space ratio that the site could potentially handle."

Below is an official response from the City Planner Alec Johnston.

*Yes, the five storey building ( currently 4 storey - A.C.)and the portion of the 6 storey building that is within the area currently designated Traditional Residential are inconsistent with the current OCP designation. The townhouses are consistent with the current Traditional Residential designation.( However, under the current R1-B zone a variance would be required to build a house that is 10.5m in height.-A.C.)*

Mr. Miller , in my opinion, chooses to interpret OCP in a self-serving way.

Many thanks

Anna

Begin forwarded message:

**From:** Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>  
**Subject:** RE: explanation needed  
**Date:** June 23, 2017 at 1:02:35 PM PDT  
**To:** Anna Cal <[REDACTED]>

Hi Anna,

Yes, the five storey building and the portion of the 6 storey building that is within the area currently designated Traditional Residential are inconsistent with the current OCP designation. The townhouses are consistent with the current Traditional Residential designation. (*However, under the current R1-B zone a variance would be required to build a house that is 10.5m in height.-A.C.*)

Thanks,  
Alec

---

**From:** Anna Cal [mailto: ]  
**Sent:** June 23, 2017 11:40 AM  
**To:** Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>  
**Subject:** Re: explanation needed

Dear Alec,  
Thank you for your response.

I understand that a portion of proposed 6 storey, the 5 storey and townhouses are inconsistent with the current OCP.

Please confirm or stand me corrected.  
Best  
Anna

Mayor Lisa Helps,

RECEIVED  
~~SEP 08 2023~~  
Mar 22 2017

When we moved to Victoria, we chose the Rockland neighbourhood because it is established and stable. It has beautiful heritage homes that are surrounded by mature trees, many of which make up the endangered Garry oak ecosystem.

During the 10 years we have been here, properties have been divided up, torn down and the rock that our neighbourhood has been named after, has been blasted. Roots from trees that we thought were protected have been damaged by the blasting and other trees felled as they were in the building envelope of the new development. Rockland is slowly being destroyed.

Each area of the city is unique and we can't comprehend why the city does not appreciate their diversity. What will our city become if it is devoid of trees and filled with densification projects? Over 70 percent of Rockland's current population lives in suites or apartments. Why do we need more densification!

We thought our civic government valued green space, trees, heritage, character and neighbourhood diversity.

Please stop the proposed variance and subdivision of 1322 Rockland.

Please decrease the density of the proposal at 1201 Fort Street so the streetscape along Pentrelew does not resemble a wall of townhouses.

Rockland residents,

Jane and Ken Wheatley

## Lucas De Amaral

---

**From:** Anna Cal <[REDACTED]>  
**Sent:** Friday, July 14, 2017 4:44 PM  
**To:** Merinda Conley  
**Cc:** Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council  
**Subject:** 1201 fort street, Heritage Department Report

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Merinda,

Two weeks ago I have sent you an email below. Unfortunately I have not heard from you yet.

Being very anxious about the destiny of the Heritage Department Report , requested by the COTW, I hope to hear from you soon.

Kind regards

Anna Cal  
[REDACTED]

Begin forwarded message:

**From:** Anna Cal <[REDACTED]>  
**Subject:** 1201 fort street  
**Date:** July 1, 2017 at 9:45:43 PM PDT  
**To:** [mconley@victoria.ca](mailto:mconley@victoria.ca)  
**Cc:** "Pam Madoff (Councillor)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "Ben Isitt (Councillor)" <[BIsitt@victoria.ca](mailto:BIsitt@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "Marianne Alto (Councillor)" <[MAalto@victoria.ca](mailto:MAalto@victoria.ca)>, "Geoff Young (Councillor)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, "Charlayne Thornton-Joe (Councillor)" <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, "Jeremy Loveday (Councillor)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[mayor@victoria.ca](mailto:mayor@victoria.ca)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, Bob June <[REDACTED]>

Hello Merinda,

The COTW requested that the heritage report will be done as a separate section of the report on 1201 Fort/Pentrelew proposal.


The other request was for a developer to address the height and other features for better integration into the heritage neighbourhood.

New plans are submitted and in my opinion, height and scale of this proposal did not change significantly, in spite of the COTW requests. The 6 storey will dominate the heritage neighbourhood; the 4 storey condo of 15 meter height and almost 12 meter tall townhouses will radically change the quiet and quaint Pentrelew Pl.

Abstract Developments' attitude toward the COTW requests makes me very anxious to learn the fate of the heritage planning report, whether it really will be included in the whole report on the new plans.



Respectfully  
Anna Cal



## Lucas De Amaral

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**From:** Don Cal <[REDACTED]>  
**Sent:** Monday, July 17, 2017 12:27 PM  
**To:** Victoria Mayor and Council  
**Cc:** Alec Johnston  
**Subject:** 1201 Fort Street - Redevelopment Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Council:

When the situation changes, when the market changes, when the information changes, is it appropriate to adjust to the new facts, to change one's mind?

Quotation from Globe and Mail Monday July 17, 2017 written by Janet McFarland

" Data from the Canadian Real Estate Association shows sales fell in 16 of 26 major markets across the country in June on a year-over-year basis, as well as on a monthly basis compared to May. The total number of homes sold nationally fell 6.7 per cent in June compared to May -- the largest monthly decline since 2010 -- and were down 11.4 per cent compared to June last year.

The slowdown is coming as the Bank of Canada moved last week to increase its key overnight rate for the first time in seven years, raising interest rates to 0.75 per cent from 0.5 per cent. That move came a week after the federal banking regulator, the Office of the Superintendent of Financial Institutions, announced a proposal to toughen mortgage rules this fall by requiring lenders to ensure home buyers could still qualify for uninsured mortgages even if interest rates were two percentage points higher than the offered rate.

The proposals have raised concerns that real estate markets could face a greater correction if interest rates rise further this fall, especially in Greater Toronto Area communities that already faced a significant drop in sales and prices in May and June following the Ontario government's introduction of a package of reforms to cool the housing market."

Another article in the Globe and Mail is attached at the bottom of my letter.

It is about the measures Ontario is using to get the speculators out of the housing market, and update the legislation that controls the market for buyers and sellers, landlords and renters.

It is a very good article from the Globe and Mail and I encourage you to read it. ( I cannot reproduce it easily.) The graphs and tables are instrumental.

The attention the Ontario provincial government is focusing on their red-hot market is the start of the explanation to the drop in sales in Toronto and the drop in prices.

Many of the policies our new provincial government in B.C. proposed before the election parallel these measures. So, we may see similar regulations brought here. Sidelining real-estate speculators and investors will undoubtedly cool the real-estate market, lessen prices, and put less pressure on neighbourhoods to change from residential zoning to dense urban zoning, to change from ground-oriented housing to 6-storey condominium towers. According to StatsCan, in 2016 some 3400 housing units are empty in Victoria City proper (that's approximately 7% of our housing stock) and in Canada, over 50% of all condominiums are bought by investors and are not their primary residences.

As the market proceeds to adjust to the new environment, attitudes will change, and the entire market will take on a very different character: housing will again be built just for housing. Prices will be based on the affordability of people seeking housing, prices for housing will be based on the buyers' incomes. Prices will NOT be driven by speculative gain. The need to build more housing than we need will lessen when the ranks of speculators and investors are taken out of the market.

Will the need to pressure the Rockland neighborhood to accept an urban density for 1201 Fort Street still prevail?

Thank you for reading my letter.

Don Cal

<https://www.theglobeandmail.com/real-estate/toronto/ontario-housing-16-big-changes-explained-in-charts/article34757648/>

**From:** Don Cal <[REDACTED]>  
**Sent:** Tuesday, July 11, 2017 5:43 PM  
**To:** Victoria Mayor and Council  
**Cc:** a [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] Simon Sobolewski; Patricia Kidd; Peter Richards;  
Geanine Robey; shaunessey pollen; Phil Calvert  
**Subject:** 1201 Fort Street - Perspective on Development.  
**Attachments:** Tyee Real Estate News.docx  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is a copy of an article in the Tyee which pertains to the development at 1201 Fort Street. The basic theme is that we are giving up too much: our Urban Forest, the defacto Pentrelew Park, our neighbourhood with its residential character developed within a livable human scale given its height, massing, setbacks and space. But, in return we are NOT getting what is being sold to us - housing.

Properties are being sold as investments, in collections, like postage stamps. Just look at the choice of words used in the advertisements for the Bowker Condominium Collection.

## Welcome to the Bowker Collection

<http://abstractdevelopments.com/project/bowkercollection/>

And, just as investors and speculators have wrecked havoc with stamp collecting, so investors and speculators are intent on garnering more profits. And, this will forever change the community that we live in. Are the benefits of the luxury investments that Abstract Developments proposes to create for these investors and speculators worth the costs that we will pay?

Here is the article from the Tyee, written by Geoff Dembiki.

Don

### Nine Things the Real Estate Industry Doesn't Want You to Know

Key takeaways from a six-month Tyee investigation.

By **Geoff Dembicki** 19 Jun 2017 | [TheTyee.ca](http://TheTyee.ca)



## **Real estate is at the centre of a massive realignment between our society's rich and poor.**

You've heard it a million times. The reason so few of us can afford Vancouver is because there aren't enough new homes being built. This is the version of reality that real estate industry leaders and their political allies want us to believe. But an investigation of the industry by The Tyee has revealed reality to be much more complex. Over the past six months I spoke at length with financial analysts, economists, industry consultants, realtors and many others to learn the true causes of Vancouver's housing crisis and who is profiting from it. They were in broad agreement that real estate is at the centre of a massive realignment between our society's rich and poor — and one that few leaders in the industry seem willing to publicly acknowledge. Here are the key takeaways from those conversations.

### **1. The industry no longer sells homes — it sells investments**

Real estate has historically been a local industry. The people who buy and sell a city's homes tended to live in that city. Yet that all began to change a decade or so ago. And one of the major reasons for it is a big shift in our global financial system. It's a complicated subject. But what you need to know is that the global capital investors use to invest in things is growing much faster than the actual economy. There is so much capital, investors don't know what to do with it all. Desperate for quick financial returns, many investors are pouring this capital into real estate, turning local markets into global investment opportunities. One of the results, according to **trackers** such as Bain & Company, is “skyrocketing home prices.”

### **2. Wealthy people are profiting from the housing crisis**

The explosion of global capital coincided with an explosion of global wealth. Worldwide, the number of people worth \$30 million or more has grown 60 per cent in the last 10 years. These elites have a different relationship to real estate than regular people. High housing prices aren't a hindrance to the ultra-rich. The pricier homes become, the more desirable they are as a marker of social status. That's why one top investor not long ago compared Vancouver condos to contemporary art. Rich people are less likely than the rest of us to live in the homes they purchase. A poll done by the group Knight Frank suggested the most popular reason rich people acquire real estate “is as an investment to sell in the future.” Which means they **profit** when prices rise.

### **3. Rapidly rising house prices are deepening class divides**

Unaffordable homes are not just a drag on people's incomes. The housing crisis is doing lasting damage to social mobility. If you are hoping to improve your income, your best bet these days is to live in — or relocate to — a large, globally connected city. Over 90 per cent of new jobs in Canada over the past several years were created in just three such cities: Vancouver, Toronto and Montreal. And of those, Vancouver has Canada's fastest growing economy. But housing is so pricey that those opportunities are denied to many people. One real estate economist **worries** that “we are driving a very large wedge between the lowest income earners and the highest income earners.”

### **4. Industry leaders are convinced the middle class is dying**

The real estate industry is aware social mobility is declining. Its leaders know there is huge demand for cheaper homes. But they prefer to profit from income inequality rather than doing anything about it. That's one takeaway from a major real estate industry trends report produced by PwC and the Urban Land Institute. “The middle class has been hollowing out,” it concluded. With land prices going up in big cities, the industry is increasingly focused on building luxury homes for wealthy people. Not everyone thinks it's a wise strategy.

“Time will tell if that’s going to come back to haunt us,” said one CEO. “Not everybody makes \$75,000 to \$100,000 a year.”

## **5. Your intimate data is being used to drive home sales**

Even if you don’t earn much money, you can still be valuable to the real estate industry as a source of data. It’s likely not news to you that almost everything you do online — and off — is tracked and sold to advertisers. But what is new is that the real estate industry is now **trying** to get in on the action. Companies are creating technology that mines public records and notifies realtors when a potential client gives birth, declares bankruptcy or files for divorce. Industry forecaster Swanepoel predicts “this technology will be huge.” But at what cost to privacy? Or our right to control our identities? “I don’t think anybody has the answer,” said one observer.

## **6. Political leaders aren’t telling the full story about housing**

What we can be certain of is that politicians aren’t telling the full story about the true causes of unaffordability. British Columbia Premier Christy Clark has argued “the only way to really solve” the housing crisis is to build more condos. And during the provincial election, her BC Liberals took any chance they could to blame the red tape and protesters they claim are standing in the way. Yet the majority of new condo units are **sold** to speculators. More supply isn’t helping locals. The market does what it knows best: maximizing profits. Which is why industry insiders like Richard Wozny argue the “only group at fault are politicians” — those who know what the problem is but refuse to fix it.

## **7. Local speculators are cashing in while we blame foreigners**

The most substantial step the BC Liberals took towards fixing Vancouver’s housing crisis was the 15 per cent Foreign Buyers Tax. At first the tax seemed to work: home sales and prices fell. But prices are once again rising. And this time transactions involving overseas buyers are at relative lows. “Everything we see suggests that there is a whole lot more domestic investment activity in the real estate sector than foreign investment,” said the head of Canada Mortgage and Housing Corp. Foreign money is a big cause of crazy home prices. But so are Canada’s historically low **interest rates**, which make it “almost stupid to not buy property,” argued the site Better Dwelling.

## **8. Income inequality is causing a boom in luxury retail**

Real estate has become a zero-sum game in Vancouver. Those at the top are doing better than ever, while everyone else struggles. It’s a fair assessment of our wider economy. Recent data from Stats Canada showed that average Canadian incomes have stopped increasing. Yet the ranks of the ultra-rich in Canada are growing faster than in the U.S. — between 2006 and 2016, the number of people worth over \$30 million rose 50 per cent in this country. These elites want to flaunt their wealth. And the boom of **luxury retailers** across the country is happy to oblige them. “High-end retail will prosper as the high-end population does well,” noted one real estate analyst.

## **9. People within the industry want serious solutions**

What the May provincial election showed is that people across the province, but particularly in urban regions, want serious change. They are sick of being priced out of their cities. They’re fed up with an economy that privileges the wealthy. And they’re tired of being lied to. The NDP-Green coalition now has an opportunity to make things better. Leaders of the two parties promised housing policies that “will have an impact,” local realtor Steve Saretsky told The Tyee. He is one of many people within the real estate industry who supports

solutions to our current housing crisis. “A lot of realtors I’ve spoken with want some sanity to the market,” he noted. “They know it isn’t sustainable.”

By **Geoff Dembicki** 19 Jun 2017 | [TheTye.ca](https://thetyee.ca)

<https://thetyee.ca/News/2017/06/19/Nine-Real-Estate-Secrets/>

## Lucas De Amaral

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**From:** Anna Cal <[REDACTED]>  
**Sent:** Tuesday, June 27, 2017 8:45 PM  
**To:** PAMELA MADOFF; Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council  
**Subject:** 1201 Fort St. New plans.  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Councillors,

The new plans are in.

Abstract did not hear our pleadings; they were not moved by petition, by the neighbours' letters or by the city council's recommendations.

The great wall of Pentrelew is now 12 meters high. Original plans showed 10 town houses, we pleaded to reduce the amount and the height, so Abstract put in twelve townhouses. Now it is back to 10 but the height is equivalent to 4 a storeys building. No set back, no chance for us to enjoy any greenery, no chance to meet our new neighbours in their gardens.

This proposal seems to be like an air balloon, you squeeze it a little on one side, it grows on other side.

The COTW recommendation was to address the height and the breathing space, but none of it is addressed.

We pleaded for 4 storey building A, for the the sake of the neighbourhood and the heritage feeling, but 6 storeys is still there, still 21.5 meters high.

We pleaded for ground-oriented multi-plexes, row housing on the south portion, instead of 5 storeys at 15.5 meters high. It is still 15.5 meters high.

Town houses became higher, even though we pleaded for a height that is in line with the rest of Pentrelew. 12 meters high on such a narrow street is a mind boggling number!!!!

There are some cosmetic changes but we know that those are not enforceable. Roof top patios are still there.

Where are the positive changes that we could celebrate?

The minuscule changes make me think that the investors who will buy these luxury units are way more important for Abstract than the future of a neighbourhood.


In my opinion Abstract showed disrespect for the Council and neighbours.

Respectfully  
Anna Cal  
[REDACTED]

P.S. Here are some images from the new plans and a neighbourhood letter to Abstract with immediate neighbours' signatures






**Front Elevation**  
 Scale: 1:100



BUILDING B

1010 PENTRELEV



Section

**ANTHONY DA**

1075 Pentrelew Place  
Victoria, BC  
V8V 4J7 Canada

---

11 May 2017

Mike Miller  
Abstract Developments  
301 – 1106 Cook Street  
Victoria, BC  
V8V 3Z9

Dear Mr. Miller:

We are sending this letter to clarify our vision for an appr 1050 Pentrelew Place. We would first like to clearly comn the site. Although as the neighbouring residents with a lc that what is developed aligns to our vision and contribute

We believe the following guidelines that align to Victoria' feasible for the site:

- a four-storey structure facing Fort Street that align buildings in the heritage corridor on the portion c





NAME

STREET ADDRESS

SIGNATURE

Ronald Bell 1005 Pentrelew Pl.



Alison Heldman 1005 Pentrelew Pl

A. Held

Christopher Bell 1005 Pentrelew Pl

Christopher Bell

David Harvey 1009 Pentrelew Pl.

D. Harvey

Catherine Clinton 1021 Pentrelew Pl.

Cathy A Clinton

Jim Fields 1035 Pentrelew Pl

J. Fields

Chris Daylen 1025 Pentrelew Pl

Chris Day

Shirley M Kissom 1025 Pentrelew Pl.



Jessica Mae

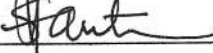
1006 PENTRELEW PL.



NAME

STREET ADDRESS

SIGNATURE


Sally Hamilton 1020 Pentrelew Place 

Donald Hamilton 1020 Pentrelew Pl 


<sup>ZEMEK</sup>  
Vilem Zemek 1029 Pentrelew Pl 

Jamie Zemek 1029 Pentrelew Pl. 


Louise Watt 1015 Pentrelew Place 

Fern Hammond 1000 Pentrelew Pl 


JAMIE HAMMOND 1000 Pentrelew Pl 

DARBY HAMMOND 1000 Pentrelew 

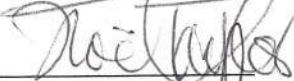
HAYLEY PARRETT 1000 Pentrelew 

Kavan Hammond 1000 Pentrelew Pl 

Leting Cai 1000 Pentrelew Pl. 

Anna Cal 1058 Pentrelew Pl. 

DON CAL 1059 PENTRELEW PL 

NOEL TAYLOR 1010 Pentrelew Pl 

David McManis 1075 Pentrelew place 

NAME

STREET ADDRESS

SIGNATURE

Lora-Beth Trail	102-1220 Fort Street	LB Trail
MAIE WISE	103-1220 FORT ST.	Maie Wise
DAVID MAHER	#301, 1220 Fort Street	David Maher
Chandra Morrison	104-1220 Fort Street	C. Morrison
Jane Morrison	104-1220 Fort Street	J. Morrison
Shaunessy Pollen	#3-1128 Ormond St.	Shaunessy Pollen
Geanine Robey	1119 Ormond St.	Geanine Robey
NEIL OSBORNE	1119 ORMOND JR	Neil Osborne
Andrea Wood	1122 Ormond Street	A. Wood
MICHAEL Woods	1122 Ormond Street	M. Woods
Ben Schwertzer	1156 Fort Street	Ben Schwertzer
Michal Opalski	1156 Fort Street	Michal Opalski
Stefan Opalski	1156 Fort St.	Stefan Opalski
Magda Opalski	1156 Fort Street	Magda Opalski
Constance Stahenwood	1190 Fort Street	C. Stahenwood

NAME

STREET ADDRESS

SIGNATURE

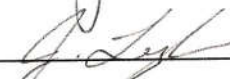
Ali Johnson

1180 View St.



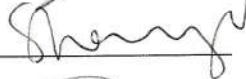
Jennifer Layh

1208 Fort St.



Shannon Hazard

#1-1129 Diamond



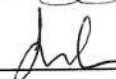
SANDRA SHORE

#106-1234 Fort St.



Larry Shore

106-1234 Fort St





## Lucas De Amaral

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**From:** Kam Lidder <[REDACTED]>  
**Sent:** Friday, July 14, 2017 2:30 PM  
**To:** Alec Johnston; Victoria Mayor and Council; Pam Madoff (Councillor); The Junes; Janet Simpson; Jonathan Tinney  
**Subject:** 1201 Fort St Re-Submission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Alex

I noticed that documents were posted to the city website on June 26, 2017. I know the devil is in the details and I want to make you aware of an issue that needs to be addressed tout de suite.

First and Most Important - Have you read the projection information on page 6? Has anyone noticed the major issue with this project - this project completely defies the height guidelines for the area and the city?

Building A - Height of Building - **21424** metres  
Building B - Height of **15109** metres

Secondly - if anyone is not computer literate they can not access the letters or the plans because they are not uploaded as PDF files. This is not very transparent.

While I'm sure that the height is an error and we **NOT** building condos over 100m in this city. The reality is that this has escaped the architects, Abstract and whomever in the planning department that accepts plans on behalf of the city.

It makes me question what other 'little' details are also being missed by people involved in this project. I would like this to be rectified and be notified that this has been addressed. What would be the liability and implications to the city (and residents) if this project had been approved as per these plans?

Thanks and I look forward to a response in a timely fashion.

Cheers  
Kam Lidder  
Resident of Victoria

## Lucas De Amaral

---

**From:** Michelle Dobie <[REDACTED]>  
**Sent:** Tuesday, July 18, 2017 7:31 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good evening,

Please listen to the concerned citizens of Victoria and the residents of the Rockland Neighbourhood. If the current proposal is approved the Rockland area will be destroyed and it will be the detriment of all of unique neighbourhoods that make Victoria so beautiful. We will end up looking like an expensive Lego-Land City such as Vancouver.

Please see all the recent media voicing concerned citizens, including myself:

VicNews: <http://www.vicnews.com/news/rockland-rally-planned-to-protest-victoria-development/>

VicNews: <http://www.vicnews.com/news/victoria-residents-rally-support-for-rockland-re-do/>

CTV News: : <http://vancouverisland.ctvnews.ca/video?binId=1.1777488> - Move to 5.30 minutes

Chek News: : <http://www.cheknews.ca/5pm-newscast-july-16-2017-347956/> - Move to 8:00 minutes

I am disappointed no one from City Hall attended the rally. There are so many people who do not want the overdevelopment happening in our city. The condos/developments do not solve or help the housing crisis at all. All the condos are luxury condos that the average Victorian cannot afford to buy or pay rent.

The development of Victoria is moving in the wrong direction.

Concerned citizen,

Michelle Dobie

---

**From:** Victoria Mayor and Council [mailto:mayorandcouncil@victoria.ca]  
**Sent:** Thursday, July 6, 2017 11:35 AM  
**To:** Michelle Dobie  
**Subject:** Email to Mayor and Council RE: Invitation to peaceful rally on Sunday, July 16th, 10:00 a.m. to 12:00 noon, at 1201 Fort Street

Dear Michelle,

Thank you for your email. It has been shared with Mayor and Council.

Sincerely,

Lucas de Amaral  
Correspondence Coordinator  
Mayor / City Manager's Office  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6



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**From:** Michelle Dobie [[mailto:\[REDACTED\]@a](mailto:[REDACTED]@a)]

**Sent:** Wednesday, July 05, 2017 6:29 PM

**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>

**Subject:** Invitation to peaceful rally on Sunday, July 16th, 10:00 a.m. to 12:00 noon, at 1201 Fort Street

Hello Mayor and Council,

Please see the attached Flyer inviting you to attend the peaceful rally at 1201 Fort Street.

As mentioned in our Flyer, we hope you will come and meet concerned citizens of Victoria with regards to this development.

If you have any questions, please call me at [REDACTED]

Looking forward to seeing you there!

Michelle Dobie

## Lucas De Amaral

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**From:** Michelle Dobie <[REDACTED]>  
**Sent:** Wednesday, June 28, 2017 5:56 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street - amended proposal on Development Tracker

Good afternoon,

Please see the  
attached: <https://tender.victoria.ca/tempestprod/ourcity/Prospero/Details.aspx?folderNumber=REZ00525>.

At a glance, the only changes are:

- 10 townhomes instead of 12
- Building B from five to four stories (I am 10 feet from the property line)
- Removal of another Garry Oak
- Outside aesthetics have changed

There is no intention of saving any greenspace. An entire wildlife habitat and park will be destroyed and lost forever. There are multiple trees well over five stories high and a Sequoia on Pentrelew well over 12 stories high. I beg and plead you to come to my home and see the forest from my perspective – you can't appreciate the greenspace from Fort or Pentrelew. I would be very happy to arrange a time to come and see the greenspace. Before you decide, please consider my invitation, thank you.

This property is extremely unique and should be protected. I hope you will agree.

Thank you for your time.

Kind regards,

Michelle Dobie, #311 – 1025 Linden Avenue  
[REDACTED]





***Cities for Everyone*** supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

**[www.citiesforeveryone.org](http://www.citiesforeveryone.org)**

Victoria City Council

Victoria City Hall

12 June 2017

**Re: 1201 Fort St. and 1050 Pentrelew Place**

*Dear City Councillors,*

Like many attractive, economically successful and geographically constrained cities, Victoria is experiencing housing unaffordability. To address this problem we need thousands of new housing units. Fortunately, many hundreds of units are under development in the downtown core, but these are unsuitable to many households, particularly families with children. We need more townhouses and apartments in walkable neighborhoods throughout our City.

To help address this need, *Cities for Everybody* supports the development proposed at 1201 Fort Street and 1050 Pentrelew Place. This project increases housing supply and improves housing options in our city. It can provide 91 new housing units in a very accessible location, and sets an example for future development in the areas. Adding constraints to this project will discourage more of this type of housing.

I would like to respond to some objections critics raise about this project:

**1. It is too tall for a residential neighborhood.**

*Grow up, Victoria!* This development is on a major urban arterial, not inside a neighborhood. Six stories is an appropriate height in such locations. Our Official Community Plan allows floor space ratios (FSRs) up to 3.5 in that area, far higher than the project's 1.39.

**2. It will increase traffic problems.**

Infill development tends to increase local vehicle trips, but because the project is in a walkable area near downtown and major bus routes, it will generate far fewer trips than those residents would in most neighborhoods. Recent studies (Millard-Ball 2015; Schneider, Handy and Shafizadeh 2014) show that conventional traffic models greatly exaggerate the number of vehicle trips actually generated in Smart Growth locations, so if a study predicts that this project will generate 100 daily vehicle trips, the actual number is probably less than 50. As a result, this project may *slightly* increase local traffic but will *significantly* reduce regional traffic problems compared with those households locating in more automobile-oriented areas.

**3. The units will be unaffordable.**

Although these units may initially be too costly for lower-income households, they will contribute to affordability in three important ways.

- Buildings typically depreciate in value 1-3% annually, so housing that initially seems expensive becomes more affordable over time.
- The rate by which housing depreciates depends on the speed with which housing supply grows: if supply does not increase to meet demand, existing units will only depreciate about 1% annually, but if supplies increase, they will depreciate faster, such as 3% annually.
- Increasing middle-priced housing supply allows more middle-income households to move up from lower- to higher-priced units, more renters to purchase new homes, more older homes to become rentals, and older housing to depreciate more rapidly, a process called *filtering*. In this way, increasing middle-priced housing supply helps increase affordability overall, even if the new units are initially seem expensive to lower-income households.

**4. Increasing allowable density only benefits greedy developers.**

No, increasing urban densities allows more households to live in walkable urban neighborhoods. However, the households that would benefit have no voice; they are unaware that their future homes depend on current development polices and so are unable to advocate for pro-infill policies. Their interests are represented by developers. Developers are no greedier than other business people, including farmers, bakers and bikeshop owners, all of whom produce useful products in order to earn a profit.

**5. It displaces greenspace.**

This development can provide 91 units on approximately two acres, a very efficient use of land. Despite this density, more than half the site is openspace, which is only possible with taller buildings. Although this project may reduce greenspace compared with what previously existed, it preserves greenspace compared with the same households living in conventional suburban sprawl.

Allowing developers to construct more mid-rise (3-6 story) townhouses and multi-family housing in walkable urban neighborhoods is the best way for Victoria to accommodate more residents and increase overall affordability. Please approve and support this and similar projects.

Sincerely,

A handwritten signature in black ink that reads "Todd Litman". The signature is fluid and cursive, with the first name "Todd" and last name "Litman" clearly distinguishable.

Todd Litman  
*Cities for Everyone*

## Lucas De Amaral

---

**From:** Michelle Dobie <[REDACTED]>  
**Sent:** Monday, June 12, 2017 2:04 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development  
**Attachments:** WP\_20160509\_001.jpg

Good afternoon,

I live at 1025 Linden and face the Prayer Garden at the back of 1201 Fort Street. The beautiful forest is in full bloom (although neglected) and I invite you to come to my home and to see what will be destroyed forever if the development is approved. I have attached a photo I took from my bedroom window in the Spring of 2016.

Also, please consider watching this documentary with regards to development in Canadian cities: <http://www.cbc.ca/doczone/episodes/the-condo-game>.

Also, please see the listing for a 2 bedroom condo at Bowker Avenue: <https://www.realtor.ca/Residential/Single-Family/18239404/101-2285-Bowker-Ave-Victoria-British-Columbia-V8R5G9> - the average Victorian cannot afford this condo. The one bedroom condos start at \$625,000: <https://www.realtor.ca/Residential/Single-Family/18239384/307-2285-Bowker-Ave-Victoria-British-Columbia-V8R5G9> – I could never afford this one bedroom condo and I am Provincial employee with a pretty good salary.

Please consider the permanent consequences if this development is approved. It will destroy a beautiful forest/greenspace, destroy a beautiful heritage neighbourhood and not help with the housing crisis in Victoria.

If you have any questions, please let me know. I hope to arrange a time for you to come to my home and see the beautiful greenspace from my balcony.

Kind regards,

Michelle Dobie  
[REDACTED]

**Development 1201 Fort Street (formerly Victoria Truth Centre Property)**

We are very concerned about how Abstract Development plans to build on this property. This is obviously a highly desirable parcel of land because of its choice location close to the downtown. residential surroundings and trees. Development of this truly unique location demands deliberate care. We urge our Mayor and Council members to respect the City of Victoria Official Community Plan by not agreeing to rezoning to permit excessive density. We also urge you to consider carefully the impact of increased traffic if the proposed scale of development is allowed. We urge you to insist that the development when approved will feature outstanding architectural and site design sensitive to its neighbourhood so that 1201 Fort will become one of Victoria's urban gems.

Yours sincerely Janice and Jan Drent 1720 Rockland Avenue



**Lacey Maxwell**

---

**From:** Ronald Bell <[REDACTED]>  
**Sent:** May 29, 2017 10:44 PM  
**To:** Victoria Mayor and Council  
**Cc:** [REDACTED]  
**Subject:** Abstract Developments Proposal - 1201 Fort Street and 1050 Pentrelew Place

City of Victoria

Attention: Mayor Helps and Council

Re: Abstract Developments Proposal - 1201 Fort Street and 1050 Pentrelew Place

For your convenience I am setting out below the text of my May 30, 2017 letter concerning the issue of affordable housing and the above. (I previously sent the letter as a PDF attachment to an earlier email sent May 29, 2017 to individual email addresses):

"May 30, 2017

Via Email

City of Victoria

Attention: Mayor Helps and Council

**Re: Abstract Developments Proposal - 1201 Fort Street and 1050 Pentrelew Place (the "Proposal")**

My husband and I wrote to you about the above Proposal on January 6, 2017.

Our previous letter noted that the Official Community Plan for the development of the properties should not be varied unless a "need, hardship, or new overriding consideration" could be demonstrated by the developer. We noted that to do otherwise would misapprehend the function of the Council in these circumstances. The Official Community Plan has already laid out decisions concerning what development is allowed for these properties. The City Council's current decision is whether or not to reconsider those decisions and make any variations to them. In short, the Official Community Plan stands as the development decision, and your role is to determine whether any variations can be justified.

We noted in our earlier letter that none of the required conditions (need, hardship, or new overriding consideration) had been demonstrated by the developer and accordingly, the Official Community Plan must be allowed to govern the development of the properties.

We were very pleased that the April 6, 2017 Committee of the Whole meeting recommended referring the applications back to the staff and developer.

At the same time we understand that there is a view held by some Members of Council that the proposed densification of these properties is needed to, or at least would, address the problem of "affordable of housing" in Victoria. It appears that there may be a belief that the lack of

affordable housing justifies a departure from the Official Community Plan and supports a Proposal with a much greater density than currently allowed. We believe this is an erroneous conclusion.

In our view, the current lack of affordable housing has many contributing factors. However, a predominant factor is the economic investment climate. Currently people with money to invest are treating housing as an investment commodity. For example, our 2017 BC Assessment indicates that our home's value increased 30% over its value in 2016. No other commodity is generating this rate of return at such a low risk (due to the limited supply of land in Victoria and Vancouver) in today's market.

The inequities in the housing market that work against affordability can be addressed by tax and other market measures imposed on the residential property market to level the playing field so that the ordinary long-term residential purchaser can compete with the investment housing purchaser. Such interventions could quell unbridled speculation. I intend to provide you with a historical outline of taxation measures undertaken by the Federal government to calm investment frenzy.

The City should also consider what measures it might implement. For example, increasing the categories of real property to include properties held for investments purposes that are either empty or occupied by non-arm's length tenants. These properties could be taxed at a higher rate and the increased tax revenues could be used to fund affordable housing on a non-emergency planned basis.

Having a clear Official Community Plan that is adhered to will help create certainty in the market since it will prevent developers from trying to create more "real estate product" to feed the investment market through increased densification.

### Conclusion

I encourage the City to adhere to the Official Community Plan and avoid the over densification in the false hope that it will solve the "affordable housing" problem. It won't. Adding more and more density only feeds the speculative market.

Thank you,

[signed]

Alison Heldman"

Regards,

Alison Heldman

**ANTHONY DANDA**

1075 Pentrelew Place  
Victoria, BC  
V8V 4J7 Canada

Email: [REDACTED]  
Phone: [REDACTED]

---

11 May 2017

Mike Miller  
Abstract Developments  
301 – 1106 Cook Street  
Victoria, BC  
V8V 3Z9

Dear Mr. Miller:

We are sending this letter to clarify our vision for an appropriate development at 1201 Fort Street and 1050 Pentrelew Place. We would first like to clearly communicate that we are not averse to developing the site. Although as the neighbouring residents with a long-term, vested interest, we want to ensure that what is developed aligns to our vision and contributes positively to the neighbourhood and city.

We believe the following guidelines that align to Victoria's Official Community Plan is economically feasible for the site:

- a four-storey structure facing Fort Street that aligns with the current height and look of other buildings in the heritage corridor on the portion of the lot currently zoned R3-AM-2 and designated Urban Residential in the OCP
- family-oriented house-plexes, duplexes or townhomes on the southern portion of the property that reflect the architectural integrity, greenspace, size (height and width) and set-backs currently reflected by the homes on Pentrelew Place

We look forward to the next iteration of the development application and remain open to a dialogue that will lead to an appropriate proposal for the sites, which we believe is achievable.

With kind regards,



Anthony Danda  
On behalf of the undersigned neighbouring residents

CC: City of Victoria Mayor and Council  
Jonathan Tinney, Director of Sustainable Planning and Community Development  
Alec Johnston, Senior Planner  
Rockland Neighbourhood Association

NAME

STREET ADDRESS

SIGNATURE

Ronald Bell 1005 Pentrelew Pl.



Alison Heldman 1005 Pentrelew Pl

A. Heldman

Christopher Bell 1005 Pentrelew Pl

Christopher Bell

David Harvey 1009 Pentrelew Pl.

D. Harvey

Catherine Clinton 1021 Pentrelew Pl.

Catherine Clinton

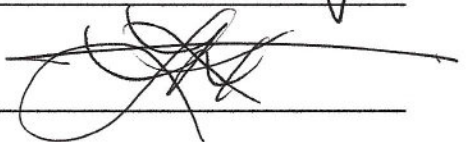
Jim Fields 1035 PENTRELEW PL



Chris Dugan 1025 Pentrelew Pl

Chris Dugan

Jennette M Kissom 1025 Pentrelew Pl.

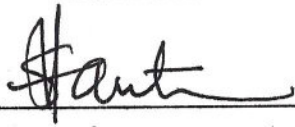

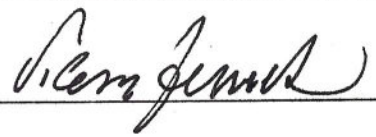
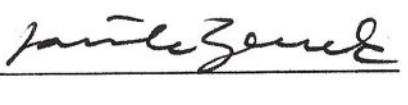
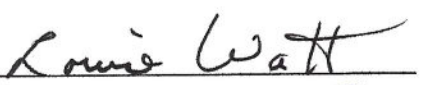




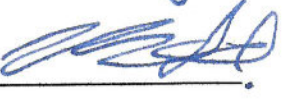
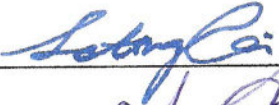
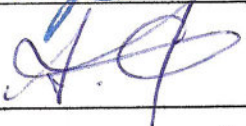
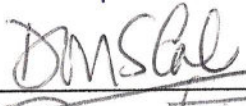
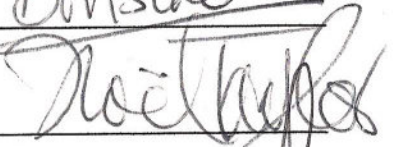
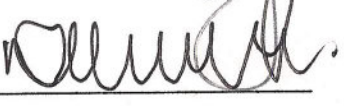


Jessica Mae

1036 PENTRELEW PL.





NAME	STREET ADDRESS	SIGNATURE
Sally Hamilton	1020 Pentrelew Place	
Donald Hamilton	1020 Pentrelew Pl	
<sup>ZEMSK</sup> Vilem Zemek	1029 Pentrelew Pl	
Jamie Zemek	1029 Pentrelew Pl.	
Louise Watt	1015 Pentrelew Place	
Fern Hammond	1000 Pentrelew Pl	
JAMIE HAMMOND	1000 Pentrelew Pl	
DARBY HAMMOND	1000 Pentrelew	
HAYLEY PARRETT	1000 Pentrelew Pl.	
Kavan Hammond	1000 Pentrelew Pl	
Leting Cai	1000 Pentrelew Pl.	
Anna Cal	1059 Pentrelew Pl.	
DON CAL	1059 PENTRELEW PL	
NOEL TAYLOR	1010 Pentrelew Pl	
David McConaeh	1075 Pentrelew place	

NAME

STREET ADDRESS

SIGNATURE

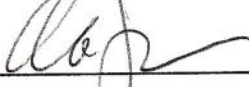
Lora-Beth Trail	102-1220 Fort Street	LB Trail
MAIR WISE	103-1220 FORT ST.	Mair Wise
DAVID MAHER	#301, 1220 Fort Street	David Maher
Chandra Morrison	104-1220 Fort Street	C. Morrison
Jane Morrison	104-1220 Fort Street	J. Morrison
Shaunessy Pollen	#3-1128 Ormond St	Shaunessy Pollen
Geanine Robey	1119 Ormond St.	Geanine Robey
NEIL OSBORNE	1119 ORMOND ST	Neil Osborne
Andrea Wood	1122 Ormond Street	Andrea Wood
MICHAEL WOOD	1122 Ormond Street	Michael Wood
Ben Schwertzer	1156 Fort Street	Ben Schwertzer
Michal Opalski	1156 Fort Street	Michal Opalski
Stefan Opalski	1156 Fort St.	Stefan Opalski
Magda Opalski	1156 Fort Street	Magda Opalski
Constance Schenwood	1190 Fort Street	C. Schenwood

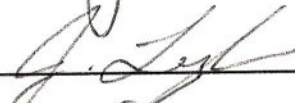


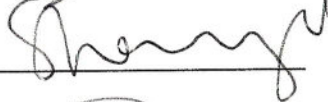
NAME


STREET ADDRESS


SIGNATURE

Ali Johnson 1180 View St. 

Jennifer Leyh 1208 Fort St. 

Shannon Hazard #1-1129 Diamond 

SANDRA SHORE #106-1234 Fort St. 

Larry Shore 106-1234 Fort St. 

Blank lined area for additional entries.

## Noraye Fjeldstad

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**From:** Anna Cal <[REDACTED]>  
**Sent:** Wednesday, May 10, 2017 6:47 PM  
**To:** Victoria Mayor and Council  
**Cc:** Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor)  
**Subject:** Fwd: 1201Fort/Pentrelew proposal by Abstract  
**Attachments:** painting5.tif

Hello dear Councillors,

Thank you for your wonderful work at COTW regarding Abstract proposal for 1201 Fort.

Here are some images that I could find on internet.

The future tenants of Abstract Developments creation will look at us and see the variety of houses, art gallery, trees, shrubbery, wonderful neighbourhood filled with character.

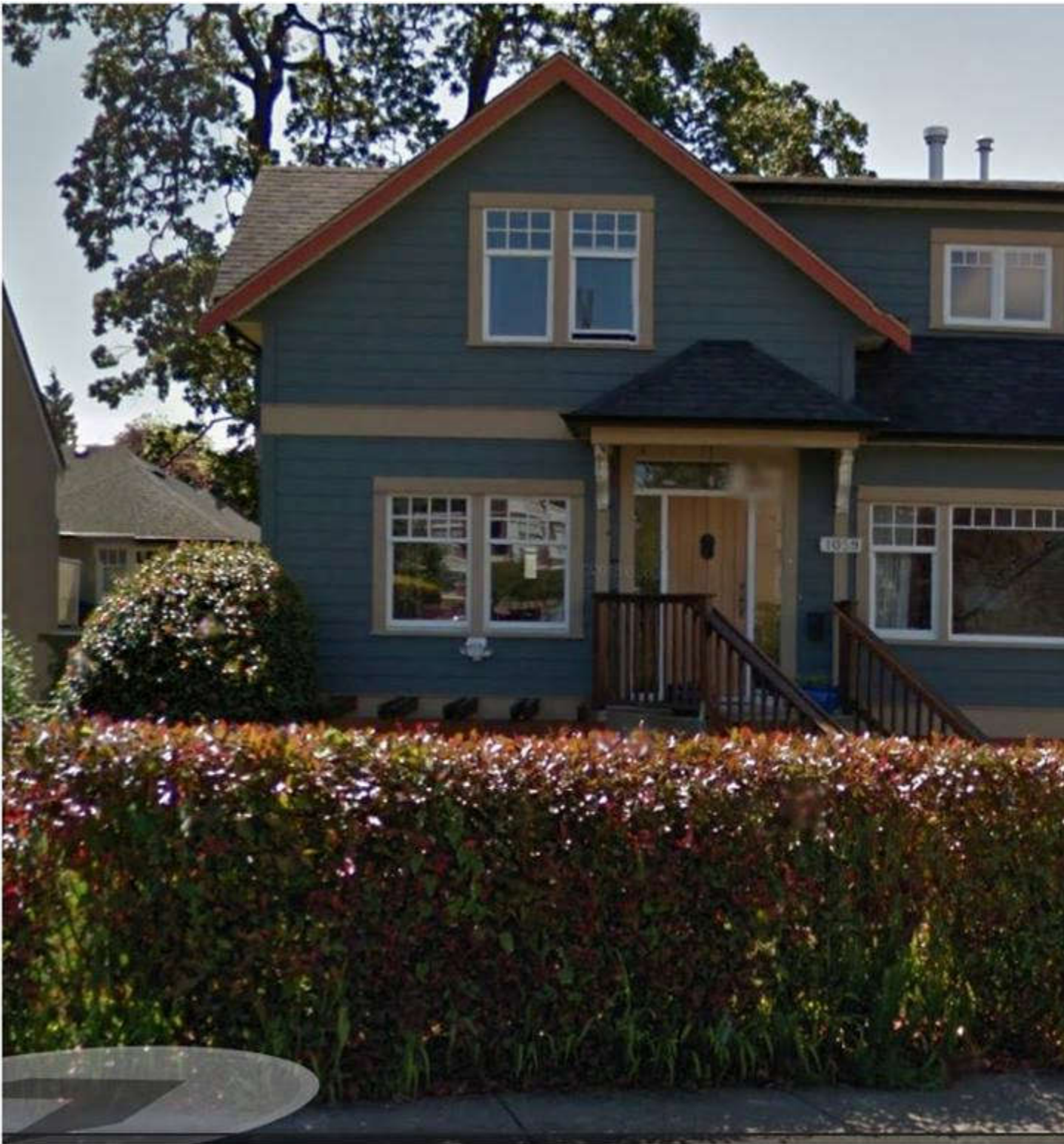
The long time residents of Pentrelew place worked hard to maintain a flavour of Rockland. Every house on Pentrelew place is ground oriented.





























My neighbours and people who will live here after us might have to look at the complex below, no setbacks , no opportunity for maintaining Rockland's uniqueness.

What would you prefer to look at every day of your life?



You can see I added myself as a little black figure in front of this image. Right above here.  
Proportionally it should be smaller than a door in town house. That how monstrous this development promises to be.

We are for a sensitive development that is fair to everybody and shows respect to the past, present and future of our city.  
Abstract development proposal as it was presented will not create a heritage for the future, nor does it respect a character of Rockland.

People make life changing decisions based on Official City Plan. Any amendments have to be done sensitively, minimizing possible negative effect on the lives of Victoria citizens who have entrusted The Council with their future.  
Please help us to create a solution that is beneficial to everybody.

Anna Cal  
1059 Pentrelew place  
250 386 5657

## Noraye Fjeldstad

---

**From:** Alec Johnston  
**Sent:** Friday, April 28, 2017 8:49 AM  
**To:** [REDACTED]  
**Cc:** Jonathan Tinney  
**Subject:** RE: 1201 Fort Street

Hello Jane and Ken

Thank you for your comments regarding the proposed development of 1201 Fort Street and 1050 Pentrelew Place. Your email has been added to the correspondence file for this application and will be shared with Council when they consider this application at a future meeting.

As you know, at the April 6<sup>th</sup> Committee of the Whole meeting, Council decided to send this development application back to the applicant to discuss with staff issues related to massing, height, architectural expression and setbacks of the building among other considerations, before Council will consider advancing the proposed development to a public hearing.

The staff report from the April 6<sup>th</sup> meeting is available [here](#). More information on this application is also available on the City of Victoria's [Development Tracker App](#) and will be updated when revised plans are submitted to the City of Victoria.

Again, thank you very much for taking the time to share your thoughts with Mayor and Council and the City of Victoria.

Best regards,

**Alec Johnston**

Senior Planner – Development Services  
Sustainable Planning and Community Development  
1 Centennial Square  
Victoria, BC V8W 1P6  
Phone: 250-361-0487  
Fax: 250-361-0386  
Email: [ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)



Alec

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

From: Jonathan Tinney  
Sent: April 27, 2017 10:13 PM  
To: Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>  
Subject: FW: 1201 Fort Street

Alec,

Have you responded to this one that we'll add it to the file? If not, could you.

Thanks, JT

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

From: Jane Wheatley [REDACTED]

Sent: Thursday, April 20, 2017 1:08 PM

To: Jonathan Tinney <JTinney@victoria.ca>; Alec Johnston <ajohnston@victoria.ca>

Subject: 1201 Fort Street

Hello Jonathan and Alec,

We are very pleased that the development proposal for this address has been returned to planning.

Here are a few observations we have:

-recent new condo building @ Cook and Oliphant is 4 stories & IN A VILLAGE. How can 6 stories be justified on Fort St.? R1B zone covers majority of area & BLENDING zones is NOT OK.

-project talks about preserving trees at Fort. Model indicates tree canopy is fine, but ROOTS are extensive so WILL BE SEVERED by U/G parking lot.

-NOTHING in this plan FOR NEIGHBOURHOOD & we pay taxes. Low-income housing for working poor at least addresses current issues.

-ROCKLAND NEEDS AN OCP PLAN NOW. Building without one is like placing the cart before the horse. It is NOT OK to continue to bow to developers!

- planning department threatened RNA with NO CALUC,...this is simply NOT DEMOCRATIC.

ALTERNATIVES:

A) Moving the Greater Victoria Art Gallery to the site.

- larger area available for the structure (our city is growing), more visible for tourists, easier access along Fort. St. for tourist & transit buses, closer to city centre. Perhaps provincial government can help finance in this election year?

B) Trees likely to die at Fort so change to heritage sensitive design.  
See links below.

<http://vancouver.sun.com/homes/home-thoughts-for-the-new-year>

<http://abstractdevelopments.com/project/read-house/>

<http://abstractdevelopments.com/project/london-arbour/>

Cheers,

Jane and Ken Wheatley



## Noraye Fjeldstad

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**From:** gail davidson <[REDACTED]a>  
**Sent:** Sunday, April 30, 2017 7:51 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fwd: 1201 Fort St proposed development : Why protect Garry oak areas?

Dear Madam Mayor Lisa and Honourable Council Members,

The property at 1201 Fort St is an extraordinary opportunity for the city to protect - a spectacular green space instead of the urban concrete jungle that Victoria is becoming.

- instead of the current development proposal at 1201 Fort St, could the city partner with the provincial and federal governments, as well as large, local philanthropists, to purchase back this land to make it a park for all the people that will be living in the new condo projects currently being built a stones throw away -( at least 7 buildings )?
- Humans need green spaces to flourish with a healthy connection to nature and this space will be within walking distance of most of the urban development taking place without green areas.
- Green spaces reduce urban temperatures in time of global warming - let the city be visionary in its decision on this site.
- This development will destroy some Garry Oaks, if not all through removal and blasting, and two large sequoia trees over 150 yrs old.

[http://www.goert.ca/developers\\_government/why\\_protect.php](http://www.goert.ca/developers_government/why_protect.php)

- The development is too dense - I suggest the developer build multifamily homes that look like historical homes, and make this into a small village area. Less density, no blasting for underground parking, eases parking concerns in area, better use of green space. More friendly to the Official Community Plan for the area.
- Why have an Official Community Plan that takes funds in consultation, writing, and implementing, if it can be thrown aside at whim for a development that requires extensive revision of the plan for this site?

Thank you for your consideration in reading and seriously thinking about the proposals in this e-mail.

Regards,

Gail Davidson



## Noraye Fjeldstad

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**From:** Loretta Blasco <[REDACTED]>  
**Sent:** Sunday, April 23, 2017 6:02 PM  
**To:** Victoria Mayor and Council  
**Subject:** Development of 1201 Fort Street and 1020 Pentrelew Place

Dear Mayor Helps, Council, and Planning Department, Abstract Development has, as you know, proposed a significant rezoning and development of this property that runs contrary to the vision, heritage conservation and history of the neighbourhood.

This project should be kept within the current zoning laws already on this property. Development in Victoria should be considering the capacity of the neighbourhood, that it is asking, to absorb such developments. This proposal has really missed the mark.

This project is all wrong for this neighbourhood, but with a considerable reworking of the plan, there could be many possibilities for a great development on this valuable historical piece of property.

I am surprised that a development of this scope would be considered without a traffic study report done to address the increase of traffic in this neighbourhood. We already have a huge high rise complex going in on Fort and Cook Street, which will undoubtedly increase traffic in this area, and this proposed development on Fort/Pentrelew is very close (2 blocks) from this corner.

This proposal also calls for the removal of endangered Garry oaks and 2 sequoia trees over 100 years old. Everywhere else in the city, we are planting and conserving the endangered Garry Oak ecosystems. The original proposal leaves very little green space between the buildings.

Any condominium building built on this land should be no taller than 4 storeys high to better reflect the surrounding neighbourhood on Fort Street. Both neighbouring apartment buildings are only 4 storeys tall.

With respect to the townhouses along Pentrelew Place this proposal has the townhouses positioned too close to the street, too tall @11 metres, and too many (12) in number, which does not reflect the existing neighbourhood on Pentrelew Place. It feels like the developer has crammed in 12 townhomes, 2 condominium buildings, no green space, using every inch of land for profit without any real design or thought for something suitable or with great design.

Question: Are we missing a wonderful opportunity to do something new and visionary with this piece of historical land? I can only hope that if Abstract Development is allowed to go ahead, it won't be allowed to do so, without significant changes to the original plan where the neighbourhood needs are taken into account more, and the height and scope of the buildings are considered, and the green space surrounding the Garry oaks and sequoia trees are considered into the new plan.

As a tax payer, I am deeply concerned about the increase of, site specific requests, for zoning changes in Victoria. These rezoning changes undermines the purpose of municipal planning and leads to development with no vision for building and sustaining communities. This proposal does not in any way address the city's need for affordable housing.

Thank you for your time, and if you would be so kind, Mayor, to please forward this email to your planning department.  
Loretta Blasco.

Sent from my iPad

## Noraye Fjeldstad

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**From:** Anna Cal <[REDACTED]>  
**Sent:** Friday, April 21, 2017 10:10 AM  
**To:** MMiller@abstractdevelopments.com  
**Cc:** Victoria Mayor and Council; Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor)  
**Subject:** 1201 Fort proposal  
**Categories:** Planning

Dear Mike,

Thanks for your email.

It has indeed been a long road for everyone. We are committed to the road as long as it takes until you are willing to reduce the scale of the project.

We've been in discussion with you for almost a year about your plans at 1201 Fort St. Many, many community members have told you many, many times that the scale of your proposal was too large. You heard it again and again. But you never altered your intransigence about the scale of your development and looked to tertiary issues instead.

We're open to compromising, and have been all along. We'd be happy to hear what your suggested compromise is, in writing. We don't officially represent the community opposed to your previous plans, though we are deeply involved with it. We'll pass along your compromise to our community members in writing and ask for their input.

But just so we're clear, the following is what the community has been saying to you for over a year. These are points many of us have raised with City Council.

As you can see, there is a lot of overlap between these points and what the City Council wants you to address in their recommendations of April 6th, 2017.

1. Your previous proposal was too big, too high, too crowded. Six storeys is too high, the five storey building should not be there. Twelve townhouses that dwarf everything on Pentrelew are too high and too many.
2. We accept a 4 storey multi-unit building on the Fort street side, as 4 storey reflects the scale of surrounding buildings.
3. We would like to see the rest of the development reflect the scale of houses on Pentrelew.
4. We do not accept re-designating the rear portion of the property from Traditional Residential to Urban Residential.

That said, we are open to innovative and beautiful, family oriented multi-unit buildings, perhaps some appropriately sized houseplexes, townhouses, or row houses with appropriate setbacks and greenspace, and a private door for each family.

We believe that you can build something like this. We doubt you would have bought this property if only an out-of-scale, out-of-place development, that requires drastic amendments in OCP, would result in decent profits.

We look forward to hearing from you.

Best wishes,

Don and Anna Cal

On Apr 19, 2017, at 10:08 PM, Mike Miller <[MMiller@abstractdevelopments.com](mailto:MMiller@abstractdevelopments.com)> wrote:



Dear Don and Anna

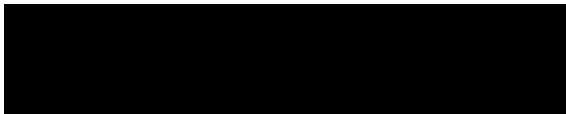
I know its been a long road for everyone. Perhaps this email may be too late or perhaps it may not have much value to yourselves however I wonder if you would consider meeting me one on one?

I wonder if somewhere in here there may be a compromise.

I look forward to hearing from you.

**MIKE MILLER**

President and Founder



<Image001.png>

301-1106 Cook St., Victoria, BC Canada V8V 3Z9

[www.abstractdevelopments.com](http://www.abstractdevelopments.com)

## Noraye Fjeldstad

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**From:** Rita Harvey <[REDACTED]>  
**Sent:** Tuesday, April 18, 2017 1:20 PM  
**To:** Charlayne Thornton-Joe (Councillor); Lisa Helps (Mayor); Ben Isitt (Councillor); Chris Coleman (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor)  
**Subject:** Re: Proposed development for 1201 Fort St./1050 Pentrelew Pl.

Re: traffic and parking study for above proposed development.

Dear Mayor Helps and Council;

The absence of a detailed traffic and parking study in regards to the proposed development at 1201 Fort and 1050 Pentrelew is a mistake. There is a huge hole in the planning and approval process. The impact of a development of this size on traffic, parking and the neighbourhood is gargantuan.

The current state of parking and traffic flow on Pentrelew is already at a critical stage. There is already tremendous pressure from multi unit residences on Rockland for overnight parking, as well as demand from Langham Court Theatre and Art Gallery of Greater Victoria patrons parking for evening events.

Residents of Pentrelew currently regularly have driveways blocked by Art Gallery and Theatre patrons.

The proposal for 1201 Fort streams almost all the downtown bound cars exiting the underground parking on Fort onto Pentrelew and Rockland. The proposed new access driveway from Pentrelew to the above ground parking adjacent to Building B is hazardous to everyone concerned.

The miniscule amount of additional on site parking and visitor space for the townhouse portion of the proposed development is inadequate.

As Council well know, the proposal is entirely incompatible with the OCP and the current zoning.

We object to the Proposal in the strongest terms and ask that a traffic and parking study be completed before Council votes on the changes in zoning requested by the developer.

David A Harvey  
Rita E Harvey

1009 Pentrelew Pl.

**NOTES FROM CALUC MEETING TO DISCUSS PROPOSED DEVELOPMENT AT  
1201 FORT STREET (formerly the Truth Centre)  
7:30 pm, 12<sup>th</sup> September, 2017, Grace Lutheran Church, Fort Street**

**Bob June** (Chair, Rockland Neighbourhood Association Land Use Committee) welcomed those present, and thanked them for coming. He noted that input from renters as well as owners was most welcome, and apologized for the fact that the Feedback Form only mentioned owners and not renters – this will be corrected. He briefly explained that this meeting was part of the CALUC process that all proposals have to go through when there is an application for rezoning. This is the second CALUC meeting for this property, as the initial application was sent back to the proponent by the Council's Committee of the Whole (CotW) after review. Because some changes were made, the revised proposal must be put before this CALUC community meeting before it can go back to the CotW for review. The purpose of the meeting is to facilitate dialogue between the applicant and the community, within the context of the Official Community Plan (OCP) and the Rockland Neighbourhood Plan. The meeting should focus on Land Use, rather than other things (e.g. paint colour).

Notes from this meeting will be submitted by the Rockland Neighbourhood Association (RNA) to the City, and the RNA will also submit a letter with its comments on the proposal. After the revised proposal has been reviewed by the CotW, it may be sent back to the applicant for further revision, or it may go forward to the City Council, at which time a Public Hearing will be held. (Videos of previous CotW and Council meetings are available on the City's website.)

Bob introduced **Mike Miller** from Abstract, and noted that **Alec Johnson**, Senior Planner from the City Planning Dept., was present to answer questions.

**Mike Miller** (CEO of Abstract) introduced his team, including the architects, landscape architect, and arborist. He explained that Abstract had been contacted by a realtor about the property in 2015, and signed a contract for the purchase of the property in 2016. He noted that this is the 19<sup>th</sup> meeting with members of the community, and the 2<sup>nd</sup> CALUC meeting.

**Greg Damant** (Cascadia Architects) gave a presentation of the proposal, focusing on the changes which had been made in the revisions to the proposal made in response to the feedback received from the community and the CotW in April. He noted that the things that remained the same were: working within the context of the OCP; valuing the trees on the site and trying to work around them; blending the allowable FSR across the site, pushing the higher density to the north; and keeping the 'pathway' across the site for people walking to and from downtown.

The significant changes were listed as:

- Number of townhouses reduced from 12 to 10;
- The townhouses have been given a more "Arts and Crafts" look (compared with previous design which was similar to the townhouses on Carberry Gardens);
- The 6-storey condo building has been pushed further north and re-shaped – it therefore has more of a presence on Fort Street;

- The second condo building, previously 5-storeys, has been reduced to 4-storeys, and these are stepped back at the southern end;
- The multi-unit buildings will now be faced in brick;
- The re-arrangement involves taking down one more mature tree, though many new trees will be planted (this is a requirement resulting from taking down existing trees);
- The natural water flow patterns will be maintained.
- Enhanced lighting will maintain the walkway as safe and pleasant at night.

#### QUESTIONS/COMMENTS/ANSWERS:

##### **Pat Kidd (1025 Moss)**

- Q: The catastrophic floods in Houston remind us what happens if we cover the ground in concrete. With climate change, we can expect major water events, and the water table will shift, making flooding of basements more likely.
- A: (Scott Murdoch - Landscape architect) We have a water management plan in place. We will have 2 ft. of absorbent soil, and the rain garden will take water from the roofing. We will be in compliance with the City's guidelines on this. We will also be using permeable pavement in places in order to protect the trees.

##### **Anna Cal (1059 Pentrelew)**

- Q: There will be cosmetic changes – are they enforceable? At Black and White it was approved looking one way; it is being built looking another way.
- A: They are enforceable. At Black and White the development permit expired – changes were made under a new permit.
- Q: Was there a community meeting for the new permit?
- A: No - because there were no variances, no community input was required for the change in appearance.
- Q: The 4-storey building will be higher than average 4-storey buildings in the area – why?
- A: We are building with 9 ft ceilings rather than the old standard 8 ft ceilings – it is the market standard, it is more liveable, gracious and certainly more saleable.
- Q: The 'revised' townhouses are taller than those in the original plan – why?
- A: (Kathleen from Zebra) They are higher because of the changed design of the roof to pick up on the more traditional rooflines in the Rockland neighbourhood.
- Q: If the buildings were – say -20% lower would the trees on the property suffer at all?
- A: No.
- Q: We have a 3-D model of the project. Why doesn't Abstract provide this?
- A: Because we don't do 3-D models at this stage.

##### **Barry Mayhew (1149 Rockland Avenue)**

- Q: Parking is an important issue. How many units will there be and how many parking spaces?



A: There will be 94 units, and 121 parking spaces, giving a ratio of 1.28.

**Ian Sutton (3-1262 Rockland Avenue)**

Q: Would like to know more about affordable housing in relation to this project.

A: (Sam Ganong) Abstract has made a commitment to affordable housing, and will provide 10 units of affordable housing in Victoria (not on this site) before this project is completed. These will have capped rents.

Q: Since you will be planting new trees, do you have a plan for watering?

A: There will be an irrigation system, plus 2 feet of soil. There will be some trees on the roof deck.

Q: Is there a maintenance plan for new trees?

A: (Mike Miller) If new trees that have been planted as part of the tree replacement requirements do not survive, then they have to be replaced. The City of Victoria requires a landscape bond for two years.

**Chris Douglas (1025 Pentrelew Place)**

Comment: The project is no smaller than before, as our comments had requested. There have been no substantive changes in response to comments. We have prepared a comparison sheet (circulated and attached) with respect to height, scale and setbacks which shows that there have been minimal changes and several issues have been made worse rather than better. For 18 months, the neighbours and members of the community have asked Mike Miller for a smaller project. This asking included a petition letter.

Q: Did Mike Miller actually read the letter submitted that had 300 signatures?

A: Yes

Q: What are the three words in Abstract's mission statement?

A: Passion, Quality, Integrity

Comment: Does this strike you as integrity that you don't listen to over 300 neighbours who ask over and over for a smaller development? (Clapping.) Greed does not go with Integrity.

[Speaker told that such personal attacks are not appropriate.]

**Don Cal (1059 Pentrelew)**

Q: How long is the commitment to 10 affordable units?

A: In perpetuity. If we do not keep the commitment, there is a penalty. It's written in perpetuity as a housing agreement; the agreement has not been drafted yet. The units must be at this site or at another site or there is cash in lieu.

Q: What happens if you or your company are no longer here. How do you guarantee your commitment? Why not have the affordable units on site? This would ensure the affordable housing is paid for.

A: The voluntary contribution of the affordable housing document has not been drafted, nor have the details been worked out, but the intent has been put forward and is being

negotiated by Abstract and city staff. The city will have this in writing before it approves the project.

Q: How many trees will be in planters?

A: Five

Q: The rest of the trees will be planted in about two feet of soil – how many will be planted this way?

A: All of them.

Q: How tall can trees grow in 2 ft soil?

A: As tall as it can. It varies.

Q: Another 2-acre in Rockland site has 10 townhouses on it and has plenty of trees. Why are you trying to put 90+ units on this space? Why are you doing this when many people around the development think it should be smaller? Why not 35 units? (Clapping)

A: This is a large site – almost 2 acres. We are using the existing zoning in the OCP, but working with a “blended FSR” of 1.39:1. If we were using the density we are using at the Black & White development, that would give us 300+ units on this site, so we have reduced density substantially. Our proposals are in conformity with the OCP.

**Helena Kadlec (1190 View Street)**

Q: I am concerned about traffic flow and lack of parking in the area. Has a study been done?

A: We have looked at 11 similar buildings (one with 244 units/262 parking stalls), and have found that parking is adequate.

Q: What about traffic going to and from downtown – will the City think more about this?

A: (City planner) The transportation planners have looked at this, and they feel that it is not a problem and there is no need for a traffic impact assessment. The City has been monitoring traffic on Fort Street and found that it is decreasing. (Laughter!)

**Jamie Hall (1024 Pentrelew)**

Comment: I know Mike Miller and do not think his integrity should be questioned. This is an appropriate site for increased density.

**Gordon McAllister (1301 Rockland Avenue) (2 threads in Gordon’s comments are identified by number below)**

Q: (1) There is a lot of confusion about what the OCP allows and what the Neighbourhood Plan would allow. There is the overarching Official Community Plan but we have yet to do the local area plan that provides a vision for what’s appropriate in the village. We should be focusing on the Neighbourhood Plan. There is a Rockland Neighbourhood Plan that is 30 years old. A new Local Area Plan should be updated before a development such as this takes place. We have been asking for a new Plan for 15 years. The development wants to make a change to the OCP but it ignores the Rockland Plan (old as it is).

(2) The city has said that the move to high density will preserve Victoria’s traditional single-family neighbourhoods “untouched and intact”. That is, land that is zoned R1-A

and R1-B. We understand the benefits of density concentrations, but the land in question is an "R1-A" and R1-B" area.

Comment: (from RNA for clarification): The question is: How are we moving ahead (1) when we don't have a local area plan and (2) when the city has said a neighbourhood such as Rockland should remain intact.

A: (from RNA) Unfortunately, the local area plan was not done in advance of the current development. The point is very well taken – it would be nice to have completed a local plan that was part of the legislated process. Unfortunately, we're working now in an environment that isn't that way. A local area plan for Rockland will be developed soon – everyone is strongly encouraged to contribute its development.

Comment (from Gordon): The way to design an administrative system is from the top down and include links to every subsystem. We haven't done this. Furthermore, the system is being developed sequentially for different parts of the city – this makes no sense.

Comment (from RNA) You're right. However, today we're constrained to work within system currently in place.

**Nancy McGregor** (103-1070 Moss Street)

Q: Acknowledgement of meeting being held on Songhees and Esquimalt land. Concerned about *affordable housing*, especially as 55% of Rockland residents are renters. I do not consider it appropriate to have the affordable housing component of this housing elsewhere. What would it cost to have it on site?

Q: Also concerned about *trees*, and the fact this is a "Heritage corridor". The Sequoia trees you want to take down are as old as the City itself and were brought and planted by Mr. Green (in the 1860s). There are only 12 Sequoias in Rockland, and the two at 1201 Fort are healthy. You also want to take down Tree #0042, which is the second oldest Garry Oak. These trees are of historic value, and the first Governor General planted some of these trees. Buildings A and B wipe out part of the urban forest – why don't you consider the importance of these trees? In your early proposal, you say you were trying to preserve the forest but because of the city's input you decided you really have to build closer to Fort Street and therefore you have to cut down the second largest Gary Oak – I find it incredible that you reached this decision. I think you're ignoring your neighbour's opposition to the size of this development and you're redirecting attention to where the development occurs. In the process, you will destroy trees that are historical and significant. Why doesn't it occur to you that the trees are more important than your unaffordable condominiums?

Q: Having underground parking also necessitates the cutting down of trees. We're facing global warming. With this happening, does it seem reasonable to cut down the existing forest and put in parking for over 100 cars? (Clapping)

A: We have looked carefully at the placement and health of the trees on site. The primary clusters of trees at the North East and North-West corners of the site will be kept. We are aware that we cannot build on the critical root zone. We cannot develop the core of the site without removing the Sequoias.

A: Re. affordable housing – this is not a fixed part of the process. The agreement <to provide affordable housing> has not been finalized, there is no foregone conclusion of this

voluntary process and it's not part of the rezoning mechanism. The prices of the units on the site will be approx. \$450-500 K for a one-bedroom (700 sq. ft.); \$550-600 K for a two bedroom; \$800-900 K for two-bedroom plus den; prices have not been set for the townhouses.

**Lynnette Kissoon (1025 Pentrelew Place)**

Comment: Jamie Hall did not explain his relationship with Mike Miller. And calling people out on their statements is not disrespectful.

Q: How many trees were removed for the construction of the Black & White building?

A: No trees were removed. Ok - One tree was removed from the site.

Comment: (audience) And seven boulevard trees were removed.

Q: With respect to Black and White you said the development permit expired and with the new permit a new design came about. I understand you have a development permit already for 1201 Fort Street. As of January 2017, is it correct that you have a development or a demolition permit?

A: That is incorrect.

Q: The blasting for the Black & White building was for two levels of parking, and was very disturbing for those in the vicinity, even on Pentrelew. The warning whistles were not properly used. How many people will be affected by the blasting at 1201 Fort?

A: The blasting contractor is required to contact everyone within a set radius, and we can request that they contact others who are concerned.

Comment: (1) The blasting will impact the condition of homes in the vicinity and the health of the members in the neighbourhood.

(2) We see the Abstract proposals in various forms, but we never see them in the community context, which is a problem. Are you building to fit into the community or is it just your own community you're developing? (clapping)

**Laura-Beth Trail (102-1220 Fort Street)**

Q: Also concerned about blasting. When the condo building at Fort and Pentrelew was constructed, much damage was done to the foundation of our building.

A: The blasting contractor will deal with any damage done, and has to cover the cost of any damage (has insurance). Abstract has done about 75 projects since 1994, approximately 15 of which involved blasting, and has never had any problem with blasting damage. (There have been some claims, but Abstract's contractor was found not to be at fault.)

**Bob June (1310 Manor Road)**

Q: What about Heritage buildings in the enlarged geographic area? Because of the heritage nature of their building, can they be included in the pre-blasting survey?

A: Not officially. However, if those who are concerned reach out to our office we have a specific file that documents these anomalies and we're happy to put forward a letter of undertaking that will involve them at the time of blasting.



**Sally Hamilton (1020 Pentrelew)**

**Statement:** I have been a resident of 1020 Pentrelew for 46 years. I am not opposed to the development of the former Truth Centre, even though we face several years of disruption from construction. However, I continue to protest this project's scale, mass, height, lack of setbacks, disregard for heritage design, reduction of green space and tree canopy. We must address conservation issues, and the proposed development is not consistent with what has been in the neighbourhood for at least 100 years, and this is not reasonable. There are *no* benefits or major enhancements in this plan, and the quiet liveable community will be forever changed. This is in direct contrast to the OCP Strategic directions, 21.24.4, for Rockland that states, "Continue to conserve the historic architectural and landscape character of the neighbourhood". Abstract has used the OCP guidelines very selectively. Specifically, Pentrelew Place has a 'Traditional Residential' designation which states (6.1.5.) "Ground oriented buildings up to 2 storeys (duplexes), multi-unit building up to 3 storeys" – yet Building B is planned for 4 storeys. Is this the beginning of escalating development throughout Rockland? The developer was aware of the zoning when he purchased the property – why should he circumvent the rules? Mayor Helps has said that we have the OCP for a reason. Let it continue to be our guide. (clapping)

**Chris Barnes (808 St. Charles Street)**

**Comment:** We all know what Rockland is and that it has an important heritage value – the applause and the 300 signatures, etc. represent the view of the population of Rockland. This area has heritage value within the city of Victoria. This proposal is an abomination and completely out of character. The first CALUC meeting was a catastrophe, the venue was inadequate, people were locked out of the meeting, and some had to go home because it was so cold. That meeting worked only partially. At this second CALUC meeting the city has requested that the developer address the concerns raised. You have addressed some points, but they are only cosmetic. The real issues of massing, scale, height, etc. have not changed much since the original proposal was presented. The applicant has not addressed the central issues raised repeatedly by the community and the City, and has not made adequate changes. It is clear from the applause that these are important issues for the community concerned – this is too big a project for a very special place. You've gambled that you can change the zoning to get the return on your investment you want. You think do this by coming to these meetings and saying 94 units is great for Rockland – but it just isn't. (clapping)

**Comment:** (Bob) Is it fair to say you're addressing me on this and you'd like what you have to say reflected in the synopsis sent to council?

**Comment:** (Chris) When one writes up a summary of a meeting like this there are many points that range from small to moderate to more significant. There is a danger that we'll miss the central issue that the project is too big.

**Comment:** (Bob) I'll try to do this in the synopsis – first reflect the global view then include the various concerns.

**Kam Liddar (1252 Wilspercer)**

- Q: You will be blasting in Garry Oak meadows, which may cause damage to the trees?
- A: (Landscape) We have had success with this in previous projects.
- Q: Were you asked to look at retaining the Sequoias?
- A: There was no option to keep the Sequoias.
- Q: The original proposal included two large buildings, and the revised proposal also includes two large buildings. They may be architecturally better than the originals, but what are the compromises you have made for the community?
- A: The fundamentals have stayed the same. We are concerned about trees and that sets the parameter for development. The OCP notes where additional density is needed, and we are using that guideline. We are only allowed to bring traffic in and out on Fort Street, and we have not put a multi-storey building on Pentrelew. We have tried to push the density further north towards Fort, and have reduced the height of the southern condo building. We have many constraints and we have to arrive at a balance.
- Comment: You haven't taken our issue of a family-friendly environment on board. You are putting affordable housing elsewhere, which is not satisfactory. Which community are you building for? Some of your purchasers will be 'downsizers' (60%), and about 40% will be people from elsewhere or people who will rent out their property.
- Q: You are asking to rezone a church property to residential with considerable density. Why are you not able to redesign this project to respond to our needs for affordability, etc.?
- A: We are providing units of from 700 sq. ft. to 1,300 sq. ft., so we are providing many housing types.

**Gerry Houlden (405-1220 Fort) (family name indistinct)**

- Comment: I live on Fort, right opposite 1201, and I am totally opposed to a 6-storey building. This is not acceptable to people in the area, it is uncharacteristic, it is out of the roofline on the street, and it is adding far too much density to the area. (clapping)

**Ian Sutton (3-1262 Rockland Avenue)**

- Q: Will there be an opportunity for feedback after the affordable housing agreement is made?
- A: No. This is something that is negotiated with the City at the staff level.
- Q: What if you had a 4-storey building on Fort and 3-storeys for the southern condo building?
- A: In calculating density, we have looked at existing zoning and the OCP's guidelines on how the city should grow by increasing density in certain locations.
- Comment: It is very difficult for young people to find affordable rental housing in the area, and there needs to be a compromise to address this.

**Jamie Hammond (1000 Pentrelew)**

- Q: I would like to know more about what you are thinking? Your concept does *not* match what the OCP says. The 6-storey building is higher than what was proposed Cook Street, and that is an 'urban village' – this area is not an urban village. We do not want any more tweaks to the proposal. We're neighbours, we own properties together, we respect each other, yet here we are again. You *must* re-think it.
- A: The 6-storey building is on Fort Street, and the 4-storey building is pulled away at the southern end; thus the higher massing is close to Fort Street, adjacent to 4-storey buildings.

**Don Hamilton (1020 Pentrelew)**

- Q: The statement made by the Committee of the Whole in response to your initial proposal focused on scale, massing, height, architectural expression, etc., and suggested that a revised proposal should provide more 'breathing room'. However, the townhouses presented in the revised plan are even bigger than before. You mention apartment buildings on Linden, but *this* side of Linden is Rockland – the other side is not! The calls for revisions from the City have *not* been addressed. More specifically, the set-backs for the townhouses are not sufficient, and are zero where the cars park as if set-backs don't exist – 6" is embarrassing! And the paths are too close to the patios, creating a lack of privacy. (clapping)
- A: The set-backs are the result of the way the City calculates set-backs – they are actually larger than required.

**Anna Cal (1054 Pentrelew Place)**

- Q: The set-backs are too small and the townhouses do not have sufficient space. They will dwarf everything nearby. The variances requested for a property of this significance could only be justified for the construction of a world heritage class building (comparison made with a Gaudi site in Barcelona that has World Heritage status).
- A: We can show you the measurements, and you can look at the townhouses on Carberry Gardens. Anything in the Heritage Corridor has to go through the Heritage Advisory Committee.

**Doreen Mueller (1301 Rockland Avenue)**

Statement: I support Sally Hamilton's statement. I am the steward of the two Sequoias that may be 140 years old. Your proposal is monstrous! It is very difficult to plant Garry Oaks, and they take a very long time to grow. I do not think that we will get changes from Abstract, so we look to the city. Otherwise, we're not going to get anything that is anywhere near what should be. Furthermore, the bargain of 10 affordable housing units for this massive development is not adequate. And the affordable housing should be built in our district, not somewhere else. I oppose the project. (clapping)

**Don Cal (1054 Pentrelew Place)**

- Q: Why are you developing 94 units? Your previous answer, in simple English, seemed to be that someone else “at the office” forced you to do this. There is no reason to try to squeeze so much on this site, that is the gateway to Rockland. Why are you externalizing the costs onto the community, and internalizing the benefits to yourself? You are stealing the space that is a community amenity in our neighbourhood, a place that has operated as a park for over 40 years. Every other house now has space around it; every four-storey condominium and apartment has adequate setbacks with landscaping and trees. You take it all and expect the community to make do. What was once considered a part of civilization – the way one fits in with one’s neighbours, a cost that every other developer bore – you refuse to bear. You refuse to bear the real costs and are taking away our space. If you would build modestly, there would not be this issue. (clapping)
- A: We are not externalizing the costs – we are doing our job as community developers. We buy land and look at how that land can be redeveloped. I hope that answers your question.
- Q: (from Don to audience) does that answer the question?
- A: (from members of audience) No
- Comment: (Don) That’s community involvement.
- Comment: (Mike Miller) Bob, could you clarify the question.
- Comment: (Bob) I think is philosophical. It is outside what’s supposed to be covered in the meeting. I understand the idea. The parties are at loggerheads.
- Comment: (Don) It’s about zoning. I don’t think the zoning should be changed to take away our space.
- Q: You are taking set-back space from neighbours, and this is taking amenities away. Why does Abstract think he has the right to take this away? (clapping)
- A: (RNA) This is a request for a rezoning, and we have to go through this process.

**Kam Liddar (1252 Wilspencer Place)**

- Q: We continue to be concerned about the height of the townhouses, and the information presented on their height is not correct.
- A: (Zebra) We have tried to mitigate the massing, and the building height has not changed. The calculations have to take into account the change in grade. The height is related to trying to hide the elevator over-run.
- Q: You have eliminated rooftop decks, but have now included a walkout terrace – what is the difference?
- A: We have done similar project at View Royal and Selkirk which have worked well.
- Q: Why compare Rockland with View Royal and Selkirk? You should be looking at Rockland.
- A: (architect) We have to look at what the client wants. This property is on the periphery of Rockland and is on a traffic artery, so it is an ideal place to increase density. This is an appropriate site for what we are proposing. The density will still be relatively low. The City needs some renewal and infill.

**Lynnette Kissoon (1025 Pentrelew Place)**



Comment: The OCP was published in 2012 with input from about 6,000 people. There are many instances (33 instances) where you are not complying with the OCP.

Q: Has the 1201 Fort property declined in value since you bought it?

A: Probably not.

Q: Would you consider selling the property who would respect the neighbourhood, the comments provided by the mayor and council, and respect the community's input?

A: I think that is a loaded question – in my business I take those things into consideration. We are not considering selling the property. We have a difference of opinion. ~~on the~~  
OCP.

**Gordon McAllister** (1301 Rockland Avenue)

Comment: A neighbour has done a legal analysis (referencing the Bondi case in the supreme court of Canada), which shows that spot re-zoning is discriminatory and will not be supported in the courts.

Comment: That's a great thing to bring to the local area planning committee.

Bob June was congratulated on running a very good meeting. (clapping)

## CALUC COMMUNITY MEETING FEEDBACK FORM

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YES I have had an opportunity to review the required plans and proposal for 1201 Fort Street

NO I understand both the existing zoning and the requested proposed rezoning.

YES I have been informed of the proposed number of dwellings.

YES The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

SOME Proposals for blasting or tree removal has been explained to me.

Or

NO I have been informed there will be no blasting or tree removal.

       The proposed landscaping for our common property line is acceptable to me.

NO The proponents explanation adequately addressed my major questions about the proposal.

YES I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

NO I support the concept as proposed at this time.

       I do not have an opinion at this time.

YES I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Patricia A. Woodace Date: Sept. 12 / 17

Address if owner(s): 1011 Moss St.

Comment: The fundamental issue has not been dealt with  
by proponents. It is in my opinion too dense, too near street  
and too damaging to environment (blasting tree removal) (over) →

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

Rockland neighborhood is a heritage, unique & beautiful area. This project is too big and dense for neighborhood.

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- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- no I have been informed there will be no blasting or tree removal.
- no The proposed landscaping for our common property line is acceptable to me.
- no The proponents explanation adequately addressed my major questions about the proposal.
- yes I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Mary W. Dannie Date: Sept 12, 2017

Address if owner(s): 1149 Rockland Ave.

Comment: This is not the right development. Also, no  
traffic study has been done to address one way traffic  
on Fort is not the problem but the feeder route to (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.



downtown area. Rockland, Pentewan etc. <sup>are</sup> ~~are~~ where most of  
the parking for Longdon Court, and the art gallery,  
which has ~~has~~ enjoyed the neighbourhood of the  
Trust Centre in the past for parking?

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☐ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. very weakly presented

☐ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): RENTIER - W. (Full Name) Date: 12 Sept 2017

Address if owner(s): 1372 CRAIGDARROCH RD

Comment: A zillion saplings cannot replace 2 giant sequoias

A traffic plan is needed. Almost impossible to now turn right from Joan Ave to Fort. Fort is 3 lane @ Cook, ~~from~~ turns to (over) 2 lanes @ Linden then 1 lane @ Fernwood. Imagine 120+ more cars westbound  
Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns. on Fort

Traffic on Fort

lanes 3 @ each

2 @ under

1 @ Craig Jones

+ 120 more cars

Beds 900 \$ \$475.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☐ Proposals for blasting or tree removal has been explained to me. *(not adequately; contradictory mff)*
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal. *(NSD)*
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward. *(We have tried to keep engaged with this process but it has)*
- Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.
- ☐ I support the concept as proposed at this time *(NSD)*
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s)/renter(s) *[Signature]* Date: Sept 12/2017

Address <sup>of?</sup> if owner(s)/renter(s) 1025 Penkew Place

Comment: This proposal did not listen to the concerns of the neighbourhood or larger Rockland community in their concern about the trees, scale, height, density and affordability. It is out of place. It is OVER development

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

*and it does not respect the neighbourhood*



while it complies to 10 of the OCP guidelines  
it does NOT comply to 33 (at least) OCP guidelines

been difficult because the steps taken were not in sequence as outlined in the  
city process.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

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- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

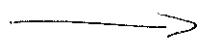
Signature(s) of owner(s):  DONALD HAMILTON

Date: Sept 13 / 17

Address if owner(s): 1020 Pentrelaw PI

Comment: Hoped for a complete, more rational re-design acknowledging the concerns of the neighborhood. Consider the massing and tiny stark apts to be horrible - not just for me but to the new owners. Concerned (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.



... Concerned by lack of integration between two big buildings and the townhouses, (They should have been designed by the same architect) Why 17 cars on surface near Lude Kpt. rather than underground? Why no provision for outside playground? Why 6 stories when it is clearly out of proportion to Fort St. buildings? Why is parking not on the site - residents? How can Pentecost cope with all its demands - Langham Court Theatre, the Art Gallery, and 1201 Fort St.?

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort  
1050 Kentelton
- ☐ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
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- Or
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- ☒ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: SEP 12/17

Address if owner(s): 1205 Fort St Suite 101

Comment: Concerned about increased traffic on Fort St, ~~But~~ Traffic  
Survey??

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.



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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street  
~~I do not~~ understand I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☐ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

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☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

*still too large*

Signature(s) of owner(s): *[Signature]*  
*reuter*

Date: *Sept 12, 2017*

Address if owner(s): *#1-1057 Moss St.*  
*reuter*

Comment: \_\_\_\_\_

(over)

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- Or
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- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): M. Lalabura Date: Sept 12/2017

Address if owner(s): 202-1225 FORT ST.

Comment: This development as presented will generate <sup>an</sup> greater amount of unnecessary traffic on Fort St. I think this project is too large scale for an already busy main artery. Also too large for the neighbourhood (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
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- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: Sept 12/2017

Address if owner(s): 305 - 1225 FORT ST Victoria BC

Comment: \_\_\_\_\_

\_\_\_\_\_  
(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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\_\_\_\_\_ I have had an opportunity to review the required plans and proposal for 1201 FORT ST

YES I understand both the existing zoning and the requested proposed rezoning.

YES I have been informed of the proposed number of dwellings.

YES The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

YES Proposals for blasting or tree removal has been explained to me.

Or

\_\_\_\_\_ I have been informed there will be no blasting or tree removal.

YES The proposed landscaping for our common property line is acceptable to me.

YES The proponents explanation adequately addressed my major questions about the proposal.

\_\_\_\_\_ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

YES I support the concept as proposed at this time.

\_\_\_\_\_ I do not have an opinion at this time.

\_\_\_\_\_ I am opposed to this development as it has been proposed.

Signature(s) of owner(s):

Date:

Address if owner(s):

Comment:

(over)

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\_\_\_\_\_ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

\_\_\_\_\_ I understand both the existing zoning and the requested proposed rezoning.

\_\_\_\_\_ I have been informed of the proposed number of dwellings.

\_\_\_\_\_ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

\_\_\_\_\_ Proposals for blasting or tree removal has been explained to me.

Or

\_\_\_\_\_ I have been informed there will be no blasting or tree removal.

\_\_\_\_\_ The proposed landscaping for our common property line is acceptable to me.

\_\_\_\_\_ The proponents explanation adequately addressed my major questions about the proposal.

\_\_\_\_\_ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

\_\_\_\_\_ I support the concept as proposed at this time.

\_\_\_\_\_ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): B. Martin Date: Sept 12/17.

Address if owner(s): 816 LINDEN AVE VICTORIA

Comment: \_\_\_\_\_

(over)

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

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☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Lora-Beth Irwin Date: Sept 12/17

Address if owner(s): 102-1220 Fort Street

Comment: This development is too dense!

This is a Heritage Corridor Area and needs to be reserved and respected. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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partly I have had an opportunity to review the required plans and proposal for 1201 Fort Street

✓ I understand both the existing zoning and the requested proposed rezoning.

✓ I have been informed of the proposed number of dwellings.

partly The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. yes yes no yes yes no

✓ Proposals for blasting or tree removal has been explained to me.

Or no yes

? NA I have been informed there will be no blasting or tree removal.

✓ The proposed landscaping for our common property line is acceptable to me.

mostly The proponents' explanation adequately addressed my major questions about the proposal.

✓ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

None of these I support the concept as proposed at this time.

I do not have an opinion at this time. ✓ I have several conflicting opinions about this project at this time

✓ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Melena Kadlee Date: Sept 12, 2017

Address if owner(s): 1190 View Street

Comment: \_\_\_\_\_

this "survey" is very difficult to respond to

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

## CALUC COMMUNITY MEETING FEEDBACK FORM

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning. R1-A/R1-B site specific

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☐ Proposals for blasting or tree removal has been explained to me. (Sequoia Trees are not diseased)  
Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): A Forbes Date: 09/12/17

Address if owner(s): 1010 Gillespie Place

Comment: To much scale, height, # of units should be ~ 30-35

Less tree removal would be better

(over)

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☐ I understand both the existing zoning and the requested proposed rezoning.
- ☐ I have been informed of the proposed number of dwellings. INCREASE ?
- ☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☐ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me. NO
- ☐ The proponents explanation adequately addressed my major questions about the proposal. NO WILL INCREASE TRAFFIC
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time. TOO MANY DOWNS
- ☐ I do not have an opinion at this time. I DIDNT IN THE BEGINNING, BUT NOW I AM AGAINST IT
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): SAM HAUSERMAN Date: 9/12/17

Address if owner(s): 1190 VIEW ST

Comment: CONCERN ABOUT TRAFFIC FLOW ON ORMOND

BLD A IS TOO HIGH

(over)

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☐ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☐ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. <sup>none</sup>

No ☐ Proposals for blasting or tree removal has been explained to me.

Or

No ☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Address if owner(s): 1060 Linden Ave

Comment: I would like to see the affordable housing in Rockland

(over)

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yes I have had an opportunity to review the required plans and proposal for 1201 Fort Street

       I understand both the existing zoning and the requested proposed rezoning.

yes I have been informed of the proposed number of dwellings.

       The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

yes Proposals for blasting or tree removal has been explained to me.

Or

       I have been informed there will be no blasting or tree removal.

22 The proposed landscaping for our common property line is acceptable to me.

no The proponents explanation adequately addressed my major questions about the proposal.

       I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

No I support the concept as proposed at this time.       

       I do not have an opinion at this time.

yes I am opposed to this development as it has been proposed.

Signature(s) of owner(s): D & W Wood

Date: 12/Sept/17

Address if owner(s): 1011 Norwalk

Comment: No explanation as to why no traffic study - note:

parking  
2 Density remains too high (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

3. No consideration of heritage corridor aspects  
4. Future v. people needs & contribution to life not considered

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- ☐ I have had an opportunity to review the required plans and proposal for \_\_\_\_\_
- ☐ I understand both the existing zoning and the requested proposed rezoning.
- ☐ I have been informed of the proposed number of dwellings.
- ☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☐ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: SEPT 12/17

Address if owner(s): 203-1030 LINEN AVE

Comment: \_\_\_\_\_

(over)

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. not clearly indicated not clear

☒ A Proposal for blasting or tree removal has been explained to me. not to my satisfaction  
Or I felt the impact of blasting at Cook + Fort

☐ I have been informed there will be no blasting or tree removal.

NO! The proposed landscaping for our common property line is acceptable to me.

NO! The proponents explanation adequately addressed my major questions about the proposal.

yes I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Andrew A. Cullen Date: Sept. 12 '17

Address if owner(s): 1021 Pentstemon Pl V8V 4J5

Comment: I am opposed to the re-zoning of 1201 Fort  
and will not accept the present Abstract  
proposal (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☐ I understand both the existing zoning and the requested proposed rezoning. *Far too complicated for changes required*
- ☒ I have been informed of the proposed number of dwellings. *Not addressed tonight*
- ☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. *Not big enough scale - should have more of existing buildings included in rendering*
- ☐ Proposals for blasting or tree removal has been explained to me. *Will blasting affect trees? No answer*
- ☐ Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed. *TOO DENSE*

Signature(s) of owner(s) *[Signature]* Date: Sept 12, 2017

Address if owner(s): 1372 CRAIG DARROCH RD, VICTORIA, B.C.

Comment: There is still more discussion and compromise required.

(over)

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): J. Batchelor Date: Sept 12-17

Address if owner(s): 103-1039 LINDEN AVE

Comment: I am concerned about construction noise and once completed the increased traffic along Rockland and Linden. I would prefer less density on this property and more common green space. (over)

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\_\_\_\_ I have had an opportunity to review the required plans and proposal for 1201 East Street

✓ I understand both the existing zoning and the requested proposed rezoning.

         I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

✓ Proposals for blasting or tree removal has been explained to me.

Or

\_\_\_\_\_ I have been informed there will be no blasting or tree removal.

N/A The proposed landscaping for our common property line is acceptable to me.

NO The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

No I support the concept as proposed at this time.

\_\_\_\_\_ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Jane + Ken Wheatley Date: 12 Sept. 2017

Address if owner(s): 1340 Manor Road

Comment: When this proposal when to the COW recommendations were suggested that the proponents address. They have NOT BEEN ADDRESSED!! (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

Bldg A is larger than the Feb 2017 proposal (height & floor area)  
Bldg C is higher " " " " " " & has ↑ floor area.  
" D " " " " " " " " " "



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☒ YES I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ NO I understand both the existing zoning and the requested proposed rezoning.

☒ YES I have been informed of the proposed number of dwellings.

☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ NO Proposals for blasting or tree removal has been explained to me.

Or

☒ NO I have been informed there will be no blasting or tree removal.

☒ NO The proposed landscaping for our common property line is acceptable to me.

☒ NO The proponents explanation adequately addressed my major questions about the proposal.

☒ YES I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☒ NO I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): FC Kidd.

Date: 12 Sept 2017

Address if owner(s): 1025 Moss St.

Comment: TOO MUCH TIME HAS BEEN SPENT DISCUSSING INSIGNIFICANT ISSUES  
SUCH AS PATHWAYS + BUSHES. THE CRUCIAL ISSUE OF DENSITY HAS BEEN HIDDEN  
GLOSSED OVER. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 FORT ST
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☒ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): K. Shaleh Date: SEP 12/17

Address if owner(s): 1598 ROCKLAND AVE

Comment: PROPOSAL IS GOOD

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☐ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

No The proposed landscaping for our common property line is acceptable to me.

No The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Barry Mayhew, Ph.D Date: Sept.

Address if owner(s): 1149 Rockland Ave. #103

Comment: I could support a plan consisting of 12-15 townhouses  
& excluding the condos.

(over)

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort St  
(Abstract)
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward. (plans have not changed significantly!)

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Dan W. Haden Date: Sept 12, 2017

Address if owner(s): #301, 1220 Fort Street, Victoria B.C. V8V 3L9

Comment: Size + design have been enhanced to benefit the developer

at the expense of the community - Damaging a commitment (?)  
for affordable housing to City Council borders on buying (over)  
city council votes out of self interest at the expense of the

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

No blasting consultation has been done with  
1220 Fort Street

Neighbourhood



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☐ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☐ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 9/13/2019

Address if owner(s): 1252 Wilspanner Place

Comment: has not met the needs of the community

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

## CALUC COMMUNITY MEETING FEEDBACK FORM

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☒ I have had an opportunity to review the required plans and proposal for ABSTRACT-TRUTH  
CENTER -1201 Fort

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

to a degree  
☐ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

No The proposed landscaping for our common property line is acceptable to me.

No The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

ABSOLUTELY NOT  
☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

YES I am opposed to this development as it has been proposed.

Signature(s) of owner(s): DMaker Date: Sept 12

Address if owner(s): 301, 1220 Fort Street

Comment: The density & height is totally unacceptable!

We were informed that our STRATA which is directly across the street had not been considered to (over)

undergo blasting consultation & inspection prior to the  
Thank you, it is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

development.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- NO The proponents explanation adequately addressed my major questions about the proposal.
- NO I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Greene & [Signature] Date: Sept 12/17

Address if owner(s): 1311 Rockland Ave

Comment: Way too many units for the property

(over)

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- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): C. Mun Date: Sept 12/17

Address if owner(s): 104 - 1220 Fort Street

Comment: Building is too tall. No other building on Fort is 6 stories tall.  
Please reduce the building to 4 stories to better fit with the block.  
Also entrance/exit to parking will create double/triple traffic on Fort. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

City Staff need to consider increase in traffic particularly  
given all the new condo buildings being developed in the downtown core.

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☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

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☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

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☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Dave Morrison Date: Sept 12/2017

Address if owner(s): Unit 104, 1220 Fort St

Comment: traffic study of Fort St - it is busy  
already - we need a traffic study. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.



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☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

NO The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

YES Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

NO The proposed landscaping for our common property line is acceptable to me.

NO The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 12.18.2014

Address if owner(s): 1055 Pentrelew place

Comment: Not designed well enough  
for make Victoria, Rockland, or  
Fort street better (over)

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): A Hamilton Date: 12 Sept 2017

Address if owner(s): 1035 Moss St

Comment: The developer has in no way addressed the spirit of  
nor the practical objections the community raised. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

The community's concerns not

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Yes I have had an opportunity to review the required plans and proposal for 1201 Fort Street

Yes I understand both the existing zoning and the requested proposed rezoning.

Yes I have been informed of the proposed number of dwellings.

Yes The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings.. INADEQUATE - need large 3-D model with

Yes Proposals for blasting or tree removal has been explained to me.

surrounding streets

Or

/ I have been informed there will be no blasting or tree removal.

NO The proposed landscaping for our common property line is acceptable to me.

No The proponents explanation adequately addressed my major questions about the proposal.

Yes I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

No I support the concept as proposed at this time.

I DO NOT SUPPORT

       I do not have an opinion at this time.

Yes I am opposed to this development as it has been proposed.

Signature(s) of owner(s): DON CAL DON CAL

Date: SEPT 12 '17

Address if owner(s): 1039 PENTREHEW PL

Comment: THIS RESUSCITATED ZOMBIE DEVELOPMENT.

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- ☐ I have been informed there will be no blasting or tree removal.
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- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 12/Sep/2017

Address if owner(s): 1000 Pentstemon Place Victoria

Comment: I do not see any reason to approve a 4 story apartment building on the south half of this property which is zoned traditional residential and (over) single family dwelling in the OCP and zoning bylaw respectively.

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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☐ I have had an opportunity to review the required plans and proposal for 1201 Fort Street

☒ I understand both the existing zoning and the requested proposed rezoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Vanessa M. Dingley Date: 12 Sept. 2017

Address if owner(s): 12-949 Pemberton Road

Comment: This development is inappropriate for Rockland.  
The scale, massing and heights are all too great and do not  
fit into the character of this heritage neighbourhood or (over)  
historic corridor.

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.



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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

No ☒ I have been informed there will be no blasting or tree removal.

No ☐ The proposed landscaping for our common property line is acceptable to me.

No ☐ The proponents explanation adequately addressed my major questions about the proposal.

No ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

No ☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Berry Kaulden / Doreen Kaulden Date: Sept 12/17

Address if owner(s): #405 - 1220 Fort St V8V 3L2

Comment: No 6 story bldg directly across my street

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 FORT STREET
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- NO Proposals for blasting or tree removal has been explained to me.
- Or
- I have been informed there will be no blasting or tree removal.
- NO The proposed landscaping for our common property line is acceptable to me.
- NO The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- NO I support the concept as proposed at this time.
- I do ~~not~~ have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Janila Z. Smith Date: 12/9/2014

Address if owner(s): 1029 Pentecost Rd

Comment: Very concerned about effects of blasting  
to the structures of close buildings to the site of construction  
(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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- ☐ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
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- Or
- ☐ I have been informed there will be no blasting or tree removal.
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- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Kay A. Deuf Date: 12/9/17

Address if owner(s): 1254 Rockland

Comment: "SPOT" changes to OCP-

density/spacing/height  
traffic increases school/art gallery (over)  
Langham Ctr.

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☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

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☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Elsbeth Edelbrock Date: Sept 12/19

Address if owner(s): <sup>renter</sup>  
401-1220 Fort St. Victoria BC V8V3L2

Comment: Not respecting the existing zoning.  
Too many units. Too dense. Traffic - blasting - future  
(Congestion on Fort) neighbour (over) problems

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
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- ☒ I have been informed of the proposed number of dwellings.
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- Or
- ☐ I have been informed there will be no blasting or tree removal.
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- ☐ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

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- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): WWS with Date: Sept 2017

Address if owner(s): 1336 Richardson Street

Comment: I support the views of Seely Hamilton. I also believe that any affordable housing should be included

I N any proposed development of this site. (over)  
Reolve buildings A & B by 2 floors and 1 floor respectively

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↓ height and massing of town homes



## CALUC COMMUNITY MEETING FEEDBACK FORM

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Fort Street
- ☐ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings. 24
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☐ The proposed landscaping for our common property line is acceptable to me. N/A
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☐ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time. It's unclear
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Laketter Date: Sept. 12 2017

Address if owner(s): 1262 Rockland Ave. Apt 3

Comment: I want more affordable housing in the development

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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- ☒ I have had an opportunity to review the required plans and proposal for 1001 FORD
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
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Or

- ☐ I have been informed there will be no blasting or tree removal.
- ☒ The proposed landscaping for our common property line is acceptable to me.
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- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

☒ Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☒ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 13 Sep 17

Address if owner(s): 1024 PORTERSON PL.

Comment: \_\_\_\_\_

(over)

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- ☒ I support the concept as proposed at this time.
- ☐ I do not have an opinion at this time.
- ☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Janith Fraser Date: Sept. 12/17

Address if owner(s): 1024 Petreline Place, Victoria, BC.

Comment: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
(over)

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Or

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☐ The proponents explanation adequately addressed my major questions about the proposal.

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Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: Sept. 12/17.

Address if owner(s): 1201 Fort St. Victoria, B.C.

Comment: Too big, too dense, lacks affordability, increase traffic  
destruction of urban forest/green space

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.

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- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

- ☒ I support the concept as proposed at this time.
- ☒ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Sally Hampton Date: Sept 13, 17

Address if owner(s): 1020 Kentlewell Place

Comment: My main concern is Building B, not old compliant. Replace with townhouses, duplexes and or 2 to 3 storeys (last choice).  
Continue with mainline - height - man - setbacks - all need improvement. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.



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- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, ~~floor plans~~, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..

☐ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponents explanation adequately addressed my major questions about the proposal.

- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☐ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

☒ <sup>STRONGLY</sup> I am opposed to this development as it has been proposed.

Signature(s) of owner(s): G. J. - Cuthbert Date: Sept. 12, 2017

Address if owner(s): 1256 Reverecomb Place

Comment: THE PROPOSAL IS FAR TOO MASSIVE. THE SITE NEEDS TO BE  
REZONED BACK TO "PUBLIC ASSEMBLY" CHURCH, DANKE HALL, MEETING  
SPACE. PUBLIC ASSEMBLY ZONED LAND IS RELATIVELY RARE & PRECIOUS. (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or [landuse@rockland.bc.ca](mailto:landuse@rockland.bc.ca) if you have questions or concerns.



Fwd:Print Feedback on Abstract proposal

Bob June

to:

Bob June

20/09/2017 03:31 PM

Hide Details

From: Bob June <

To: Bob June <

----- Forwarded Message -----

**Subject:**Feedback on Abstract proposal

**Date:**Wed, 20 Sep 2017 14:49:02 +0000

**From:**Anthony Danda

**To:**Bob June

Hello, Bob.

I had to go out of town the day after the community meeting re: 1201 Fort Street, but I wanted to ensure my opinion was captured for the update to the city.

I overwhelmingly oppose the scale of the development. The proposed six-storey condo facing Fort dwarfs anything in the area. The wall of 10 townhouses with little setback dominates the small street. The scale of a second condo apartment in the rear is too massive. The architecture does not reflect the heritage corridor or the surrounding homes. The removal of trees is inconsistent with the Official Community Plan and denies Victoria a much-needed urban greenspace.

I also find the inclusion of 10 subsidized units without a defined location or end-date a paltry community benefit compared to the sacrifice to the neighbourhood and the financial aggrandizement of the developer.

Thanks,

Anthony Danda

1075 Pentrelew Place

My name is Sally Hamilton and I have been a resident of 1020 Pentrelew Place for 46 years.

As stated many times, I am not opposed to the development of the former Truth Centre even though we face 2 to 3 years of construction noise, blasting, dust and congestion or in the words of one of Mike's workers, "You guys are in for a lot of rocking and rolling!"

I do however continue protest this project's scale, mass, height, lack of setbacks and disregard for heritage design (our mantra) reduction of green space and tree canopy. I quote a Victoria councilor who said, "It is reasonable to expect a form of development consistent with what has been in the neighbourhood for at least 100 years". There are no benefits or major enhancements in this plan and the quiet liveable community will be forever changed. This is in direct contrast to the OCP Strategic directions, 21.24.4, for Rockland that states, "Continue to conserve the historic architectural and landscape character of the neighbourhood."

Mike has stated that he uses "guidance from staff and guidance from the OCP to make final decisions on the application" yet he uses these guidelines very selectively. Specifically Pentrelew Place has a Traditional Residential designation which states (6.1.5) "Ground oriented buildings up to 2 storeys (duplexes), multi unit buildings up to 3 storeys yet Building B is planned for 4 stories". The plan for Building B must be reconsidered.

I ask is this the beginning of a lock step march of escalating development throughout Rockland one block at a time? When will it stop? The developer was aware of the zoning when he purchased the property but why should he circumvent the rules. Even Mayor Helps has said, we have the OCP for a reason. Let it continue to be our guide.

**October 5, 2017**

**Mayor and Council  
Victoria, B.C.**

**Dear Mayor and Council:**

**We are concerned that demolition of the buildings at 1201 Fort Street may proceed without the requirement that development permits be in place.**

**Despite Planning's interpretation of the OCP, and their acceptance of this divergence from the Building Permit Application Process, we strongly object to this decision, and ask that Council move to invoke a protection order to prevent premature demolition on such a sensitive site.**

**Given the degree of neighbourhood outrage over the developer's proposals to date, the optics of knocking down the existing buildings before a supportable proposal has gone before council would be extremely negative.**

**Demolition would indicate to the neighbours the inevitability of the project moving forward. At this time, there is a palpable cynicism about the entire rezoning process, and expediting a demolition would definitely not be in the interest of the community.**

**Sincerely,**

**Janet Simpson  
President**

## Noraye Fjeldstad

---

**From:** K P <[REDACTED]>  
**Sent:** Wednesday, April 19, 2017 5:19 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St  
**Attachments:** 20170418\_183036.jpg; 20170324\_143220.jpg; 20170417\_145701.jpg; 20170417\_170849.jpg; 20170401\_190006.jpg; 20170401\_185941.jpg; 20170224\_161345.jpg; 20161209\_082135.jpg

Good afternoon,

I live behind The Truth Center Prayer Garden on Linden Ave. I arrived home last night to see that a fence had been put up in the middle of the park area, and a small building on the property had been torn down. I have included a few pictures of the area, taken from my balcony.

I am extremely concerned and frustrated that demolition of the 2 main buildings and the trees, will start at any time. I live less than 10 feet from the property line. I now dread coming home, as I don't know what I'll see, or even worse, what I won't see anymore.

Can the owners just come in and start tearing everything apart? Is this the beginning of the end of this prayer garden? I recently heard of a "landscape agreement"? Has this all been approved? I thought there were steps to be taken, before it could just be obliterated?

I also need you to be aware of the wildlife that are preparing to give birth in this garden. There are fawns with mothers, squirrels in the hollows of the trees, birds nesting, raccoons in the bush, and a pair of mallard ducks who have been coming to this same pond for over 13 years. They have been here every day for weeks, and today they are gone. The male was heard frantically quacking yesterday, while the men were here tearing things up. I fear the nest may have been destroyed as well, since it has always been built close to the pond, by the building.

I feel like no one from City Hall cares about this mini wildlife sanctuary, and the creatures who live here. My heart feels utterly dejected and broken, and my head is screaming this is amoral!! Is this who we are in Victoria? Money always rules over wildlife and greenspace? I hope not, because I want to have faith, that somehow you will find a way to do the right thing.

Please, whatever you can do will be appreciated, more than words can ever say!

Most sincerely,  
Kimberley Patterson  
310-1025 Linden Ave  
[REDACTED]

Sent from my Bell Samsung device over Canada's largest network.



**Lacey Maxwell**

---

**From:** Noel Taylor <[REDACTED]>  
**Sent:** October 14, 2017 10:36 AM  
**To:** Victoria Mayor and Council  
**Cc:** Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Anna Cal  
**Subject:** Re: 1201 Fort Proposal

Ms. Noel Taylor  
1010 Pentrelew Place  
Victoria, BC  
V8V 4J4

Dear Mayor and Councillors,

I am writing to you at this time to express my deep concern about the proposal for an absolute overdevelopment of the 1201 Fort Street property. If approved, it will destroy the quality of the neighbourhood, and completely change this part of the Rockland area.

The proposed development will bring an influx of more than 200-300 more residents into what is a quiet neighbourhood. There is inadequate planning for parking and traffic problems not to mention the destruction of a rich urban forest. The Rockland area actually has no publicly owned green park space, this property when owned by the Truth Centre was used as park and green space by many of the surrounding neighbourhoods.

This development plan will only succeed diminishing yet another treasured area of Victoria. Every aspect of the proposal requires breaking the Community Plan that envisions sane development in the area. All the work that has been gathered over decades through community consultation with the community associations is being negated. This proposal will be making rich people richer and poor people poorer. There is nothing in the proposal for affordable housing for Victoria.

Approval of this over - development proposal is a blatant disregard for the community consultation and planning process and promises only to destroy the remaining trust we have had in the consultation process, in City Hall and in you as councillors to uphold a vision that ordinary neighbours and residents are valued and respected.

This type of development and the lack of abiding by the OCP of the local neighbourhood erodes the beauty of living in Victoria.

Please respect the citizens that have contributed so much to making Victoria a beautiful place to call home.

Yours truly,

Ms Noel Taylor  
Rockland resident



October 20, 2017

City of Victoria  
No. 1 Centennial Square  
Victoria, BC V8W 1P6

Attn: Mayor and Members of Council

Re: **Response to Committee of the Whole Resolution**  
Rezoning and Development Permit Application  
1201 Fort Street and 1050 Pentrelew Place

---

Dear Mayor and Members of Council,

This letter is being provided to offer a summary of the revisions made to the development proposal at 1201 Fort Street in response to the resolution passed by Committee of the Whole on April 6, 2017. A more detailed description and explanation of the Responses can be found in the letter dated September 27, 2017 by the project team.

1. *That Council refer the application back to staff to work with the applicant to address the following:*
  - a. *Massing, height, architectural expression and setbacks of buildings with attention to the look and feel to Buildings A and B from the point of view of Pentrelew Place;*

Response:

- Building B has been reduced from 5 storeys to 4 storeys
- The number of townhomes has been reduced from 12 to 10 units
- The setback for Building A along the west property line, adjacent to the heritage building at 1195 Fort, has been increased by 12'-11" to 32'-7"
- The setback for Building A along the east property line, adjacent to the multi-family building at 1225 Fort, has been increased by 38'-0" to 55'-6".

- b. *Siting and design of the five-storey multi-unit residential building and the nearest townhouse building (Buildings B and C) to improve the building-to-building relationship, to address livability concerns and ensure a sensitive transition to the lower density area to the south of the subject site;*

Response:

- The separation between Building B and the first townhouse block (Building C) has been increased by 8'-4", resulting in a total separation of 31'-4".
- In addition to the increased separation distance, the livability condition has been significantly improved by reducing the height of Building B to 4 storeys.
- The recessed balcony design along the east façade of Building B, versus the previously projecting balconies, encourages a more private and intimate condition between the outdoor spaces of Building B and the rear patios of the townhomes.
- The southern edge of Building B, being adjacent to a single-family dwelling, has been revised to cascade away from the southern edge, ensuring a more sensitive transition into the traditional residential neighbourhood to the south. The previous design had the 4<sup>th</sup> floor set back from the property line by 14'-11", and the new design has the 4<sup>th</sup> floor (now top floor) set back by 47'-10", an increase of 32'-11".

- c. *Removal of the roof decks on the townhouse units;*

Response:

- Roof decks are no longer proposed on the townhouses. The revised design provides the upper floor with a walk out terrace, which is entirely concealed within the roofline from the perspective of Pentrelew Place and Wils Spencer Road.

- d. *Alternate alignment and/or widening and refining the design of the public pathway connecting Pentrelew Place and Fort Street;*

Response:

- The public pathway has been redesigned and re-aligned to encourage a friendlier and more inviting pedestrian experience. The previous pathway had a pinch point of 2.4m (7'-10"). The redesigned pathway has a minimum width of 5.0m (16'-4").

- e. *More breathing room, less wall-like feel, and more design diversity of the townhouses, and*

Response:

- The number of townhomes have been reduced from 12 to 10. This has created an additional 40 feet of breathing room and setbacks between along the Pentrelew frontage. This also created the opportunity to more appropriately align the public pathway connection to Pentrelew Place.
- The design of the townhomes now offers a more traditional response to align with the character of the Rockland Neighbourhood. Variations between individual townhouse blocks have been incorporated in terms bay window designs, wrapped entry porches, and a variation of dormer design. These subtle approaches all contribute to a diversity of design while maintaining a consistent character and rationale amongst the townhomes.

- f. *Staff report back on the proposal's response to principles in development permit area 7b and the Rockland Neighbourhood Plan*

See staff report.

2. *That Council direct staff to bring the application back to Committee of the Whole once these issues have been addressed.*

3. *That Council direct staff to work with the applicant to include housing affordability into the project.*

See the following page for response and the attached letter for further details.

Further:

1. *That Council refer the application back to staff to work with the applicant to address the following:*

- a. *Window placement and exterior design of the multi-unit residential buildings (Buildings A and B);*  
b. *Exterior colours and materials; and*

Response (to items a and b.):

- The architectural expression of the project has been completely revisited. Particular attention has been paid to the traditional character of the Rockland Neighbourhood and the Fort Street Heritage Corridor to guide the overall design approach of not only Buildings A and B, but also the townhomes.
- The principal material use of brick, along with the building proportions and window design all contribute to

- c. *The items identified in the concurrent rezoning application where there is overlap with the Development Permit Application.*

2. That Council direct staff to bring the application back to Committee of the Whole once these issues are addressed.
- 

#### Affordable Housing Commitment

This section, in response to item #3 above, offers our rationale for why our voluntary amenity contribution of affordable housing cannot be provided with the redevelopment of 1201 Fort.

This proposed development was subject to an Economic Land Lift Analysis as per the City of Victoria's Density Bonus Policy approved October 27, 2016. Coriolis Consulting Corporation was engaged on behalf of the City of Victoria to conduct the analysis, which was completed on January 25, 2017. This economic analysis report concluded "*The proposed rezoning does not result in an increase in land value for a variety of reasons...*" (page 8, Section 6). The City's Density Bonus Policy identifies an expectation for on-site affordable housing be negotiated in certain OCP Urban Place Designations, and the subject property is not captured within those areas. We have followed the City's adopted policies as required, which have concluded an amenity contribution cannot be supported by the proposed redevelopment of 1201 Fort.

We are, however, voluntarily proposing a commitment to affordable housing in lieu of the above-mentioned results. We feel we have come up with a creative approach while incorporating principles and guidelines established within the Victoria Housing Strategy. Since the economics of the proposed development do not support on-site affordable housing, this commitment can only be realized if we are able to find another location. If we are unable to deliver on building the affordable rental units, we have voluntarily offered to pay cash-in-lieu of \$250,000. The specific details of the offering are attached to this letter and have been submitted to the City of Victoria in conjunction with our Rezoning Application.

Should you have any questions regarding the above or the revisions to the application please do not hesitate to contact me.

Sincerely,



Mike Miller  
President & Founder

(Enclosed: Affordable Housing Amenity Contribution)



September 25, 2017

City of Victoria  
No. 1 Centennial Square  
Victoria, BC V8W 1P6

Attn: Mayor and Members of Council

Re: Affordable Housing Amenity Contribution  
Rezoning and Development Permit Application – 1201 Fort Street and 1050 Pentrelew Place

---

### **Introduction**

In conjunction with the development application for the property located at 1201 Fort Street and 1050 Pentrelew Place, Abstract Developments (the “Developer”) is committing to offer an affordable housing component that will be linked to 1201 Fort. In establishing this amenity offering, the following documents were considered:

1. City of Victoria Strategic Plan (2015-2018)
2. Mayor’s Task Force on Housing Affordability Recommendations
3. Victoria Housing Strategy (2016-2025)

### **City of Victoria Strategic Plan (2015-2018)**

The City of Victoria Strategic Plan identifies Objective 6 as “Make Victoria More Affordable”. This objective goes on to further identify a 2017/2018 outcome of:

- Increased the range of affordable housing not only for those in need of supports but also for working people, families and youth.

### **Mayor’s Task Force on Housing Affordability Recommendations**

This Task Force provided recommendations to the Governance & Priorities Committee on July 16, 2015. The recommendations state a goal/target (#2) of:

*Goal & Target #2: Have a minimum of 19% of New Housing Units Built as Affordable*

It goes on to further state “Table 1 provides a summary of the number of units required to meet future affordability needs within the second and third income quartiles.” Table 1 is provided below for reference:

**Table 1 – Affordable Housing Targets**

Quartile	Target Household Income	Housing Type	Units Needed		Rental/Price Range
			Total	Per Year	
<b>2</b>	\$18,147 - \$35,647	Low End Market Rental	1,319 to 1,382	44 to 46	\$454-\$891
<b>3</b>	\$35,648 - \$57,771	Near Market Rental	243 to 255	8 to 9	\$892-\$1,444
		Affordable Ownership	1,092	36 to 39	\$120,000-\$250,000
<b>Total</b>			<b>2,654 to 2,729</b>	<b>88 to 94</b>	

In addition, Item 3 within Appendix A identifies Inclusionary zoning as a means to increase the City of Victoria’s capacity to support the development of affordable housing. The rationale states:

*“Affordable housing mandates (also called Inclusionary zoning) require that a portion of new housing units (typically 10-20%) be sold or rented below market prices, or developers contribute to an affordable housing fund... A variety of approaches to inclusionary zoning exist, each of which should be examined prior to being considered for use within the City’s housing market.”*

#### **Victoria Housing Strategy (2016-2025)**

The goal of the Victoria Housing Strategy is to increase the supply and diversity of non-market and market housing across the housing spectrum and throughout Victoria that meets the current and future needs of low and moderate income households. The Housing Strategy was informed largely by the Mayor’s Housing Affordability Task Force (as identified above), who focused primarily on the development of housing that meets the affordability needs of households that fall within Statistics Canada’s middle two income quartiles (households incomes ranging from \$18,147 to \$57,772 per annum).

The City of Victoria defines affordable housing as costing no more than 30% of gross household income. For example, if a household is earning a gross annual income of \$40,000 (falling within the 3<sup>rd</sup> quartile of Table 1 – Affordable Housing Targets), a near market rental unit would be limited to \$1,000 per month.

#### **Affordable Housing Amenity Contribution**

In consideration of the City of Victoria’s commitment to affordable housing as expressed through the three documents outlined above, Abstract Developments (the “Developer”) is committed to supporting these initiatives through the development application for 1201 Fort Street and 1050 Pentrelew Place (the “Proposed Development”).

#### **Details:**

- 10% of the approved unit count, being no less than 10 units, of the Proposed Development will be built and have received an Occupancy Permit on another property within the City of Victoria (the “Affordable Units”) by no later than December 31, 2020.

- The Affordable Units will be Low End to Near Market rental units, with monthly rental rates limited to no greater than 30% of Gross Household Income with qualifying incomes being within either the second or third quartiles as identified by the BC Non-Profit Housing Association through the Rental Housing Index. Of the Affordable Units, 50% of them will be rented to households with incomes in the second quartile, and 50% of them will be rented to households with incomes in the third quartile.
- Should the Affordable Units not be completed with an Occupancy Permit received by December 31, 2020, the Developer shall pay \$25,000 per Affordable Unit to the Victoria Housing Reserve Fund as cash-in-lieu of building the affordable units.
- The Developer will register this Amenity Contribution as a Covenant against title to the property located at 1201 Fort Street and 1050 Pentrelew Place.

We look forward to working with the City of Victoria to help achieve the goals and objectives of increasing the supply of affordable housing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Miller', with a stylized, cursive script.

Mike Miller  
President & Founder

## Lacey Maxwell

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**From:** Joan Hopper [REDACTED]  
**Sent:** October 23, 2017 1:50 PM  
**To:** Victoria Mayor and Council  
**Subject:** Re: Abstract Proposals for the Fort street/Pentrelew area.

Dear Mayor and Council:

I have lived in this city for the past forty years and although I do not live in the Rockland area, I have always admired it and thought it to be a very characteristic area of peaceful beauty, treed havens of architectural reminders of an older Victoria which has attracted so many of its living residents, not to mention its many visitors.

Now, it seems, that this area is being threatened with modern developers whose main interest is to tear down as many living trees of beauty and grandeur from one of the last remaining peaceful havens of the city.

The forefathers of this city were very wise indeed to leave a beautiful area by the sea we now know as Beacon Hill Park. Surely we do not have a present Mayor and Council who would be so heartless as to give permission to a modern developer who wants to tear down trees of grandeur in one of the last small areas of peaceful greenery in order to construct more ugly, tall buildings of bricks and mortar?

I have had comments, myself, from several tourists, who have been visiting Victoria for many years. They now say that Victoria is fast becoming just another crowded city of tall buildings, many of which are blocking out much light for surrounding areas. They have commented that Victoria is fast losing its charm and appeal.

It would seem that these modern developers have no interest or concern for city residents, or the characteristic beauty of the city which attracts so many visitors and tourists. Their main interest and concern for themselves would appear to be the fastest "lining of their deep pockets" .

I would beg the Mayor and Victoria Council, NOT to give these developers permission to totally dismiss the rights, interests, and appreciation of this beautiful city by its residents.

Yours truly,  
Joan Hopper.

Sent from my iPad

**Lacey Maxwell**

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**From:** Barry Mayhew [REDACTED]  
**Sent:** October 23, 2017 12:37 PM  
**To:** Victoria Mayor and Council  
**Subject:** The Truth Center Proposal

Dear Council Members:

I have been a resident of Victoria since 1978 when I arrived here as the region's first Economic Development Commissioner. What I see happening today in Victoria is a microcosm of what began in Vancouver 20 - 25 years ago. Perfectly good housing being demolished and replaced by high rise condos, often destroying the character of long established neighborhoods.

I suggest you not confuse the current proliferation of high rise condominiums with a solution to a shortage of affordable housing. The impetus for what we see happening in Victoria today is the greed of developers who stand to make millions in profits so long as members of Council continue to approve virtually every development proposal presented to them.

It is also relevant to consider the large number of developers from Vancouver and as far away as Ontario who are active in the Greater Victoria area. This phenomenon can be attributed to the ease with which their proposals will be approved.

Yours truly,

Barry Mayhew, Ph.D  
103, 1149 Rockland Ave.



Attention: Mayor and Council, October 23, 2017

**“You break it, you buy it”** - A phrase made even more famous by former Secretary of State, Colin Powell.

According to Councilor Pam Madoff, in twenty years, Victoria will be home to the wealthy and disenfranchised. According to Mayor Helps, you are currently ‘batting cleanup’ which I imagine is the explanation for errors made by the previous Mayor’s and council.

**Rental Vacancy Rates (in October)      2013 - 2.8%      2014 - 1.5%      2015 - 0.6%      2016 - 0.5%**

In 2014, average rents for a 1 bedroom was \$849 and \$1,095 for a two bedroom. In 2014, Condo average rents for 2 bedrooms were 18% higher than purpose built rentals. I would imagine the condo rental rates of 2016 are even higher and we all should know how insane current rental rates are. Mayor Helps response is that we’re building more purpose built rental. However, the purpose-built rentals are targeting the higher end user. For example, (Renx) Hudson Walk 2 lists a One-bedroom rent as \$1,480, 2-bedroom rents as \$1,945 - **an increase of 74% for an average one bedroom.**

Congratulations, you own this problem that you created. “Victoria is place where affluent Canadians go to retire”.

Lisa Helps – on council since 2011	Geoff Young – on council since 2005
Ben Isitt – on council since 2011	Charlayne Thornton-Joe – on council since 2002 (or ?)
Jeremy Loveday – elected 2014	Chris Coleman - on council since 2002 (or ?)
Margaret Lucas – elected 2014	Pam Madoff – on council since 2002 (or ?)
Marianne Alto – on council since 2010 by-election	

Under your watch, you have:

- increased rental vacancy rates by 82% since 2013
- approved higher end purpose built rentals which push up rental rates across Victoria
- approved condo projects of primarily bachelors and 1 bedrooms units which push up real estate prices and condo rental rates
- eliminated green space and allowed demolishes of historical architecture

Sadly, the data does exist with regards to what has been done to our tree cover, parks or urban forests as those aren’t priorities for the City of Victoria. I imagine they have also declined rather than increased.

As someone who is not wealthy, affluent, or a child of a wealthy, affluent Victoria resident, I am extremely disappointed in you, my elected officials. There is a disregard for community concerns, community engagement and increased attitude of ‘Mayor & council know best’. You were elected to meet the needs of the residents of Victoria, not the desires developers who are building luxury homes/condos who are moving here to retire.

**I ask you, once again, to say No to 1201 Fort St and other developers who disregard the needs of residents of Victoria.**

Kam Lidder - Resident of Victoria since Nov 2008

## Lacey Maxwell

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**From:** Phil Calvert [REDACTED]  
**Sent:** October 23, 2017 11:48 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street: Revised Development Proposal

Dear Mayor Helps and Council,

I am writing to express my continued opposition to Abstract's revised proposal to develop the property at 1201 Fort Street, the former site of the Truth Centre.

I attended the Committee of the Whole meeting on April 6 of this year, when the City Council instructed Abstract to return to the drawing board, and to submit a proposal that addressed concerns about massing, height, and the scale of the development, as well as preservation of the privacy of neighbours and the heritage character of the neighbourhood.

Abstract's revised proposal for this property neither respects the directions of Victoria City Council, nor the views of Rockland. Indeed, Abstract seems to have essentially ignored these clear instructions from City Council. The townhouses are taller and still dominate the street. The rooftop patios are still in the plan, and will still affect the privacy of residents on Pentrelew. The apartment buildings are bigger and take up more space on the grounds. Setbacks are smaller, meaning these massive buildings will be closer to the street than previously proposed. There is no provision for playgrounds, bicycle parking or other amenities that one would expect from a family-friendly development. In addition more trees will be cut down than in the original proposal, and there is less green space.

The proposal still does not conform to the Heritage Management Strategic Plan, under which any new development in a heritage neighbourhood should provide continuity with surrounding development, and not dominate the existing landscape.

Nor will these luxury townhouses and condos will not address the serious housing shortage in Victoria. It seems clear that they are only intended to be investment properties, not places for families to live. Abstract's commitment to provide affordable housing as part of this proposal is minimal, and the penalties are far less than the cost of one of these condos.

Our democratic institutions should be respected. This means that the clear instructions from our elected representatives to developers should also be respected. Abstract, in its arrogance, has not done this.

1201 Fort must be developed, but in a manner consistent with Victoria's management plans, appropriate to the neighbourhood, and supportive of affordable family housing. I urge you all to send Abstract back to the drawing board again, and to deliver the clear message that your instructions should be taken seriously.

Sincerely

Phil Calvert

22-October-2017

Dear Mayor and Councillors:

I oppose the revised rezoning application REZ00525 for 1201 Fort Street / 1050 Pentrelew Place. The applicant has willfully and repeatedly chosen to ignore the primary feedback from the community and obfuscated the process by selecting the most immaterial suggestions. The net neutral changes to their proposal is evidence of their exploitation of current market conditions to maximize their profits. At no point did they present any viable alternative options that balances the spirit of the OCP, the strategic needs of the community and respect for the character of my neighbourhood. I rely on city council to ensure a balanced use of this land that benefits in some way all parties.

I would like to present an alternative vision for this property, which was communicated multiple times to the applicant, that achieves a successful balance among the property owner, the broader community and my neighbours.

Firstly, I support density along the Fort Street corridor so have no issues with a six storey building being build **within the current R3-AM-2 zone boundaries** (NB: Building A of the current application extends past the current R3-AM-2 zone).

My primary contention is the southern portion zoned RB-1 and designated Traditional Residential. The OCP retains this zone and designation because there is a traditional neighbourhood with single family dwellings, no roof decks and heights not exceeding 7.6m and 2 stories. Therefore, for this portion of the property, I support a combination of ground-oriented townhouses, courtyard housing and houseplexes with surface parking.

What would this alternative plan achieve?

- Still increases density while being sensitive to the neighbourhood and respecting the letter and vision of the OCP, which clearly distinguishes these two zones
- As requested in the CotW by council, represents a true transition in character, massing and scale from the density on Fort to the existing neighbourhood on Pentrelew
- Provides greater opportunity for green space and setbacks
- Conforms to the Heritage Management Strategic Plan, under which any new development in a heritage neighbourhood should provide continuity with surrounding development and not dominate the existing landscape

There is significant opportunity and scope to improve this plan and the city should instruct the applicant to revisit alternative housing forms that complement the neighbourhood surrounding the southern portion of the lot and honour the vision of the OCP before granting approval.

Please see additional comments below about how the applicant has not achieved the instructions from council in the CotW, two amateur aerial plans of my alternative vision for the property and some examples of alternative housing forms captured from the city's own material.

Thank you for your attention, consideration and service.

Anthony Danda  
1075 Pentrelew Place

## Lack of gradual transition

In the CotW, council instructed the applicant “to improve the building to building relationship, to address livability concerns and to ensure a sensitive transition to the lower density area to the south of the subject site.” This instruction was not achieved.

Below is a rendering from the application.

I fail to see how 3 storey townhouses much, much taller than any of the surrounding homes as well as the mass of Buildings A and B literally just behind those townhouses achieve the gradual transition that council asked for. It is obvious that the objective of the application, identical to the first application, is to cram an inappropriate number of units with even smaller set-backs onto this space with no respect for the surrounding neighbourhood.

One needs only look at how 1010 Pentrelew in the bottom left of the rendering is dwarfed by Building B despite the strategically placed tree.

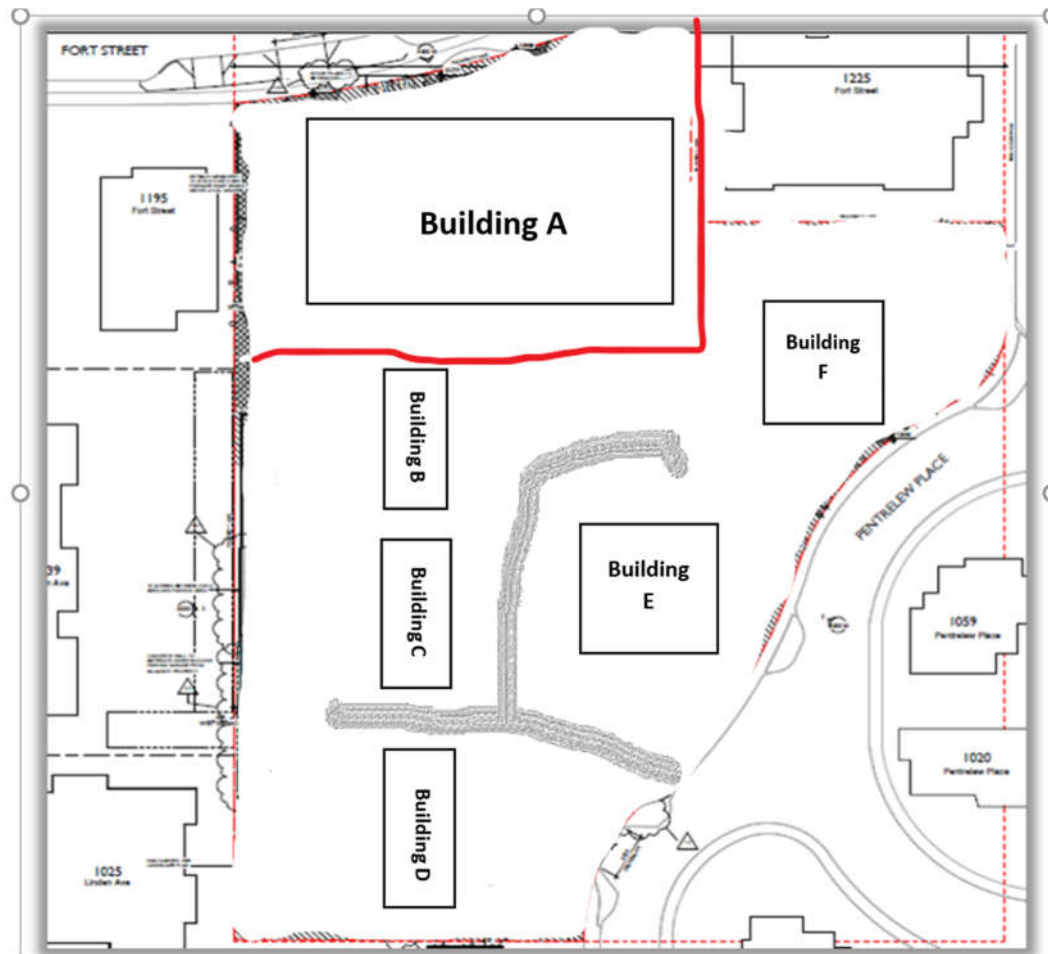
Missing from the application are renderings of how this development will impact the southern portion of Pentrelew Place, which descends to Rockland Avenue. The omission is calculating. There is zero transition from Building B to the single family homes and duplex in the part of Pentrelew Place. I encourage mayor and council to visit the block of Rockland between Linden and Pentrelew. You will get a realistic view of what will be lost and how the new view will negatively impact the neighbourhood.

One may argue that the face of Fort Street as a transit corridor will change in the next 20 – 50 years, but it is nowhere evident in the OCP that the surrounding traditional residential areas will.



### Alternative vision 1:

- Density concentrated on Fort Street
- 3 storey townhouses
- 2 story houseplexes

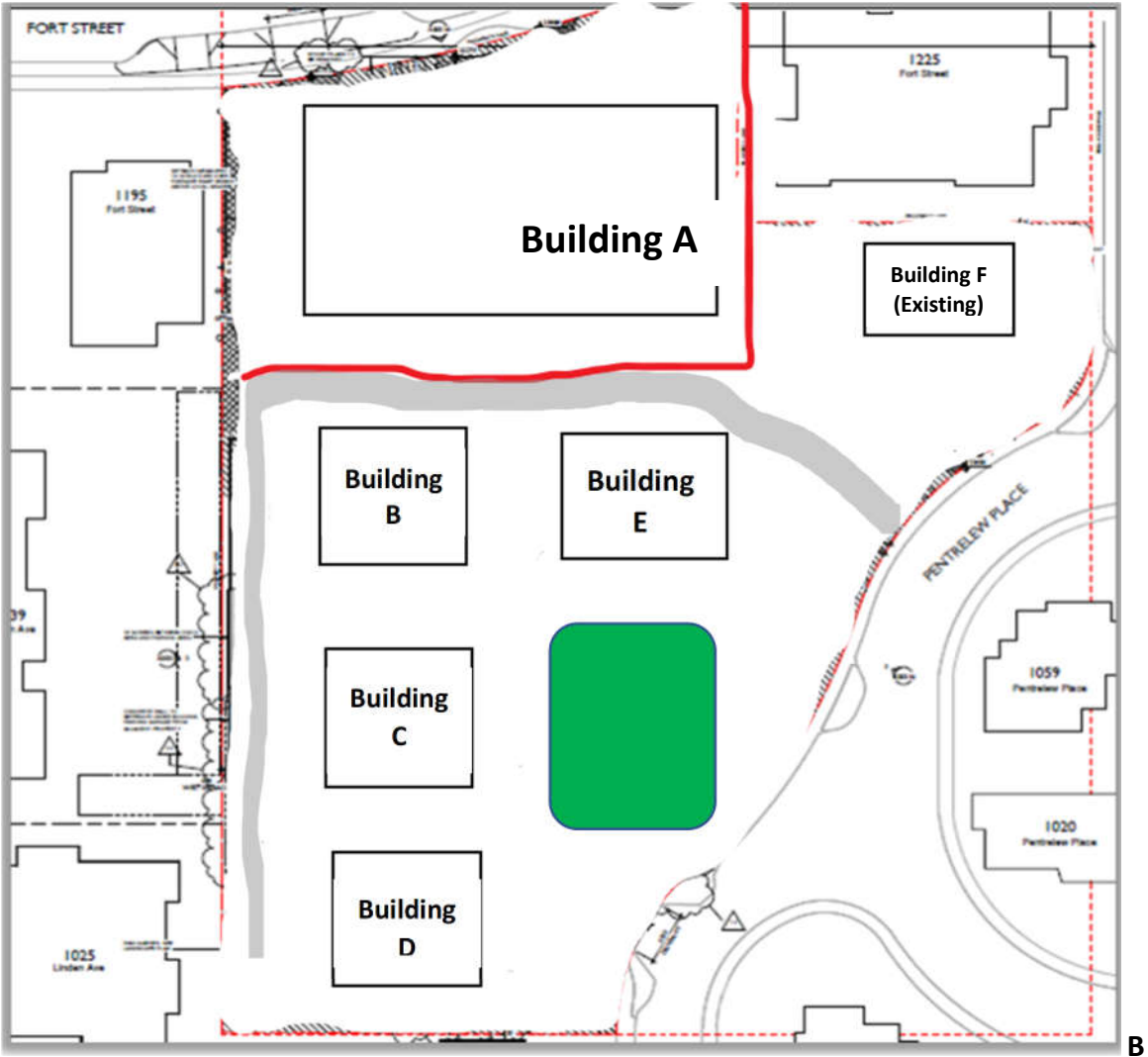


Building	Type	Height	Stories	Units	Parking
A	Low rise	20	6	40	Underground
B	Townhouse	9	3	3	Surface
C	Townhouse	9	3	3	Surface
D	Townhouse	9	3	6	Surface
E	Houseplex	7	2	6	Surface
F	Houseplex	7	2	6	Surface
Total				64	



**Alternative vision 2**

- Density concentrated on Fort Street
- Courtyard housing
- Retain existing structure at 1050 Pentrelew



Building	Type	Height	Stories	Units	Parking
A	Low rise	20	6	40	Underground
B	Houseplex	9	3	7	Surface
C	Houseplex	7	2	4	Surface
D	Houseplex	9	3	7	Surface
E	Houseplex	7	2	4	Surface
F	House	7	2	2	Surface
			Total	64	

**Alternative housing forms for the southern portion of the property**

**COURTYARD HOUSING**

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

**OVERVIEW**

Courtyard housing is comprised of small single-detached homes developed in a cluster to share open space and parking access. From the street these would look like small homes on narrow lots.

Small private patios can also be incorporated for each unit. This type of housing could include co-housing.



**PROS**

- Parking is achieved on site
- Provides family-friendly housing
- Maintains character of a single-detached streetscape
- Provides more ownership opportunities

**OTHER CONSIDERATIONS**

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more

**CONS**

- Does not provide a mortgage helper
- Generally requires more than one lot to be consolidated
- Does not provide as many units by area as other forms
- Generally does not support retention of the existing house
- Does not provide ground-oriented rental opportunities
- Low sustainability performance compared to other forms
- Parking requirements on site may reduce green space

**LEGEND**

1. Stand-alone homes
2. Parking
3. Front lot pedestrian entry
4. Vehicular access
5. Rear lot pedestrian entry

**ILLUSTRATIVE EXAMPLES**

**HOUSEPLEX**

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

**OVERVIEW**

A houseplex is a new home split into multiple suites. They can be owned by a single owner with the suites being rented, or they can be owned under strata like a townhouse. Houseplexes allow for multiple housing units to be included in a structure that looks like a single-detached house, or fits with a single-detached character. While Victoria already has many older homes converted into multiple suites, the houseplex option refers to new homes that are built with this purpose in mind. There are many possible design approaches.



**PROS**

- Maintains character of a single-detached streetscape
- Potential to provide a mortgage helper
- Can be achieved on a single lot
- Parking is achieved on site
- Can provide family-friendly housing, depending on the size of units
- Provides more ownership opportunities
- Provides more ground-oriented rental opportunities
- Common lot widths of 15 metres that are difficult to accommodate townhouses, can easily accommodate a houseplex.

**OTHER CONSIDERATIONS**

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Some on-street parking may be needed for residents.

**CONS**

- Does not provide as many units by area as other forms
- Generally does not support retention of the existing house
- Low sustainability performance compared to other forms
- Parking requirements on site may reduce green space

**LEGEND**

1. Private entrances
2. Pedestrian access
3. Vehicle access
4. Rear yard parking

## TOWNHOUSE: UP / DOWN

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

Townhouses come in many shapes and sizes. "Up/down" townhouses have upper level and lower level units. In addition to sharing walls with neighbours, each unit would also share either a ceiling or floor. Each unit would have a private front entrance with access to the street. This housing type could include co-housing. Up/down townhouses are typically higher than side-by-side townhouses.

The sketch illustrates consolidated lots, with up/down townhouses organized around a central courtyard and underground structured parking.



### PROS

- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Provides more ownership opportunities
- High sustainability performance compared to other models

### OTHER CONSIDERATIONS

- Zoning cannot mandate tenure.
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

### CONS

- Does not provide a mortgage helper neighbourhoods
- Generally requires more than one lot to be consolidated
- Generally does not support retention of the existing house
- Parking requirements on site could reduce green space

### LEGEND

1. Ground level unit entry
2. Upper level unit entry
3. Pathway to side yard facing units
4. Interior courtyard
5. Access to underground structured parking

### ILLUSTRATIVE EXAMPLES

## TOWNHOUSE: SIDE-BY-SIDE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

Townhouses come in many shapes and sizes. "Side-by-Side" townhouses are organized one adjacent to the next, with shared walls between neighbours. Each unit has a private front entrance with access to the street. This housing type could include co-housing.

The sketch illustrates consolidated lots, townhouses organized around a central parking area, and the entrance facing the side yard.



### PROS

- Can be achieved on a single wide, large lot
- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Provides more ownership opportunities
- High sustainability performance compared to other models

### OTHER CONSIDERATIONS

- Parking in rear is accessed through the shared internal courtyard
- Zoning cannot mandate tenure.
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

### CONS

- Does not provide a mortgage helper neighbourhoods
- Reduces green space in existing neighbourhoods
- Often requires consolidation of two lots
- Generally does not support retention of the existing house

### LEGEND

1. Front lot unit entries and yards
2. Vehicular access
3. Pedestrian path and to rear lot units, and landscape edge to adjacent development
4. Centrally located back-under parking

### ILLUSTRATIVE EXAMPLES

To whom it may concern,

We purchased the Truth Center property, at 1201 Fort St, back in 2016 and have been holding it while going through a rezoning process. Since the church group themselves have vacated the property, we have seen a drastic increase in the homeless population spending their nights and days at this property, becoming ever more dangerous for the general public, who continue to trespass.

Although the buildings are alarmed, security guards ushering folks off site every two hours throughout the night and police being called when the buildings get broken into (when the alarms go off), we continue to have an increase in the number of break ins, prostitution, used condoms, drug use and used needles laying around the building and its grounds.

We submitted a demolition permit back in January of 2017, received comments swiftly thereafter and when this activity began to pick up we addressed the one and only comment on the deficiency list on July 20<sup>th</sup>.

Since July 20<sup>th</sup>, we have received more comments, not issued with the initial permit application, from a department that had previously issued no comments about the demolition permit. We addressed those comments immediately and trust we will be receiving a demolition permit promptly.

We wish to draw attention to this urgent matter as it is becoming a very unsafe place for pedestrians who trespass daily on their way to work/downtown and for the residents of Rockland. As we would not like to see anything bad happen to anyone, we are looking for advice on whether it would be in everyone's best interest or not to remove the building immediately?

Please let us know your thoughts.

Sincerely,

**KYLE RYAN**

Vice President, Construction

██████████ ██████████  
██

## Lacey Maxwell

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**From:** Lynnette Kissoon [REDACTED]  
**Sent:** October 4, 2017 11:27 PM  
**To:** Victoria Mayor and Council; Alison Meyer; Jonathan Tinney; Alec Johnston  
**Cc:** Janet Simpson; Bob June  
**Subject:** Abstract's request for a demolition permit  
**Attachments:** Letter from Abstract re demolition permit Jan 2017.pdf; Letter to Mayor and Council re Abstract and request for demolition Oct 4.pdf

Dear Mayor and Council,

Abstract's VP of Construction Kyle Ryan, wrote the attached letter and submitted it for review.

At the September 12 meeting run by the Rockland Neighbourhood Association for the Community, I asked Abstract President, Mike Miller, if Abstract applied for a demolition permit in January. He categorically denied that Abstract applied for a demolition permit in January. The reason I asked is I had seen a crane on the property the week before the September 12 meeting. I therefore was surprised when Mike Miller denied the fact that his company applied for a demolition permit. **The attached letter proves he either lied or has no idea what is going on with his company.**

**Now to address the contents of the letter.**

I live less than 50 metres away from the Truth Centre and walk past that property twice or four times a day (to and from work). My knowledge about the activities at the Truth Centre is based on that daily observation and what I hear at night from my house (I sleep with my windows open so I hear a lot!).

Please note the following extracts from the letter and my reflections based on my intimate knowledge of the property:

**Abstract letter:** *Since the church group themselves have vacated the property, we have seen a drastic increase in the homeless population spending their nights and days at this property, becoming ever more dangerous for the general public, who continue to trespass.*

**My comments:** How can the public trespass on a property that has no gates at the opening from Fort Street and the gates facing Pentrelew are not locked? Also note the "security walls" are open at those gates. Please see photos below.







**Abstract's letter:** *Although the buildings are alarmed, security guards ushering folks off site every two hours throughout the night and police being called when the buildings get broken into (when the alarms go off), we continue to have an increase in the number of break ins, prostitution, used condoms, drug use and used needles laying around the building and its grounds.*

**My comments:** If this is the case then Abstract is failing in its duty to protect the public and therefore should be fined. I have never heard an alarm at this property (again, I sleep with my windows open so I would know). If the police were called on a nightly basis, then Abstract has not fulfilled its due diligence to protect the property and Abstract is culpable for wasting police time and tax payer's money. **If this is true, then there will be police records to show this nightly activity. Abstract needs to provide those records to you.**

**Abstract's letter:** *We submitted a demolition permit back in January of 2017, received comments swiftly thereafter and when this activity began to pick up we addressed the one and only comment on the deficiency list on July 20<sup>th</sup>.*

**My comments:** This means Abstract lied or does not know what is going on with its company when I asked them if they applied for a demolition permit in January at the Community Meeting on Sept. 12.

**Abstract's letter:** *We wish to draw attention to this urgent matter as it is becoming a very unsafe place for pedestrians who trespass daily on their way to work/downtown and for the residents of Rockland. As we would not like to see anything bad happen to anyone, we are looking for advice on whether it would be in everyone's best interest or not to remove the building immediately?*

**My comments:** Abstract needs to show the police the proof. If they are not adequately protecting the public, then they should be fined. Again, I stress, people cannot trespass if the gates are wide open and there are no trespassing signs at the opening. **If people are getting past the other weak walls, then it is up to Abstract to put up stronger and more secure barriers.** I walked past the property at 9 p.m. There were no lights on at all in the part of the property facing Fort Street. The only light that was on was the one on the south side of the property adjacent to the house on Pentrelew. How is that making the property safe for local residents?

**One final and important note:** Abstract has not removed the junk they took out of the buildings when they stripped the interior of the property. The debris is piled near the stairs and in other sections facing Pentrelew Place. **I am concerned these present a fire hazard which could seriously damage the urban forest and the building. Is this Abstract's plan to facilitate the demolition of the building?** Please see photo below.



I am hoping that you would follow up because from my vantage point Abstract is **creating** the unsafe situation for the general public and needs to be held to account. They are hoping to supply a solution to the problem they have created and make it look like they are interested in public safety. **One can easily interpret from their actions that they are not - they are interested in creating panic in the decision makers in order to facilitate the demolition.**

I am hoping that you would hold the developer accountable because from our vantage point Abstract is creating the unsafe situation for the general public and needs to be held to account. They are

hoping to supply a solution to the problem they have created and make it look like they are interested in public safety. **One can easily interpret from their actions that they are not - they are interested in creating panic in the decision makers in order to facilitate the demolition.**

This type of behaviour does not instill trust in the residents who want to have an honest dialogue with the developer.

**Community confidence in Abstract and the redevelopment process is low. We would not like to see the apparent rushing through of the demolition given that the project itself is uncertain; a new buyer might want to use the existing buildings. Demolishing it now before the plans have been approved would prejudice the development approval process.**

I asked Mike Miller one final question at the September 12 meeting. It was: "Would you consider selling the property". **I asked the question because he has on many occasions stated that he was frustrated and wanted to sell. He also said the value of the property was lowered.**

Given that, **Abstract has no interest in the real value of this property (heritage, Rockland community, spiritual, artistic and environmental) and Mike Miller's only intention is PROFIT.** He will say anything and do anything to realize this end goal of maximizing his own profit regardless of your concerns as outlined in the April 6 COTW meeting about this proposal, despite neighbours' very real objections and despite the safety of the urban forest.

**Why then would you agree to rezone this property when the developer has no interest in anyone else's position but his own?**

Please note that for your convenience I have saved the contents of this email as a PDF document and also attached to this email.

Thank you,

Lynnette M. Kissoon

1025 Pentrelew Place

Victoria BC



## Lacey Maxwell

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**From:** Lynnette Kissoon [REDACTED]  
**Sent:** October 22, 2017 4:40 PM  
**To:** Victoria Mayor and Council; Lisa Helps (Mayor); Ben Isitt (Councillor); Pam Madoff (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Cc:** Alison Meyer; Jonathan Tinney; Alec Johnston  
**Subject:** Abstract Developments Second Proposal for 1201 Fort St. Is anyone listening? And if yes, to whom?

Dear Mayor and Council,

At the September 12th, 2017 Community Meeting where Abstract Development showcased its "substantially updated proposal" for 1201 Fort Street, it became very clear very quickly, that the developer and his paid staff do not listen.

At the April 6th, 2017 Committee of the Whole meeting to discuss Abstract's initial proposal, Mayor and Council discussed the proposal at length, sent it back to Planning to work with Abstract on addressing concerns expressed by the Committee. Below is a summary of those concerns - the X's indicate where Abstract did not address your concerns in the updated proposal:

Person/group	Concern	X/✓
<b>Mayor Helps</b>		
	The Pemberton Crease walkway	✓
	Fulfill need for development to meet the expected rise in residents over 65	?
	Affordable housing – CRD initiative	X
	The number one priority in this city now is affordable housing so any extra density we get should go toward affordable housing	X
	This affordable ownership responsibility is taken very seriously over at the region and there is excitement across the region which is good	X
	Creative ways to make this a livable city for working families	X
<b>Councilor Madoff</b>		
	Heritage corridor and development that reflects the neighbourhood characteristics	X
	Architectural expression	X
	A Rockland responsive design	X
	Local area plan and whether those designs meet aspirational goals	X
	Application is inconsistent with the OCP and DP7	X
	Include heritage report in the proposal	X
<b>Councilor Loveday</b>		
	No single family dwellings on the site	✓
	Make more affordable housing	X
	Garry Oaks may not survive the blasting	X



	Inclusionary housing	<b>X</b>
	Creative ways to ensure affordability – lots of development in the city that people cannot afford	<b>X</b>
	Applicant has considered affordability but has chosen not to apply it here	✓
	There are a number of options that can be pursued	<b>X</b>
	Make this housing boom one that everyone can benefit from	<b>X</b>
<b>Councilor Isitt</b>		
	Is rezoning necessary; affordable homes	<b>X</b>
	What is appropriate for the site	<b>X</b>
	Concerned with density, massing, height, set backs	<b>X</b>
	Does not favour ground oriented on Fort but asks what is appropriate for the south portion	<b>X</b>
	Region does not need buildings with the price point proposed	<b>X</b>
	Substantial degree of affordable housing on the south lot	<b>X</b>
<b>Councilor Thornton-Joe</b>		
	Concerned with the removal of sequoias	<b>X</b>
	Concerned by the height of townhouses	<b>X</b>
	Breathing room for townhomes so it is not a wall	<b>X</b>
	Parking and cars coming off of Fort street – Traffic study	<b>X</b>
	Remains on the property	?
	Combined zone standard not so far as OCP will allow	<b>X</b>
<b>Councilor Alto</b>		
	Wants more design diversity	<b>X</b>
	Current zoning means taking down all of the trees, a big building on Fort, smaller homes south	<b>X</b>
	Retain as much of the greenspace as possible as city becomes more densified	<b>X</b>
	Refer to p. 4 of the development report	<b>X</b>
	Get specific on number of units for affordability so that applicant can meet the standard	<b>X</b>
<b>Councilor Coleman</b>		
	Angle townhomes to get a better relationship and improve breathability	<b>X</b>
	Moving forward not everyone will be happy but it will achieve required density	<b>X</b>
<b>Councilor Lucas</b>		
	Segment that's shifting and moving	<b>X</b>
<b>Alison Meyer</b>		
	Abstract's reasons for OCP amendment is to shift density and increase it beyond what R1B zoning allows	<b>X</b>
<b>Concerned residents</b>		
	Proposed development is for inappropriate special site and Rockland	<b>X</b>
	Stick to the current zoning and to the current urban place designations in the OCP	<b>X</b>
	Preserve greenspace and as many trees as possible; protect the urban forest	<b>X</b>
	Stop over development; respect neighbourhoods	<b>X</b>

	Damaging effects of blasting to trees, on and off site; to nearby homes in Rockland and on Linden; to heritage homes in Fernwood and Rockland	<b>X</b>
	Requested a traffic study because of concern about traffic flow and increased cars due to the development	<b>X</b>

If you say yes to this proposal, you are saying that it is okay if Abstract does not listen to your concerns and that your concerns do not matter. I believe they do. I also believe you listen to us and that our concerns matter to you.

I ask that you once again listen to us, the concerned neighbours and community, and send the developer back to address **all** of the outstanding issues you presented in April 2017.

Please do not approve this proposal.

Thank you,

Lynnette M. Kissoon  
1025 Pentrelew Place

## Lacey Maxwell

---

**From:** Marie de Haan [REDACTED]  
**Sent:** October 22, 2017 6:51 PM  
**To:** Victoria Mayor and Council  
**Cc:** Donald Hamilton  
**Subject:** Truth Centre Development

Too dense.  
Too high.  
Too close to the property lines.  
Way too much traffic feeding on to Rockland.  
Too many trees destroyed.

In summary, WAY TOO MUCH.  
Please do not approve this greedy proposal.

Marie de Haan,  
#2 735 Moss Street

## Lacey Maxwell

---

**From:** fern & jamie h [REDACTED]  
**Sent:** October 22, 2017 3:00 PM  
**To:** Victoria Mayor and Council; Jonathan Tinney  
**Cc:** Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Pam Madoff (Councillor); cthornton-joe@victoria.ca; Lisa Helps (Mayor); Zoning; Lacey Maxwell  
**Subject:** Concern with Development at 1201 Fort and on Pentrelew Place  
**Attachments:** 1201 Fort- what is wrong here.pdf

Mayor, Councillors and staff,

I wrote to you last April expressing concern with the development at 1201 Fort street and mentioned at that time, that following consultations, the developer increased the number of units on the property from 91 to 93 units. Since your last committee of the whole review, the developer has continued to exacerbate the problem and the latest proposal has increased the number of units to 94, increased the FSR, removed more bylaw protected trees, increased square footage of living space and all but one building is higher than before. This developer isn't listening to the community.

Consequently, I am writing again. I have updated the attached powerpoint slide deck that explains the problem from my point of view. I support the majority of residents (based on the public meetings I have attended) in asking you to give a clear message to this developer. There are compromise options available, but we have seen no compromise from the developer except where you clearly directed it and even there, the modifications are limited.


As our elected council, we rely on you to look closely at the original zoning to see that the property under consideration is really three parcels. One third is on Fort street and the other two pieces are on Pentrelew Place. Those two pieces (about 2/3 of the property) are clearly identified in the OCP as traditional residential. The proponent wishes to put a four story apartment building, 10 over-size townhomes and part of a six story building on property that is clearly marked as traditional residential and zoned single family dwelling.

There is a compromise in allowing something substantive to be build on the Fort Street portion of the property and perhaps even in allowing that building to encroach slightly onto the southern portion, but there is no justification for a second four story apartment building on the southern portion, or over-height townhouses. You have a legally defensible vision in the OCP and zoning, but it is up to you to enforce it. If you allow an apartment on this southern piece of property that faces Pentrelew Place, clearly contrary to the OCP and zoning, the whole concept of having a city vision that residents can understand, buy into and support becomes meaningless.

This development does not provide any help to housing issues in Victoria, nor any significant benefit to the community. During community meetings, the developer has acknowledged that even the least expensive of the units would not be affordable for young families and lower income Victorians. These are high-end units that will attract affluent buyers. Given the consistently large number of units proposed without compromise, it appears that the proposal under consideration is solely profit driven.

This proposal is not yet ready for a public hearing - that will only result in increased frustration and a very long and contentious session. A message to the developer that he needs to take the myriad of concerns reported by

the community to heart and find some compromise is required. That message can only come from you. Many thanks for the time you are spending on this issue.

Jamie Hammond  
Residents 1000 Pentrelew Place  




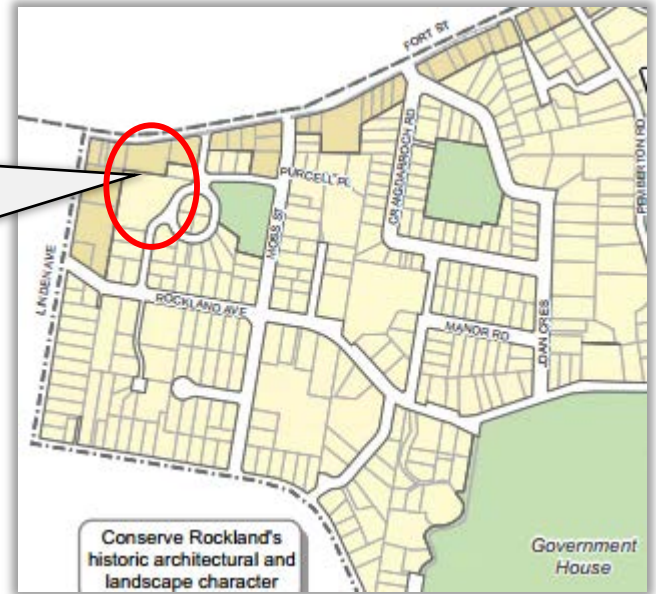
# What is wrong with Abstract's Revised Proposal for 1201 Fort/1050 Pentrelew?

- In spite of removal of one floor on one building and superficial changes, the latest proposal has higher buildings, more units, more square feet of living space, a higher overall FSR and removes more bylaw protected trees. The developer is not listening!
- This slide deck will walk through some of the issues.

# Where is this?

## Truth Centre/Pentrelew Family Estate

- In Rockland
- 1201 Fort and 1050 Pentrelew
- Runs to 1010 Pentrelew



From: Official Community Plan, 2012 (Amended in 2015)



View from Fort (Internet)



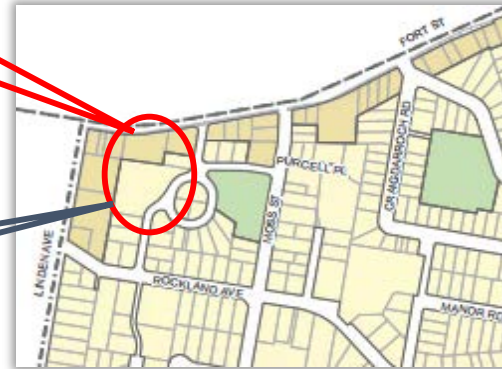
View from Pentrelew (Google Maps)

# What is the current Zoning?

The land under consideration is three pieces of property and has mixed zoning:

- The **Official Community Plan (2012)** shows:

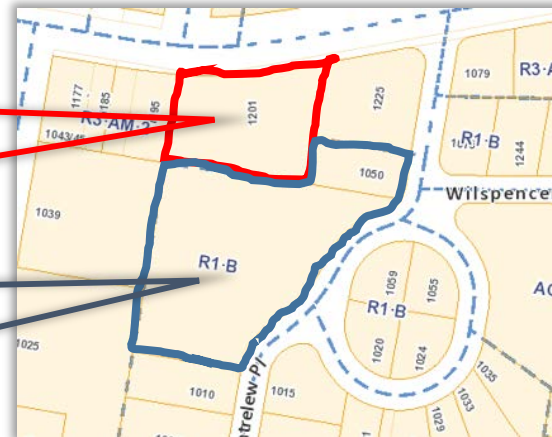
- the parcel on Fort is **Urban Residential**
  - Lower level of development – “primarily of multi-unit residential”
  - Floor-space ratios (FSR) generally 1.2:1 up to 2:1 in strategic locations
- the majority is **Traditional Residential**
  - Least developed except parks “primarily ground-oriented building forms”
  - Floor-space ratios of 1:1



From Official Community Plan Page 160

- The **City Zoning Bylaw** shows:

- The parcel on Fort is R3-AM-2
  - Mid-rise, multiple dwelling
  - Height shall not exceed 12m and 4 stories
- The majority of the property is R1-B
  - Single family dwelling
  - Height 7.6m and 2 stories
  - No roof deck



From VicMap – City of Victoria mapping system



# Why is this a problem?



- Incompatible with vision for City and neighbourhood
- Proposal is unreasonable for the Zoning
- Massing and scale is excessive
- Height is unnecessary and does not complement adjacent buildings
- Adverse impact on neighbourhood with no positive return
- Loss of limited Rockland greenspace
- Paves the way for future proposals

# ➤ Incompatible with Vision for City and Neighbourhood

## Rockland Strategic Directions in OCP:

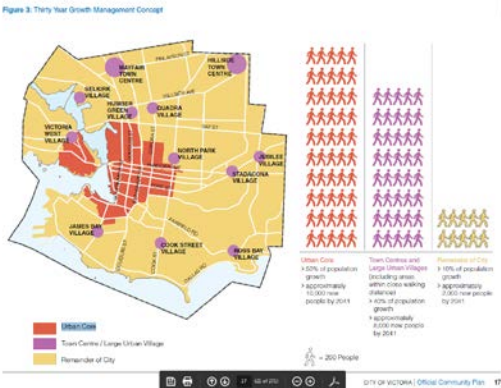
21.24	Strategic directions include:	
21.24.1	Encourage a diversity of population and housing in consideration of the neighbourhood's heritage and estate character.	X
21.24.2	Support mixed use development along the Fort Street frequent transit corridor.	✓
21.24.3	Undertake a local area plan to enhance Stadacona Village --- at Oak Bay Avenue and Fort Street.	
21.24.4	Continue to conserve the historic architectural and landscape character of the neighbourhood.	X
21.24.5	Enhance connections to Urban Villages in Fairfield, Gonzales, and Jubilee.	---
21.24.6	Support the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features.	X
21.24.7	Support greenway connection and opportunities for new parkland.	X

- No consideration for heritage and estate character.
- Partially – no mixed use here
- Not applicable
- Contrary to vision: growth from 1 unit to 94.
- Not an urban village location
- Insensitive to existing dwellings. Reduces greenspace.
- Loss of greenspace – lost opportunity for new parkland.

From: Official Community Plan, page 161

## City of Victoria Growth Management Concept:

- Growth envisioned for next 30 years for all of city less urban core and town centres is 2,000 new people
- This proposal puts up to 15% of the 30-year growth on one site in one year.
- This development belongs in the urban core or a large urban village not in a residential area.



From: Official Community Plan, page 161



# ➤ Proposal is unreasonable for the Zoning and OCP

- This is not a request for variance but a complete rejection of zoning and OCP vision
- Diagram shows proposed plan with current OCP vision and zoning super-imposed:
  - This is three pieces of property - most of the units (at least 50) are on the single family dwelling lots!
  - Developer purchased one piece after start of consultations (bought out the opposition)!
  - Height restrictions and setbacks are ignored
  - 6 story apartment on traditional residential designated land – why?
  - FSR ratios for both overall property and individual parcels are ignored

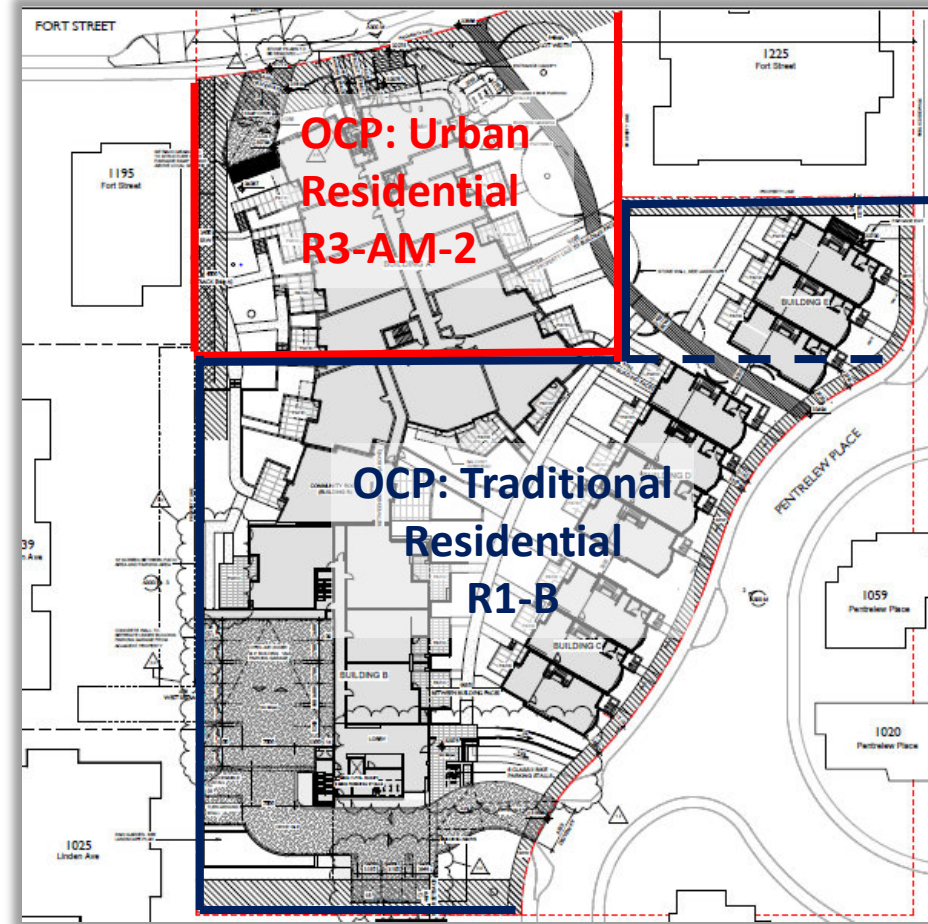


Image from Proposal Submitted – zoning added

# ➤ Massing and scale is excessive

Proposal includes:

- 94 units.
  - Urban Village - Cook Street/Oliphant is 53 units.
  - Abstract's largest to date – Black and White is 77 units
  - Nearest apartments in R3-AM-2 zone are 26 and 21 units each.
- 4-story building of 26 units, a 6-story building of 58 units and twelve 3-story townhomes.
  - All houses on Pentrelew are single family or duplex.
- 154 Bedrooms plus 58 dens
  - At least 154 residents (Statscan averages)
  - Potential of 300+ people
- 112+ cars
  - Includes limited visitor parking 9 spaces for 94 units and reduces on street parking.
- 117,197 sq ft floor space
  - Equals about 58 2,000 sq ft homes
- Floor space ratio: 1.387:1
  - exceeds 1:1 for R1-B or 1.2:1 for R3-AM-2
  - Even if claim is made that this property is "strategic," FSR average should be 1.33:1

Current - Image from Google Street view

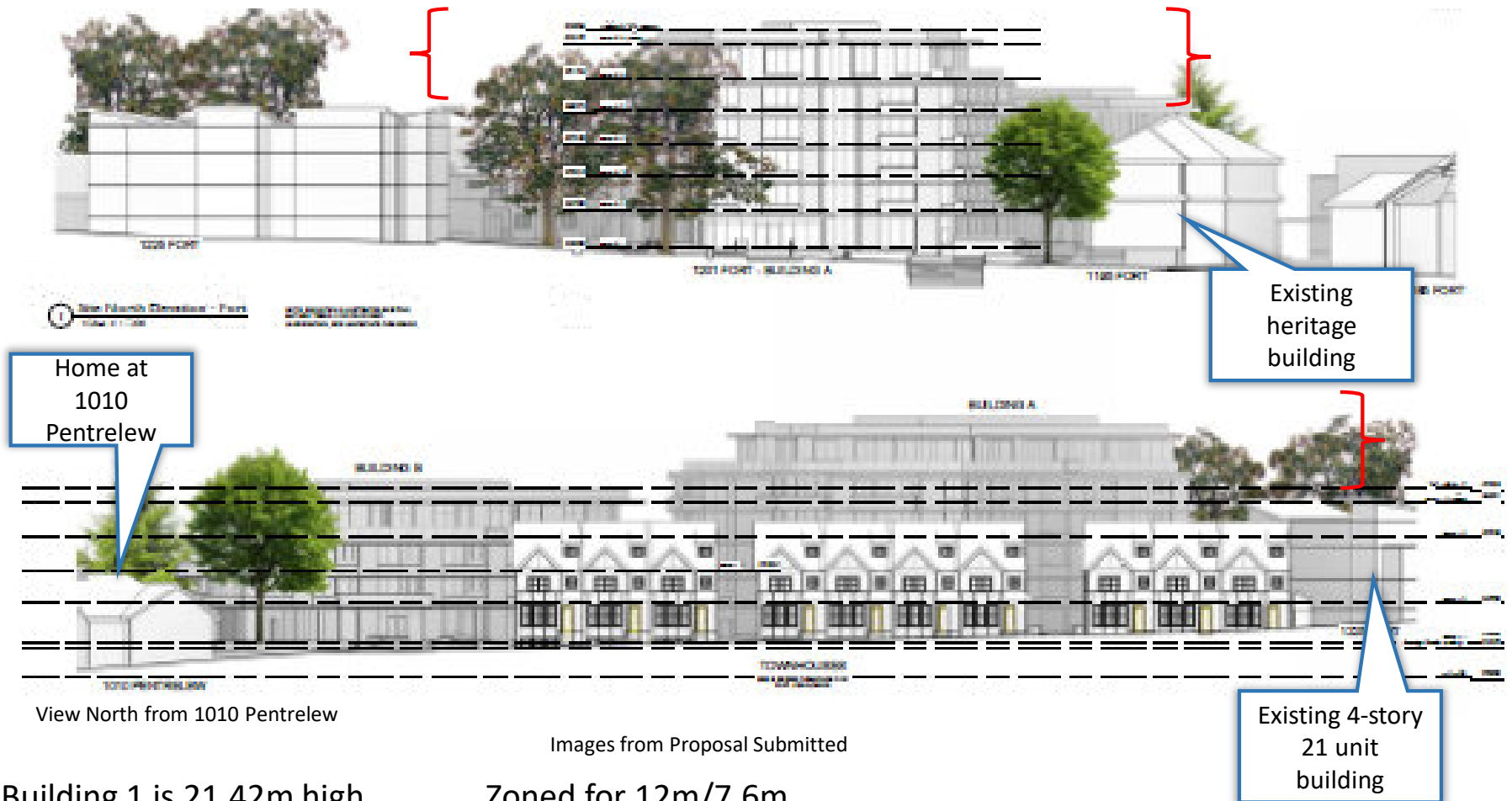


Future? - Image from Proposal Submitted



For comparison this building is 84 units

# ➤ Height is unnecessary and does not complement adjacent buildings



Building 1 is 21.42m high

Zoned for 12m/7.6m

Building 2 is 15.11m high

Zoned for 7.6m

Townhouses are 10.86- 11.42m high

Zoned for 7.6m

**For comparison:** the Cook/Oliphant building was reduced to 16.5m in an Urban Village – 66% of this proposal is primarily on traditional residential land about 33% is Urban Residential. Developer proposes greater heights in more restrictive OCP areas.



# ➤ Adverse impact on neighbourhood with no positive return

- Parking and traffic flow already a problem in area and this proposal further narrows road at arrows
- Increased traffic creates congestion on narrow road (Wilspencer/Pentrelew barrier was removed for safety)
- Loss of parking on street and any overflow at Truth Centre for AGGV, Langham Court events
- AGGV recently approved for growth on other side of Pentrelew creates greater pressure
- Proposal provides only 1 visitor parking site for every 10 units
- No positive impact on housing issues in Victoria – high-end units are proposed at this site



Parking lot on-site used weekdays and for special events



Typical parking on Pentrelew during all Art Gallery or Langham Court Theatre Events

# ➤ Loss of limited Rockland greenspace

- Losing an opportunity to meet OCP objective: “support greenway connection and opportunities for new parkland”
- What is changing: (from p. 39 of proposal)
  - Both Sequoias, mature Garry Oak, Douglas Fir, Cedars, and Dogwood will be removed
  - 10 bylaw protected trees will be removed
  - More than half of existing trees (29) will be removed
- One of the last greenspace sites on Fort St.
- Loss of any greenspace between dominating buildings with narrow gaps.
- Proposal for a walkway is an alley



Current View from Fort street (Google Streetview)



Proposed View from Fort street (Proposal)



View of the proposed pathway from Pentrelew side provides no sense of greenspace



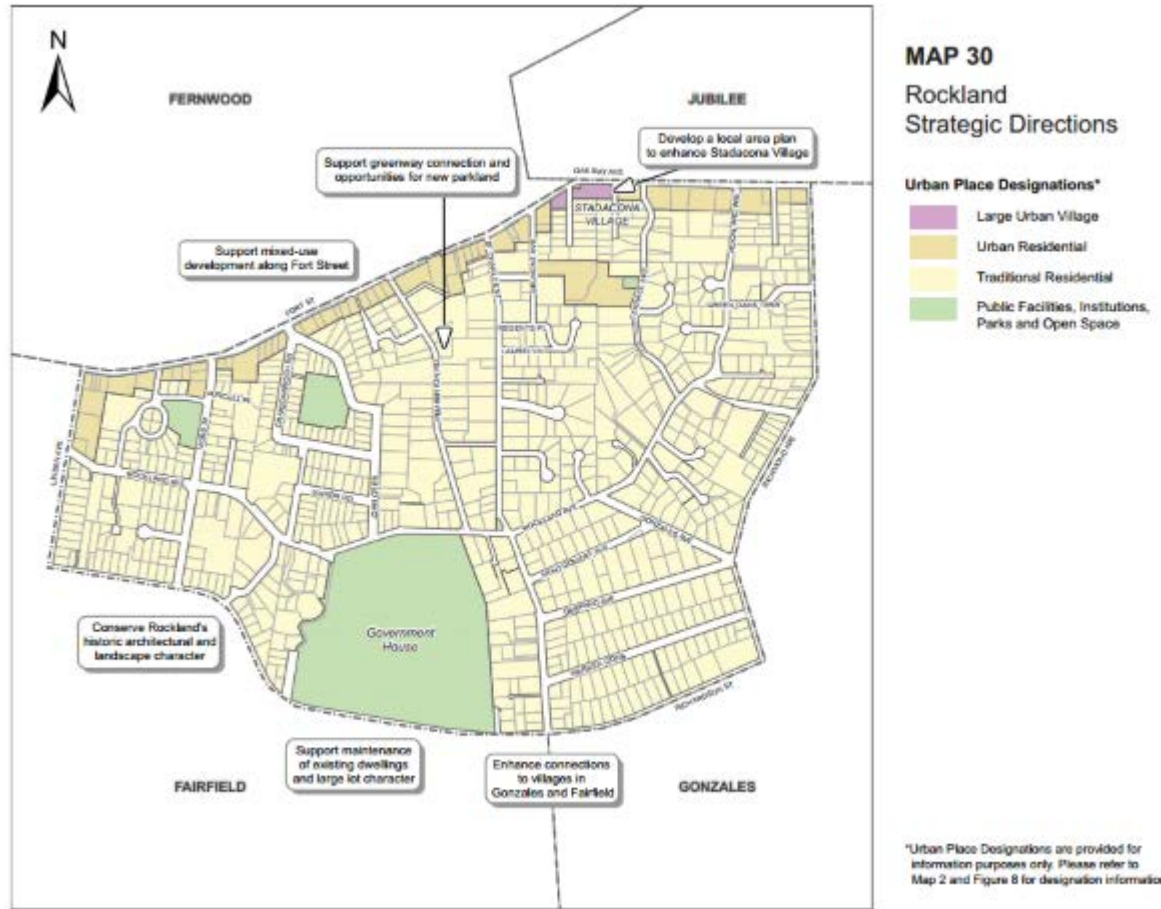
# ➤ Ominous: Paves the way for future proposals

- A developer purchases land knowing the OCP and Zoning...
- ...but decides to propose apartments on single family dwelling site anyway
- If this is approved, where next?

**The OCP provides a vision for the next 30 years, Council needs to stick with the plan unless there is strong reason to make an exception.**

**The only reason here seems to be financial gain. Better plans can be developed – this one needs to be rejected.**

SECTION 21: NEIGHBOURHOOD DIRECTIONS



## Lacey Maxwell

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**From:** Verna Stone [REDACTED]  
**Sent:** October 23, 2017 9:37 AM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract Development Proposal for the Former Truth Centre Property

Mayor Lisa Helps and Victoria City Councillors:

I am strongly opposed to Abstract Development's plans for the former Truth Centre Property. This is a beautiful, unique, iconic, property. It is a rare piece of mature urban forest. Abstract's proposal will destroy much of this mature forest. Trees in a neighbourhood add to the health of its residents. People with trees around them live longer and have a better quality of life. Trees remove carbon from the atmosphere (for free). They act as air conditioners, and that is most welcome considering the long hot summer we had (the hottest on record). Trees are habitat for birds, insects and other small animals. One should never, ever underestimate the value of trees.

This property deserves a beautiful, thoughtful, respectful development, not the vision of a developer who only sees dollar signs. It is time for developers to step up and take some social responsibility for the housing crisis that we are all in. Instead the creed of greed seems to be the philosophy of the day. All levels of government must step up to the plate to solve the housing crisis. City Hall must stop catering to developers for fear they will scare them off. If you don't take some sort of a stand, housing will continue to become more and more of a stock market commodity, instead of providing affordable housing for people who need a roof over their heads. Affordable housing is a right, not a privilege, but lately many people are seeing that right taken from them. The number of renovations has me worried. I am a senior (still working), but my income is very limited. I feel unless something drastic happens, it is only a matter of time before my landlord is given an offer he can't refuse. And what gives a community its heart and vibrancy is the mix of people from all walks of life. I feel Victoria is beginning to lose its heart and soul.

I met with Mike Miller a while back and gave him some ideas as to how he could make his proposal better. I knew at the time my ideas were very pie in the sky, but I figured it was worth a try. I suggested he set aside some of the property to build a world class First Nations Art Gallery. This would be a wonderful gesture for reconciliation, as well as provide a place for the many artifacts that have been returned to First Nations from around the world. I also suggested there could be an ongoing artist in residence on the site. Indigenous people from around the world, could apply for a residency. It could easily become a world class destination. It would tie in nicely with the current Victoria Art Gallery. I did not expect Mike to go it alone with this idea. I suggested he contact all levels of government to help fund the proposal. I felt any housing built on the property should consider saving as many of those mature trees as possible, as well as restore a natural Garry Oak ecosystem. I felt any housing built should reflect the character of the neighbourhood. There should not be some towering apartment block. Abstract's current proposal is terrible. It is not a good fit for the neighbourhood, nor is it mindful of the value of the urban forest. Yes, he says he will save as many trees as possible and plant more. It was never made clear what sort of trees would be replacing the ones that would be removed. And a mature tree is very different from a young tree.

One other point I would like to make. The city really needs to address the issue of church land being sold for obscene profit. The Truth Centre had the benefit of lower taxes for all the years they held that property. They never had to pay any compensation to the city when they decided to sell this land. They should have been required to offer it to the city first, or at least paid some sort of compensation for all those years of lower taxes.

Thank you for listening to my concerns.

Sincerely,  
Verna Stone  
1261 Fort Street  
Victoria, BC V8V 3L3  
[REDACTED]

October 18, 2017

Dear Mayor and Council:

For more than a year Rockland area and neighbouring residents have demonstrated concern and frustration about the Abstract Development proposal to rezone and develop the Trust Center property at 1201 Fort Street. I am a property owner at the condominium, Ormond Court, which is located at 1220 Fort Street, across the street from the proposed development.

On April 6, 2017 City Council asked Abstract Development to make revisions to their original development plans to address the resident's concerns regarding massing, height and the overall dense scale of their plans. We were encouraged to hear this as we have concerns regarding privacy and continued respect for the heritage character in this neighbourhood.

Many residents attending the Community Meeting on September 12, 2017 were very disappointed with the minimal changes made by Abstract Development to their proposal. Please look carefully at this new proposal and you will discover that the changes do not address our concerns and are not acceptable to many of us.

We are not opposed to city planning that will provide much needed housing but this development does not reflect the needs of our neighbourhood. It is too dense, too high and designed for wealthy investors not new neighbours

Thank you for your insight and consideration to this matter.

Sincerely, Lora-Beth Trail, #102-1220 Fort Street

[REDACTED]

## Lacey Maxwell

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**From:** Sally Hamilton [REDACTED]  
**Sent:** October 21, 2017 11:40 AM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract Development of 1201 Fort Street

To Mayor and Council,

My name is Sally Hamilton and I have been a resident of 1020 Pentrelew Place for 46 years and live directly opposite the planned development.

As stated many times, I am not opposed to the development of the former Truth Centre even though we face 2 to 3 years of construction noise, blasting, dust and congestion or in the words of one of Mr Miller's workers, "You guys are in for a lot of rocking and rolling!"

I do however continue protest this project's scale, mass, height, lack of setbacks and disregard for heritage design, reduction of green space and tree canopy. I quote a Victoria councilor who said, "It is reasonable to expect a form of development consistent with what has been in the neighbourhood for at least 100 years". There are no benefits or major enhancements in this plan and the quiet liveable community will be forever changed. This is in direct contrast to the OCP Strategic directions, 21.24.4, for Rockland that states, "Continue to conserve the historic architectural and landscape character of the neighbourhood."

Mr Miller has stated that he uses "guidance from staff and guidance from the OCP to make final decisions on the application" yet he uses these guidelines very selectively. Specifically Pentrelew Place has a Traditional Residential designation which states (6.1.5) "Ground oriented buildings up to 2 storeys (duplexes), multi unit buildings up to 3 storeys" yet Building B is planned for 4 stories. The plan for Building B must be reconsidered.

Councillors have repeatedly asked, "what will you accept?" The answer is quite obvious to me, Building B should be replaced with, "Ground oriented buildings up to 2 storeys (duplexes), multi unit buildings up to 3 storeys". This continues to be my line in the sand.

I ask is this the beginning of a lock step march of escalating development through out Rockland one block at a time? When will it stop? The developer was aware of the zoning when he purchased the property but why should he circumvent the rules. Mayor Helps has said, "we have the OCP for a reason". Let it continue to be our guide.

Respectfully,

Sally Hamilton

## Lacey Maxwell

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**From:** Don Cal [REDACTED]  
**Sent:** October 22, 2017 3:36 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1202 Fort Street Development Proposal - Affordability Add-on

Mayor and Council

City of Victoria

October 22, 2017

### Fort Street Development Proposal – 10% Affordability

Dear Mayor and Council

I object to the ‘resurrection’ of this dead horse. I read with amazement that after months of negotiations City Staff were able to come to an agreement with the developer that “no less that 10% of the agreed unit count, being no less that ten units, be provided as affordable rental units on another site within the City of Victoria.”

And further, “if the non-market units are not granted an occupancy permit by 2020, the applicant would provide \$25,000 per unit as a cash-in-lieu contribution to the City’s Housing Reserve Fund. This would be secured through a Housing Agreement registered on title.” I suppose that this is meant to be a penalty.

Wow. I’m impressed. Let’s see. At \$25,000 per unit for 10 units (lets be realistic, that is all we are going to get) that’s \$250,000.00 Another, somewhat less enthusiastic “Wow.” Really, that’s about half the price of one unit in this proposal. Oops. Did City Staff figure that one out?

We went from 10% by unit count to 0.50 % when calculated in dollars. The one big public amenity forced on the developer after lengthy negotiations is another gift to the developer. Oops.

That’s not even a fair tip in a lousy restaurant. In fact, most servers would be more than a little upset. I’m a taxpayer, and I’m upset. It looks like City Staff are being out-gunned at the negotiating table.

This is unacceptable. If you want to ensure that housing remains unaffordable, this is the way to go. At a minimum the percentage of less-than-market-value units should be on-site. The people who will live in this supported housing should not be isolated, hidden away in another part of town. At a minimum, the percentage of less-than-market-value units should be 35% of what is built. That is, if the City wants to lessen the crisis of affordable housing. The developer is asking for an incredible 96 units on this historic forested property. If 35 of these 96 units were affordable housing, then I would have no objection to this development proposal. (Wow!)

If you want to give the developer so much (by re-zoning this Urban Forest, amending the OCP and loading the property with variances), then it is important that the community receive a real amenity. A real amenity that will actually start to solve the very real problems we have. Anything less is simply kicking the can down the road.



I ask you to send this proposal back to the developer as unacceptable.

Don Cal

1059 Pentrelew Place

Victoria, B.C.

[REDACTED]

[REDACTED]

## Lacey Maxwell

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**From:** Patricia C. Kidd [REDACTED]  
**Sent:** October 23, 2017 9:47 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street - the Truth Centre Proposal

Dear Mayor and Council,

I am an historian. As such, I know the importance of growth and development. I've lived in Victoria for 44 years (since I was 15), so I've seen a lot of it. Much of it is good, but a lot of it has been thoughtless. Abstract's plans for 1201 Fort Street fall into that category.

Ask any visitor. Ask any newcomer. What brought you here? You'll find the answers are the same: the charm; the novelty; the clean air; the variety of styles in housing; the individual character of the various neighbourhoods. Abstract is busy destroying that.

The decisions you make will have a serious impact on the future of this city. In the past, a lot of ugliness and over-building has taken place, especially around the exterior of the downtown core. We're beginning to look like Vancouver. We don't want to!

Ask yourself whether this proposed development enhances the experience of life in Victoria, or whether it degrades it. Over-building of the sort that Abstract specializes in diminishes neighbourhoods. Families no longer feel welcome. Units are bought for investment purposes by absentee landlords and often left empty, because wealth from outside the city is the only source that can afford the prices Abstract charges for its units. Victoria will soon become a place people want to get away from, rather than flee to for peace and beauty.

I've always thought that Victoria was the best place to live of all the wonderful places I've seen in the world. Watching my neighbourhood being destroyed by angular, hard, unwelcoming designs like those of the proposed addition to the AGGV and the development at 1201 Fort Street not only saddens me, it causes me great stress and depression. My taxes climb every year, and all that happens is that my neighbourhood is diminished in beauty, comfort, and welcome.

I DO welcome careful development! I'm thrilled by buildings that reflect the character of their neighbours but do so in an artistic, sometimes eccentric and welcoming fashion. It's possible! But it isn't possible where developers are focused solely on maximizing their profits at the cost of care and beauty.

Use the strength you've been given by the electorate. Force a higher standard for this remarkable city. Refuse to be the pawns of greed. Stop the present plans for 1201 Fort Street.

Yours sincerely,

Patricia C. Kidd  
M.A. Cultural Historian  
1025 Moss Street  
Victoria, B.C. V8V 4P2  
[REDACTED]

**Lacey Maxwell**

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**From:** Chris Douglas [REDACTED]  
**Sent:** October 22, 2017 11:11 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St / 1050 Pentrelew Redevelopment

Dear Mayor and City Council:

Re: 1201 Fort St / 1050 Pentrelew Redevelopment

By now you will have seen two radically different summaries of Abstract's proposed development at the above address.

One is a summary by the Rockland Neighborhood Association's Land Use Committee Community meeting. It acknowledges the brutal fact of how little Abstract has done to meet the stated concerns of the Council and the neighbors in its new proposal.

The other is by your Planning Department, apparently written with the generous help of Abstract itself.

The big picture here is that if Council wants to find a way to rationalize this outsize development for this spot, it's going to be able to find a way. Even if that means overriding the almost unanimous opposition to the proposal by neighbors and the local community.

That rationalization appears to be happening due to the current panic about housing in Victoria.

But this is a radical, extreme development in its current form, outsized the spot. Approving this would hand the developer "windfall profits," as Councilor Ben Isitt first said of the proposal at the Committee of the Whole meeting on April 6, 2017.

In the face of those windfall profits, Abstract is proposing to build a meagerly 10 units of affordable housing elsewhere, and if it doesn't, to pay a fine to the city of \$250,000.

Will Council let itself be bought for such a laughably low price?

This proposal for 94 units would mostly be luxury condos that will be out of reach of most citizens in Victoria. You should demand more, and demand that affordable units be built into this project, not deferred to years down the road.

What does the community get out of this extremely large development? It radically changes our neighborhood, so what is in it for us?

Just this one small thing: a pathway.

If you look at Abstract's most recent buildings in the City, you can see its design principle: it's never met a setback it didn't want to eliminate. Or trees. In its efforts to cram the most units into this space, the setbacks along Pentrelew are almost non-existent. Even the setback of building A on Fort Street, according to the published plans on the City website, has been reduced from 3.8 to 0.2 meters.

One of Council's legacies, if it approves this project, would be the appalling Great Wall of Pentrelew, a massive block of very tall townhomes with almost no setbacks.

Local neighbors have long said what we'd be willing to live with here. No re-designation of the southern portion of the lot from Traditional Residential to Urban Residential. Let Abstract build some attractive, in-context multiplexes in the southern portion, not a huge wall of townhomes. On Fort, let them build an apartment building commensurate with the 4-story buildings of the area. Preserve as much of the greenspace as it can.

Abstract will still make money. The City will still get more housing stock – and hopefully some of it more affordable. And the community will be happy. That is a win-win-win situation.

The bottom line is: you can rationalize this if you want, against good sense and community standards. You can hand a big corporation windfall profits as it builds yet more luxury condos most citizens won't be able to afford. What a message you'll be sending.

I append two documents. The first is the comparison between the condo prices that developers are building and what citizens of the City can actually afford. It's from the City's own [Capital Region Housing Data Book & Gap Analysis](#) from 2015.

It shows the mismatch between what people can afford in Victoria and the kind of housing stock Abstract is proposing to build at this site. This development isn't going to help solve our housing crunch, but it will make the developer a lot richer.

The second is a spreadsheet showing how minimal the changes are between Abstract's current proposal and the first one that Council sent it back to revise. The green indicates positive changes in scale, height, and setbacks, while the red is where the revision is worse. As you can see, there is more red than green.

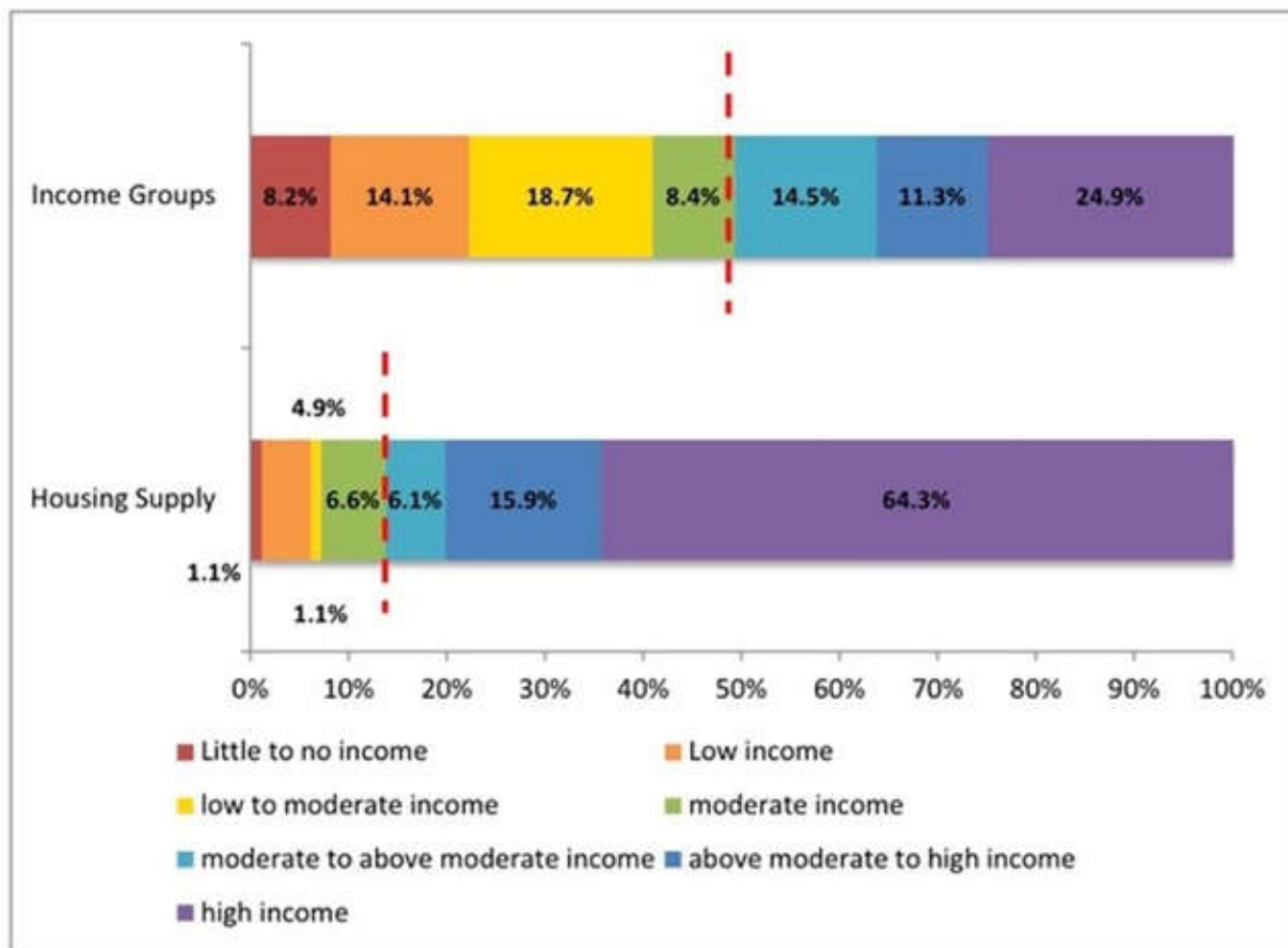
Sincerely,

Chris Douglas

1025 Pentrelew Place

Housing Gap Analysis for Victoria:





Sources: 2014 Facility Count (GVCEH), BC Housing (2015), Canada Mortgage and Housing Corporation (2014), and 2011 National Household Survey, Statistics Canada

Source: <https://www.crd.bc.ca/docs/default-source/regional-planning-pdf/capital-region-housing-data-book-and-gap-analysis-2015.pdf?sfvrsn=0>.

# ABSTRACT PLANS FOR 1201 FORT ST / 1050 PENTRELEW PL

## FEBRUARY '17 REVISION

## JUNE '17 REVISION

all measurements in meters unless otherwise stated

numbers taken from page 7 of Feb '17 plans and page 6 of June '17 plans

Building A		Building A		Net change
height	21.4	height	21.42	-
storeys	6	storeys	6	-
total floor area	5,360	total floor area	6,200	840 more sq m
setback from Fort	3.8	setback from Fort	0.2	3.6 less m
# units	47	# units	58	11 more units
Building B		Building B		
height	18	height	15.11	2.89 fewer m
storeys	5	storeys	4	1 less storey
total floor area	3,500	total floor area	2,900	600 less sq ft
setback	4.67	setback from South	4.67	-
# units	34	# units	26	8 fewer units
Building C		Building C		
height	10.23	height	10.9	33 m higher
storeys	3	storeys	3	-
total floor area	639	total floor area	535	104 fewer sq m
setback from Pentre	2.66	setback from Pentre	1.91	75m less setback
# units	4	# units	3	1 less unit
width facing Pentrel	84	width facing Pentrel	66	
Building D		Building D		
height	10.74	height	11.43	69 m higher
storeys	3	storeys	3	-
total floor area	640	total floor area	720	80 more sq m
setback from Pentre	3.71	setback from Pentre	2.16	1.55 m less setback
# units	4	# units	4	-
width facing Pentrel	84	width facing Pentrel	87	
Building E		Building E		
height	10.73	height	11.33	6 m higher
storeys	3	storeys	3	-
total floor area	638	total floor area	535	103 less sq m
setback from Pentre	2.2	setback from Pentre	2.03	07 m less setback
setback from 1225 F	2.41	setback from 1225 F	2.4	-
# units	4	# units	3	1 less unit
width facing Pentrel	84	width facing Pentrel	66	
TOTAL FSR		TOTAL FSR		-
1.39		1.386		-
TOTAL SITE COVER 4,411 sq m (56.2%)		4491 sq m (57.2%)		1% more
TOTAL # OF UNITS		TOTAL # OF UNITS		1 more
93		94		

## Lacey Maxwell

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**From:** nancy lane macgregor [REDACTED]  
**Sent:** October 22, 2017 8:19 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St

Dear Mayor Helps and Councillors,

Once again I am writing to express my concern about the proposed development at 1201 Fort St.

When I walk through the property as people have done since the Centre for Truth was there, I feel a sense of sadness and incredulity that what is there is not seen by City Hall. On my left the 2nd largest Garry Oak, to be fallen in this new proposal. On my right a Deodar cedar, Scotts Pine, and Douglas Fir all coming down. Without taking a step, to my left six Garry Oaks, now certainly threatened by the smaller setback, yet this is not noticed by the Oct. 10/17 arborist's report. Moving forward, the English Oak on my left, standing very strong and wide, to be felled. And on my right, a fine Copper Beech big enough to be protected in Saanich but not here. A few more steps and I come to the two Giant Sequoias, standing over six stories tall. A 1954 Colonist article states they were planted from seed in the 1860's as were the two at the AGGV and at the entrance to Government House. When I look back there are trees that border the western edge of the property, their critical roots at risk from construction of the driveway to an underground parking lot. One a Big Leaf Maple and the other an English Oak. Along that edge is the last of the nine Garry Oaks, mentioned by the arborist for it's critical root system at risk. What is it that needs to be said to preserve this place?

I have only walked in from Fort St. a few feet but here is where a giant building is proposed where 55% of the population of Victoria cannot afford to live. They will live somewhere else, if the deal can be made. Should all renters live in one area and owners in another? If rent is unaffordable there, should they get out of town? Or like a young Vancouver couple I recently met, should they rent out their rental for AirB&B once a month and visit parents in another place?

A sensitive developer would look at the forest and think, how can I create something as beautiful here, how can I save these trees? Mayors and councillors in cities all over the world from Oslo to Dublin, Ohio care about things like beauty, happiness of citizens, stability of neighbourhoods, climate impacts, global warming, cooling the air, sequestering carbon, saving energy in nearby buildings during storms and summer heat waves, cleaning the air and water that forests provide. You may have met some of these people in your recent conferences. Or you may have heard of the LiDar technology from UBC used in Vancouver to map the tree canopy. One co-op student for one year could map the whole city of Victoria. Can you wait? Can you put your minds to making every tree count? Because every one does. Replacement trees you say, that's the answer. No, a 4 cm d.b.h. tree of 1.5 meter height grown in 2 ft. of soil, inside a container, on top of a parking lot cannot replace what will be lost.

For every tree that is cut at 1201 Fort St. four cars will be the replacement.

We have only walked part of the way into this property. Pentrelew was once the name for "a house on a hill sloping two ways". Here trees were not cut. Instead the canopy was increased creating the urban forest that we know today. B.C. and Victoria's history was made by the people who lived here, for better or for worse.

What will be your legacy?

Nancy Macgregor



## Lacey Maxwell

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**From:** Lana QUINN [REDACTED]  
**Sent:** October 22, 2017 7:59 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort

>  
>  
> As a Rockland resident at 1376 Craigdarroch Rd. I support the revisions and the recommendation to go to a Public  
Hearing.  
>  
> Lana QUINN  
>



## Lacey Maxwell

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**From:** Anna Cal [REDACTED]  
**Sent:** October 22, 2017 9:40 PM  
**To:** Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council  
**Subject:** 1201 Fort, more tricks

Hello dear councillors,

The two images below show more tricks, that illustrators play on our senses.

There are no islands in reality(unless Abstract builds them on public space)

Trees on those island might never be there according to what wee see at Foul Bay and Oak bay corner, thanks to Abstract.

Again human figures and cars are gigantic, and because we see everything in comparison to our , human size, it makes us believe that the buildings are not as tall, as they will be in reality.

No view of Art Gallery is to be found.

Green grass in the bottom of the page is a figment of imagination.

The road is way wider than it is in reality.Those ghosts of the trees will most likely be just that, ghosts. There is no soil depth, but a few feet over massive underground parking. No urban forest will ever grow there again. Ever!!!!

At best, this site will look like Uptown outdoors, cold and sterile.Is that what we want for Rockland?

Respectfully

Anna Cal





**From:** Anna Cal [REDACTED]  
**Sent:** October 21, 2017 7:41 PM  
**To:** Geoff Young (Councillor)  
**Cc:** Victoria Mayor and Council  
**Subject:** 1201 Fort street, commentaries on the letter by Zebra Design

Hello Geoff,

Here are my comments (in red) on letter by Zebra Desing, as found on the development tracker.

1.4 In order to diversify the streetscape of the townhouses, we have changed the dormer roofs on Building D to incorporate hips roofs. Still the roof forms the straight line, cutting effect. On Buildings C & E, we have maintained the shed dormer rooflines. We have also removed 1 dormer on each building – going from 3 dormers to 2 on Buildings C & E, and 4 dormers to 3 on Building D. Lastly, we have incorporated two-storey bay windows on all 4 units of Building D in order to differentiate it from the other two buildings. The extra roof height which makes the height of the townhouses unpalatable, is designed in order to hide the rooftop decks, which are now labelled as dormer roofs. But name them as you will, they are still roof top decks.

1.6 The townhouses have been design in an urban row house form that provides a transition from the contemporary Multi-Unit Residential Buildings (MURBs) on Fort Street to the traditional forms of the single-family homes on Pentrelew Place. No , it is not a transition, it is 5 meter taller than a tallest house on Pentrelew. The 12 meter height is required for better saleability, because lower townhouses will be dwarfed by 15



and 21 meter condominiums. This has nothing to do with the neighbourhood. Some of these homes are 1930s-1940s stucco bungalows while others are older traditional-style arts and craft designs. The townhouses are designed with a monochromatic palette Lots of monochrome, 10 high townhouses looking the same, same colour, same texture, same absence of setbacks. All in one long line. that uses the same brick as the MURBs that is subtly complemented with off-white painted panel detailing that incorporates steep pitched gables, finials, and dentil courses. This is contrasted with bronzecoloured windows and gunmetal grey roofs over each entry. We feel these choices of colours and finishes offer a classic, sophisticated and pedestrian scale transition from the MURBs to the surrounding existing neighbourhood homes. (I don't.)

1.29 We have added a cornice detail at the tops of the chimneys to give greater articulation to their form.

Zebra Design can list all kind of special details, making small changes look big, but it was a monotonous wall, and it still is a monotonous wall.

1.30 In this varied and special neighbourhood, many architectural characteristics, features, and styles are present, from traditional and heritage homes to midcentury modern to west coast contemporary. The development capitalizes on the beauty of special neighbourhood, offering excessive height, massing and monotony in exchange. We have considered this in our group design approach, and while the actual architecture of the Multi-Unit Residential Buildings (MURBs) and townhomes are very different, the landscaping, site layout and replicated materials are thoughtfully designed to merge the two. Exactly, this development is self contained and has little to do with the surroundings. Townhouses and condos merge well with each other, but that's all. An island preserve completely out of context to the surrounding neighbourhood.

The strong element of the brick will provide visual continuity between the larger buildings and the townhouse buildings, and the landscape provides natural cohesion. Within the development, not in relation to the neighbourhood.

The townhouse buildings will serve as a transitional zone between the MURBs and the single-family homes in the surrounding neighbourhood due to their size, street-friendly appearance and pedestrian scale. The bay windows and raised entries near the sidewalk engage strongly with the street. These townhouses are not-friendly. At 1.9 metres away from the sidewalk on a narrow street, standing 12m high, these townhouses loom over the other houses.

The design statement of the townhomes on the Pentrelew side intentionally relates to traditional Rockland homes in terms of architectural detailing, and the size of the buildings will balance with numerous other Rockland residences - particularly the large older character homes that have been divided into suites. There is no balance. This is a narrow street with no boulevards. What they need to balance the other Rockland residences is boulevards of 3 meters, set-backs of 7.6 metres, space between each pair of townhouses of approx 8 meters, and height in proportion to the immediate neighbourhood.

The sense of tradition in Rockland is tangible yet it is also diverse, with numerous contemporary buildings also present. We strive to enhance this unique residential area by providing tasteful, well-designed, practical housing options. (No, if these townhouse were practical, they would not need elevators.). They will resonate with the overall tone of the neighbourhood, enriching its architectural fabric with a variety of forms. (No, it will not enhance this unique area, it will dwarf and suffocate this

unique area.) We respectfully submit the proposed revisions for your review

Where is a reference to the roof top patios, that now are called something else?

The whole development, as proposed, is self-contained, well designed for best saleability. It capitalizes well on the beauty of this, quoting Zebra Design, unique neighbourhood. It answers well to the Municipal Government agenda to create more density along Fort Street, but encroaches on the traditional neighbourhood, paving the way for more future attacks on this vulnerable historic area. It has no creative power to provide more housing and density and yet, add beauty and character to the neighbourhood. It will raise taxes even more and lead to further gentrification of the area, driving modest income homeowners out of this neighbourhood. No canopy trees will ever grow on this property again, because the depth of soil will only be 2 feet.

Thanks for reading my letter

Anna Cal



## Lacey Maxwell

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**From:** Anna Cal [REDACTED]  
**Sent:** October 21, 2017 4:09 PM  
**To:** Jeremy Loveday (Councillor)  
**Cc:** Victoria Mayor and Council  
**Subject:** 1201 Fort

Hi Jeremy,

My biggest problem with this proposal is a lack of variety. It is self contained in size, massing, colour, texture, and does not relate to the surroundings.

Nothing for an eye to cling to, to say nothing about the fact that no canopy trees will ever grow on the "Bellwood" site for the lack of soil's depth and lack of setbacks.

The future tenants of Abstract Developments creation will look at us and see the variety of colours, textures, flowers, greenery. Lots of sky and light.

Every house on Pentrelew place is ground oriented. Every house in the neighbourhood has a substantial set back.

I have a few images here of traditional Rockland and what is proposed.

















The tiny human figure is not tiny enough to keep the correct proportions.



The rendition is amateur, of course, but proportions and colours are very close to be correct







I ask you , for the sake of the future of our city, to reject this development as proposed.

Anna Cal



**Lacey Maxwell**

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**From:** Anna Cal [REDACTED]  
**Sent:** October 21, 2017 12:58 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fwd: 1201Fort/Pentrelew proposal by Abstract

Begin forwarded message:

**From:** Anna Cal [REDACTED]  
**Subject:** Fwd: 1201Fort/Pentrelew proposal by Abstract  
**Date:** October 20, 2017 at 10:43:11 PM PDT  
**To:** "Charlayne Thornton-Joe (Councillor)" <[cthornton-joe@victoria.ca](mailto:cthornton-joe@victoria.ca)>

Hi Charlayne,

Thank you for organizing NCC meeting.

Regarding Fort/Pentrelew project:

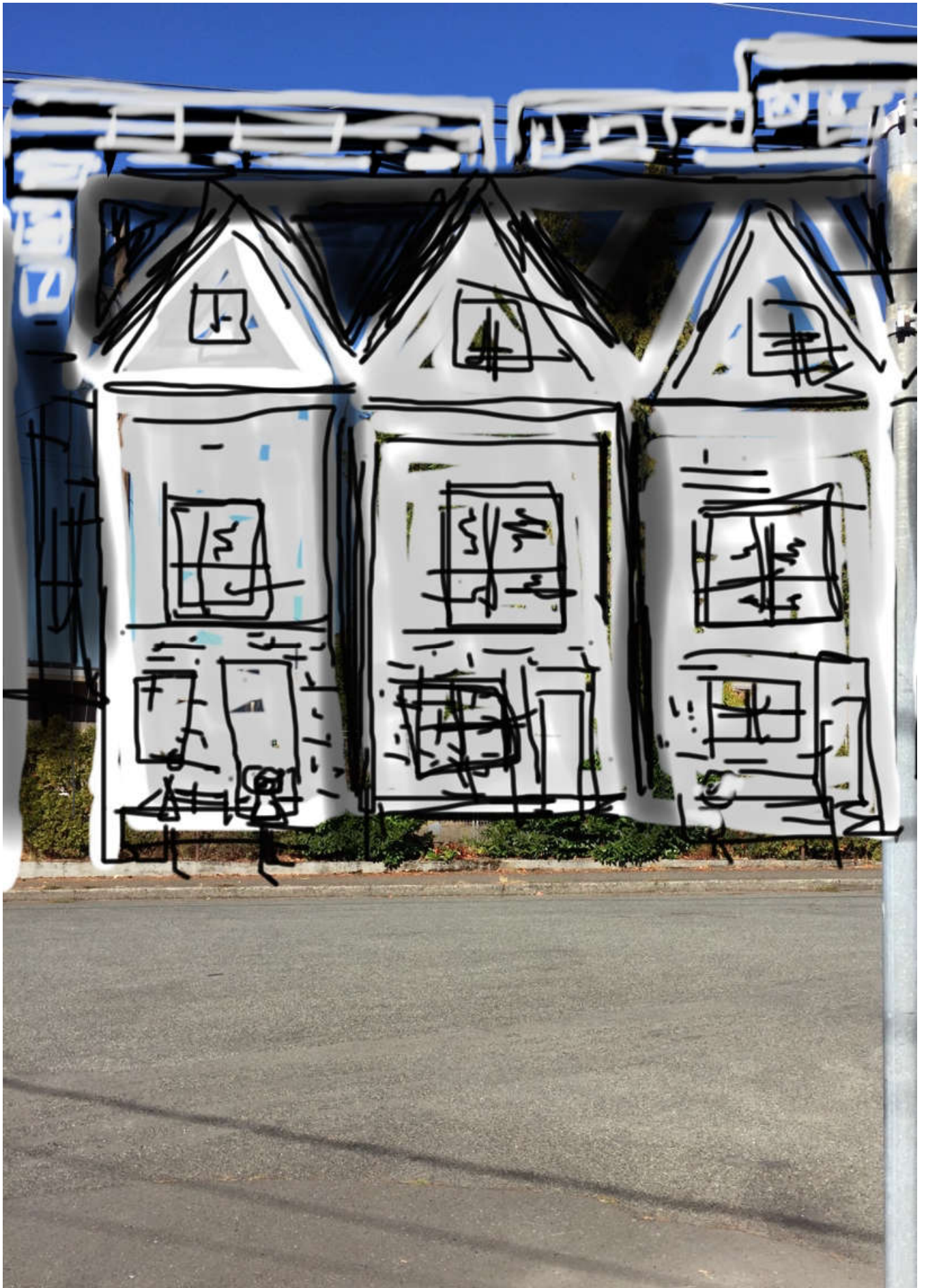
No canopy trees will be able to grow on the site because of the lack of the soil's depth, as underground parking will be under the whole site.

In the beginning there were 10 townhouses. Our community asked for less townhouses. The developer responded by increasing the number to 12. Now, after the first COTW, there are 10 townhouses again.

The townhouses are taller than the street is wide. They provide minimal setback, no variety of colours, and still create a wall. Proportions in my illustration are very close to correct.

The artistic illustrations in the plans have very little to do with reality, thanks to the the fine manipulations of light, proportions, surroundings. The development is going to capitalize on the beauty of our old neighbourhood. If Abstract Developments can build profitable and dense, but lacks creative power to contribute to the beauty of the neighbourhood, then the project should be rejected. I ask you to vote against this project as proposed.

Best  
Anna Cal







## Lacey Maxwell

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**From:** Anna Cal <[REDACTED]>  
**Sent:** October 21, 2017 12:58 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fwd: 1201 Fort, another vision

Begin forwarded message:

**From:** Anna Cal <[REDACTED]>  
**Subject:** 1201 Fort, another vision  
**Date:** October 20, 2017 at 6:23:13 PM PDT  
**To:** "Marianne Alto (Councillor)" <[malto@victoria.ca](mailto:malto@victoria.ca)>

Hello Marianne,  
Thank you for organizing NCC meeting on 25th.

Regarding Pentrelew townhouses:

The height of those, almost 12 meter tall, *does not* contribute to density and increased housing. I looked carefully at the plans, and this excessive height is there because of roof top decks, which are hidden by extra height of the roof. (Roof top decks are called somehow differently by the designer, but they are still what they are, rooftop decks). Excessive height plus almost no setbacks is an upsetting factor.

If you take roof top decks away and stick to the basement and 2 floors, it keeps the same density, but makes townhouses more palatable.

From my personal point of view, 4 storeys on Fort, 3 storeys on south portion, 12 meter high, and 8 townhouses, not higher than 7.6 meters at the mid roof, will be an excellent compromise.

Thank you  
Anna Cal

## Lacey Maxwell

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**From:** Anna Cal [REDACTED]  
**Sent:** October 12, 2017 11:09 PM  
**To:** Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council  
**Subject:** Fwd: Development statistics for Victoria BC

Hello,

Here is my analysis Of Mr. Tinney response to Mrs. Kisson request for statistical data.

J Tinney :while we have some of the data you are requesting we don't have it complied currently and do not currently count some of the items you are requesting and so we are unable to provide it at this time.

*A.Cal Data requested by Lynnete is supremely important. How is it possible that planning department does not have it?*

J.Tinney.:For [1201 Fort](#), the OCP anticipates that the northern portion of the site would be appropriate for multi-family housing up to six-storeys along Fort Street up to a maximum density of 2:1 FSR (a building with floor space equal to twice the site area).

*A.Cal: OCP says:Maximum of 2:1 may be concidered in strategic location. "May be" ! Why the Fort street's section, one way, one bus stop, is supremely strategic?*

J.T. The OCP indicates the southern portion of the site would be appropriate for smaller-scale apartment buildings and/or townhomes to maximum density of 1:1 FSR.

*A.C As long as my eyesight serves me I see that buildings can be only ground oriented, two stories only. How 37 feet tall townhouses, which is a height of an average 4 storey building, fit in to that ? How 15 meter high, 4 storey condo fit in to that?*

J.T. While the OCP anticipates this density and form, it is still up to Council to determine if the application meets these aspects as well as other goals of the OCP in determining if they approve the rezoning.

*A.C. What is an anticipation in this case? Why anticipation works so well for 6 stories, but not so well when it is ground oriented?*

J.T . Given the mature trees along the northern portion of the site and the current park condition along the street edge, the applicant has chosen to redistribute the density anticipated in the OCP , shifting it slightly to the south but keeping to the average density for the whole site to that suggested in the OCP. The shifting of the location of density within the site itself is the driver of the changes.

*A.C. Again, anticipating the highest density without discrimination, without taking any details into consideration. How can you call 4 storey, 15 meter high building is a slight shifting from 7.6 meter zoning)?*

*No canopee tree will grow on this property, because underground parking takes away the necessary depth of soil.*

*What about park like conditions in other parts of property, Beautiful trees on Pentrelew and Memory Garden? I guess they are not worth keeping as they will not function as a hiding device for an oversized development*

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At the April 6 COTW meeting Ms. Meyer corrected an assumption that Abstract's reasons for the OCP amendment is to retain the trees. She ensured that everyone was aware that Abstract's reasons for the OCP amendment is **to shift density and increase it beyond what R1B zoning allows.** Why does Mr. Tinney forget this correction?

Final questions:

Where is a version of a proposal that complies with zoning, so we can compare and understand the benefits of rezoning?

Where is a version of a proposal that “anticipates “ OCP density without “redistribution of it", so we, people who will live with the results of rezoning, can see and learn?

Where is 3d model of current proposal that includes ALL the buildings, pertinent to the future architectural ensemble?

Where is an important data that Lynnette requested, and how do City planners plan our city without this data?

Why Mr. Tinney forgets Ms. Meyer's correction?

My conclusion:

General population, immediate neighbours and the Council are kept in the dark. For what reason, it has yet to be determined.

Anna

Begin forwarded message:

**From:** Lynnette Kissoon [REDACTED] >  
**Subject:** Fwd: Development statistics for Victoria BC  
**Date:** October 5, 2017 at 3:21:06 PM PDT  
**To:** Janet Simpson [REDACTED], Chris Douglas [REDACTED],  
Geanine and Neil [REDACTED], Don Cal [REDACTED], Donald  
Hamilton [REDACTED], Kam Lidder [REDACTED], Anna Cal  
[REDACTED] >, Art Hamilton [REDACTED] >, Anthony Danda  
[REDACTED], Fern Hammond [REDACTED], louise watt  
[REDACTED], Sally Hamilton [REDACTED], nancy lane  
macgregor [REDACTED]

FYI

----- Forwarded message -----

**From:** Jonathan Tinney <[JTinney@victoria.ca](mailto:JTinney@victoria.ca)>  
**Date:** 5 October 2017 at 13:29  
**Subject:** RE: Development statistics for Victoria BC  
**To:** Lynnette Kissoon [REDACTED], Alison Meyer <[ameyer@victoria.ca](mailto:ameyer@victoria.ca)>, Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>  
**Cc:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>, Jocelyn Jenkyns <[JJenkyns@victoria.ca](mailto:JJenkyns@victoria.ca)>, Colleen Mycroft <[cmycroft@victoria.ca](mailto:cmycroft@victoria.ca)>

Lynette – while we have some of the data you are requesting we don't have it compiled currently and do not currently count some of the items you are requesting and so we are unable to provide it at this time.

That said, your question is specific to staff's feedback on the [1201 Fort](#) application and so it is important to note that these comments were not based on the sort of broad analysis that the data you are requesting below would inform. Instead, staff's review is based on current policy contained within the City's Official Community Plan (OCP).

You are correct that a portion of the Truth Centre site is zoned for single-family homes (R-1B zone), however the rest of the site is currently zoned for a four-storey apartment building (R3-AM-2 zone). This is the current zoning, however land owners are legally permitted to request changes to the current zone. When they do, staff look to the OCP to determine what kind of changes would meet the City's future goals.

For [1201 Fort](#), the OCP anticipates that the northern portion of the site would be appropriate for multi-family housing up to six-storeys along Fort Street up to a maximum density of 2:1 FSR (a building with floor space equal to twice the site area). The OCP indicates the southern portion of the site would be appropriate for smaller-scale apartment buildings and/or townhomes to maximum density of 1:1 FSR. While the OCP anticipates this density and form, it is still up to Council to determine if the application meets these aspects as well as other goals of the OCP in determining if they approve the rezoning.

In regards to the OCP amendment being requested, given the mature trees along the northern portion of the site and the current park condition along the street edge, the applicant has chosen to redistribute the density anticipated in the OCP in their application, shifting it slightly to the south but keeping to the average density for the whole site to that suggested in the OCP. The shifting of the location of density within the site itself is the driver of the changes requested to the OCP that Council is considering at the same time as the rezoning.

As you know, staff recommended that Council refer this back to staff to continue to work on design aspects of the proposal. This work is still ongoing.

Please let me know if you have any questions.

Jonathan Tinney

Director

Sustainable Planning & Community Development

City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T [250.361.0511](tel:250.361.0511) F [250.361.0248](tel:250.361.0248)





**From:** Lynnette Kissoon [mailto:████████████████████]  
**Sent:** October 1, 2017 12:19 PM  
**To:** Alison Meyer <[ameyer@victoria.ca](mailto:ameyer@victoria.ca)>; Jonathan Tinney <[JTinney@victoria.ca](mailto:JTinney@victoria.ca)>; Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>  
**Cc:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Subject:** Development statistics for Victoria BC

Hi Alison,

I am writing to you, the Assistant Director, Development Services for the City of Victoria, because you attended the COTW meeting on April 6 to discuss the development proposal for [1201 Fort Street](#). I am also including Jonathan Tinney, Planning Director, City of Victoria and Alec Johnson, Senior Planner for Rockland because of their involvement with the planning of this development.

Please note that I have included Mayor and Council in this correspondence because their decisions on proposals need to be based on sound evidence and data.

At the April 6 COTW meeting, you corrected an assumption that Abstract's reasons for the OCP amendment is to retain the trees. You ensured that everyone was aware that Abstract's reasons for the OCP amendment is **to shift density and increase it beyond what R1B zoning allows.**

In the spirit of transparency, consistency, accountability and shared information, can you please provide me with the following statistics **and the sources** upon which you base those numbers?

I just want to make sure we are all on the same page. Thank you very much in advance,

Lynnette M. Kissoon

Engaged resident of Victoria

<b>Data</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
# of developments approved						
# of units combined for those developments						
# of residents per unit for those developments						
# of people who moved to Victoria						
# of people who working who cannot afford to rent or purchase a home						
Other statistics you feel are relevant to the decision making process						

## Lacey Maxwell

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**From:** Anna Cal <[REDACTED]>  
**Sent:** October 12, 2017 10:48 PM  
**To:** Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council  
**Subject:** 1201 Fort proposal

Dear Councillors,

City of Victoria Strategic Plan says:

*"Victoria is ... city that embraces the future and builds on the past, ... where the community feels valued, heard and understood and where City Hall is trusted."*

*"Engage and Empower the Community"*

*Empower neighbourhood residents... to lead and implement projects.*

*Rebuild trust with the public in terms of meaningful public engagement.*

*City Hall is engaged in a meaningful, two-way conversation with the public.*

Strategic plan was put together with taxpayer's money and hundreds of volunteer hours. It has some excellent language. But, what is the ongoing reality?

OCP and neighbourhood plans are put together with taxpayer's money. They contain some excellent language. But, what is the reality?

In reality developers will seek rezoning, variances, et cetera. Will the voices of local residents go unheard; will the Strategic Plan be quietly forgotten, the zoning changed, the OCP amended?

We do get more and more luxury housing with a concomitant rise in prices of all properties continuing to grow. More and more people are being left behind.

"Affordable housing" for families with combined income of \$150,000? Only top 5 % in Victoria are making over \$100,000.

Are Neighbourhood, Official Community, Strategic Plans' fine aspirational words and phrases just "the food on which our cynicism grows."?

How does City Council expect to engage citizens, empower them, and lead us into the future, when our voices are not heard?

The proposed development of 1201 Fort, if approved, will only succeed in making rich people richer and poor people poorer. It will destroy a rich urban forest, the quiet neighbourhood, it will destroy the remaining trust we have in City Hall and our hope that the ordinary neighbours are valued and respected.



## Lacey Maxwell

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**From:** Jim Fields [REDACTED]  
**Sent:** October 10, 2017 3:00 PM  
**To:** Pam Madoff (Councillor); Lisa Helps (Mayor); Chris Coleman (Councillor); Marianne Alto (Councillor); Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Margaret Lucas (Councillor); Jeremy Loveday (Councillor); Geoff Young (Councillor)  
**Subject:** Truth Center rezoning

Dear Mayor and Councillors

With respect to the proposed rezoning of the Fort Street Truth Center property by Abstract I would like to go on record as being extremely opposed to the plans proffered by Abstract. There is no need for that kind of density and height in an area that would benefit greatly from more green space as opposed to large condo buildings and disproportionately tall townhomes. You're no doubt aware that there is virtually no support from the neighbourhood and it is my hope that you all keep this in mind. When the AGGV rezoning was brought up, you (with the exception of Councillor Young) chose to ignore not only the overwhelming opposition of neighbours, the horrific lack of parking but also the incongruous design and gave it the green light. Thankfully nothing has happened as of yet and hopefully it doesn't proceed. You may think you've encountered a pocket of vigilantes however I hope you'll see that we just want sensible planning from our representatives who listen to the people most affected, not the interests with money.

In closing, I again state that I am fully against the proposed rezoning.

Yours sincerely,  
Jim Fields  
1035 Pentrelew Place



## Lacey Maxwell

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**From:** gail davidson [REDACTED]  
**Sent:** October 23, 2017 2:41 PM  
**To:** Victoria Mayor and Council  
**Subject:** re: 1201 Fort Street October 23, 2017

Dear Mayor and Council,

I am strongly opposed to this development proposal at 1201 Fort Street, as it does reflect the Official Community Plan for the Rockland neighbourhood. It is far too dense, removes too many large and historically significant trees, and is designed based on profit for wealthy investors.

I urge you to look very carefully at the new proposal, which has grown in unit size, reduced parking in an already overcrowded neighbourhood, and does not reflect the city made bylaws in any way!

Also, don't be persuaded to buy into this proposed development due to promised affordable units for housing somewhere, sometime, down the road. Do not give away this valuable land for \$250,000! if the units are not built in the next two to three years, which is pocket change for the investors of this development.

Please, I urge you, do not pass this development proposal as it does not reflect your original recommendations, or the concerns of the Rockland neighbourhood. It will be very disappointing to see this last refuge of green space, in a sea of new developments surrounding the area, to be turned into a mass of luxury condominiums affordable only to the wealthy.

Regards,

Gail Davidson  
[REDACTED]

## Lacey Maxwell

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**From:** Joan Fraser [REDACTED]  
**Sent:** October 23, 2017 2:28 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Developement Proposal

October 23, 2017 Dear mayor and council,

I have worked above the tree line in the Arctic for many years and am always happy returning to Victoria 's amazing trees and greenery.

Arriving back to Victoria in the spring of this year, while driving into the city, I was overwhelmed with sadness viewing the massive changes taking place in Victoria.

A skyline of cranes , more condos., less trees, less greenery. " Crane City " is on the lips of locals and tourists alike. How has this become the norm?

I want to be hopeful.

Please have your voices heard in favour of a development with more sensitivity to the surrounding neighbourhood of Rockland. 94 luxury housing units is not within reason.

Thank-you.

Sincerely,

Joan Fraser  
1010 Pentrelew Place,  
Victoria, B.C.  
V8V, 4J4  
[REDACTED]

Sent from my iPhone

## Lacey Maxwell

---

**From:** Don Cal [REDACTED]  
**Sent:** October 23, 2017 2:16 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development Proposal

Mayor and Council

Victoria, BC

Oct. 23, 2017

Re: 1201 Fort Street Development Proposal

Dear Mayor and Council:

Sometimes I feel like the Fool in Shakespeare's "King Lear", trying earnestly to warn the King against his own actions, his own madness. A Fool who believes the kingdom is slipping into disarray. The King has awarded his lands and power to his two false daughters and husbands only because they openly profess their love for him. They are not good stewards of the land, or the Kingdom. The play ends in tragedy.

It occurred to me the other day, that the real problem with the Crease Property is that it has too many trees. It does not conform to the "one-style-fits-all" mantra of the developers. It does not look like downtown. It is not filled with buildings.

"Build, build, build", is what they chant in a chorus. Our City Staff seems to suffer from the same cancerous thinking. At best, it could be described as "Group Think." Imagine what they would do to Beacon Hill Park, given the chance?

Thankfully, Beacon Hill Park is legally protected, a sanctuary, protected in our little part of the bigger world which seems to be spinning out of control. In these plans and City's Staff recommendation, trees are nothing more than decoration, to be pushed about in pots and planted in thin soil.

According to the OCP, Victoria is "recognized for its high quality of life, heritage, physical beauty, character and charm." (page 13). In any book, the first few pages are the principles on which the book expounds. Everything flows from these opening statements. Does the OCP say that all trees must be cut down? That the design mould for downtown fits all neighbourhoods? It does not.

It goes on to emphasize "stable neighbourhoods...preservation of environmental quality...a greener city...ecological integrity...beautiful natural setting...walk-able neighbourhoods of unique character...human-scaled neighbourhoods". On page 22, it states, "...as Victoria grows, it will be challenged to maintain remnant ecosystems and environmental quality."

The opening words in the OCP are fine words indeed. They do profess City Staff's love for nature.

But, they are only words. They become false words, unless they are backed by concrete action. Our ecological integrity needs to be protected, and can only be well protected in residential neighbourhoods of unique character. Trees are not just decoration. This proposal is too big, too massive, too high, and the setbacks are negligible.

The community of people opposed to the overwhelming size of this development proposal are not a band of surly jesters moping about, in our floppy boots and eccentric caps jingling our bells, in an unlit backstage of some tawdry theatre. We are citizens who have elected you as are our representatives to ensure

we protect what is unique in our city as we progress into the future.. We do not need more “downtown” in our unique residential areas. This proposal does not fit the site. Do not confuse any and all building development as progress.

Thank you.

Don Cal

1059 Pentrelew Place

### Regulatory Capture

Regulatory capture is a form of government failure that occurs when a regulatory agency, created to act in the public interest, instead advances the commercial or political concerns of special interest groups that dominate the industry or sector it is charged with regulating.

(source: Wikipedia)

Geanine Robey 1119 Ormond Street, Victoria, BC V8V 4J9 [REDACTED]

October 22, 2017

Dear Mayor & Council,

Re: Abstract Developments' 3<sup>rd</sup> proposal for 1201 Fort/1050 Pentrelew

I am writing regarding Abstract's proposal for 1201 Fort/1050 Pentrelew. Quite simply, it's my assertion that the City of Victoria cannot demonstrate the need for any further development at this time, let alone dramatically increase densification where it's not allowed according to the OCP. I, on the other hand, can show that residential construction has not only kept pace, but exceeded population growth from 2011 – 2016 and that the city is now heavily over-developing.

I will also address with this letter the issue of housing stock diversity as well as affordability given that these two issues are at the forefront of so many employers and home seekers' concerns.

**Housing under-supply or over-supply?** – I have been documenting all information from Planning Services (Tinney's Aug 20<sup>th</sup> TC OpEd, and his emails to me and various neighbours, vs. public data and my own research on multi-family housing builds (primarily condos) in the City of Victoria. I have had to do my own research because Mr. Tinney asserts that the city does not track housing completions! (The open data site on the city's website shows records of every type of permit imaginable, except occupancy permits.) I can't imagine why this vital information is supposedly not tracked and how the city can properly advise Mayor and Council regarding housing needs if building completions aren't being tracked. (My data, in an email attachment to this letter, has been largely sourced from the Times Colonist, Citified and Douglas Magazine.)



Yet Jonathan Tinney has no compunction about stating that the housing supply is insufficient for the increase in population from 2011 – 2016 (Census data cites 5775 new residents) to present.

His August 20<sup>th</sup> OpEd headline in the Times Colonist read: ‘Supply key to housing affordability challenge.’ But his numbers don’t make sense. The city has not only kept pace with population growth but exceeded it and is on the verge of over-building. Allow me to make my case:



(Note: Mr. Tinney reported here <http://www.timescolonist.com/opinion/op-ed/comment-supply-key-to-housing-affordability-challenge-1.22012156> that 640 units were completed in 2015, not 965 as above. He also said that 940 units were built in 2016.) Adding those numbers, I get 3,747 units x 1.8 occupants/unit (City of Victoria’s multiplier) for a total of 6,744.6 occupant spaces. Given that the population increase in the Census data (2011 – 2016) was 5,775 new residents (not Tinney’s OpEd figure of 1300/year), construction in the City of Victoria has exceeded population growth from 2011 – 2016. To summarize:

**5,775 new residents** (Census data: 2011-2016)

2,807 units completed 2011-2015) + 940 in 2016 = 3,747 units x 1.8 =

**6,745 occupant spaces constructed, 2011 – 2016**

Next, I turned my attention to 2017 and beyond with respect to the City of Victoria's development plans.

Mr. Tinney's stats (from OpEd): **2006 units under construction; 2,237 units in the planning/approvals stage**. My research shows this is inaccurate. On the attached Excel spreadsheet you will find developments listed by name with completion dates as reported from the previously aforementioned sources. I imagine there are more condo developments I've missed and my data excludes multiplexes, suites, carriage houses, infill housing and single family homes, therefore, one can assume my numbers are on the low side.

2017        817 units x 1.8 occupants/unit = 1,470 occupant spaces

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Approved with unknown completion date:

227 units x 1.8 occupants/unit = 409 occupant spaces

Total multi-residential units: 3,978 x 1.8 = 7,160 occupant spaces

Proposed 2,189 units x 1.8 occupants/unit = 3,940 occupant spaces

**6,745 occupant spaces (2011 – 2016)**

**+ 7,160 occupant spaces (2017 – 2020 + )**

**13,905 occupant spaces (2011 – 2020 +)**

**Add to that the proposed 2,189 units (itemized on my spreadsheet) x 1.8 occupants/unit for a total of 3,940 occupant spaces and the current and the impending volume of new construction is even more staggering.**

In participating in the development of the 2012 OCP, which has the “*highest legal status of all plans*” (pg 13), Victorians agreed to accommodate a population increase of 20,000 by 2041. Looking at the entire city:

**13,905 occupant spaces by 2020/20,000 projected population growth by 2041 = 70% of occupancy spaces for 20,000 residents will have been constructed in approximately 10 years!**

**At that rate of growth, Victoria would see a further 27,810 units constructed between 2021 and 2041 for a total of:**

**$13,905 + 27,810 = 41,715$  new occupant spaces (2011 - 2041) largely in condominiums. Add to that number other varieties of construction as previously mentioned, and the city would be building to accommodate at least 50,000 more people. This is not what was planned for in the OCP.**

There is absolutely no social license for construction taking place at this scale therefore, a dramatic increase in density at 1201 Fort/1050 Pentrelew that's zoned 'Traditional Residential' for roughly two-thirds of the site, is entirely unwarranted.

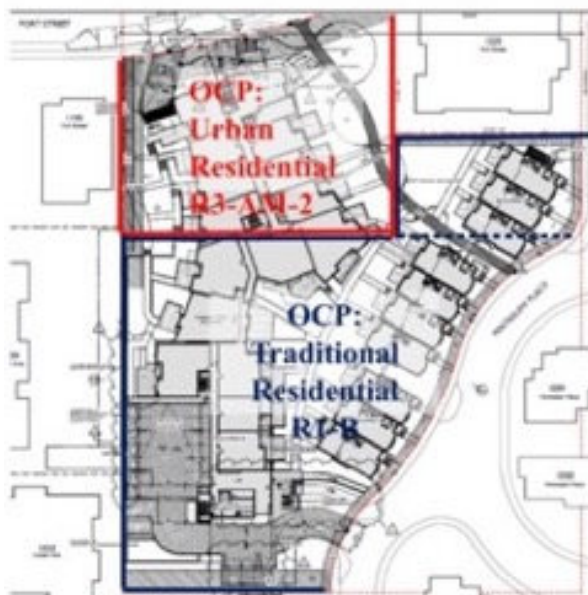
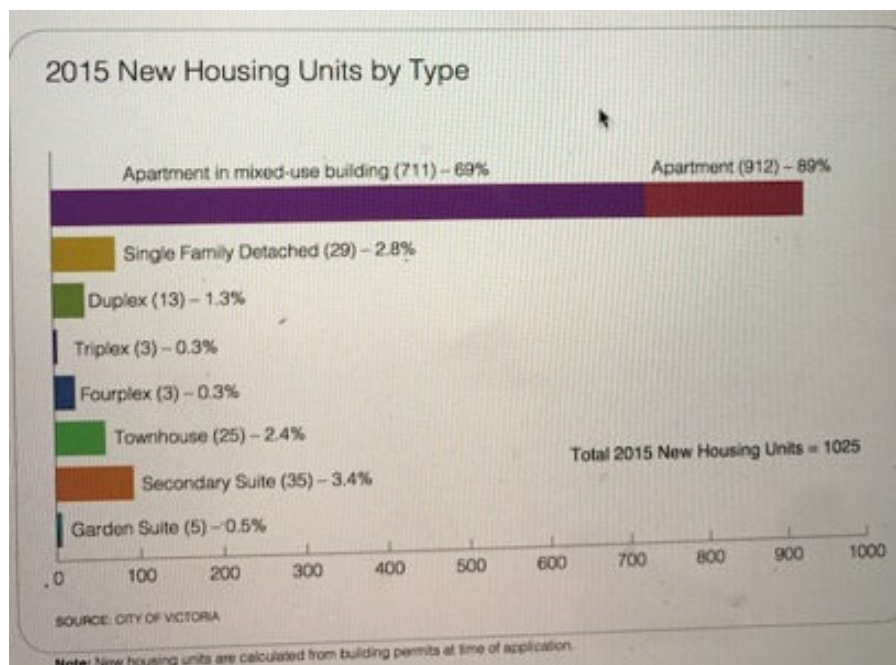


Image from Proposal Submitted – zoning added

Abstract has attempted to justify their request for an OCP amendment by citing their tree retention efforts. Fortunately, at the April 6 COTW, Alison Meyer addressed that ruse when she clarified that the amendment was intended to ***“shift density and increase it beyond what R1-B zoning allows.”*** Abstract has even planned for a portion of their proposed 6 storey building in the R3-AM2 zone to also fall within the R1-B zone.

### **Housing diversity vs. condos, condos and more condos**

Another variable to consider regarding the housing supply is diversity. As per the 2016 OCP Annual Review, *the “OCP encourages a wide range of housing types to support a diverse, inclusive and multi-generational community.”* Abstract’s proposal for 1201 Fort Street does not meet these requirements. More luxury condos and townhomes for the wealthy are not needed. Families and other working-age adults will be excluded.



Rockland and Fernwood neighbours are not opposed to development of 1201 Fort, but are overwhelmingly against Abstract’s plans. A community letter was sent to Mike Miller and copied to Mayor and Council on May 7<sup>th</sup> in which the immediate neighbours laid out our vision for the property. This

was done to counter Miller's assertion that neighbours were divided in their vision for the property's development.

For the south portion of the site, family friendly houseplexes are envisioned by the neighbours. Personally, I think that there can be no justification for underground parking and only minimal above ground parking allowed instead given that 1201 Fort is in a walkable neighbourhood on a transit corridor. (Abstract's argument for densification.) Excluding parking for 127 cars would also vastly reduce the price of these homes, spare the sequoias and other by-law protected trees, save mature trees from eventually dying as a result of extensive blasting, impingement on, and disturbance to, their root zones (from underground parking), and changes in the water table to which established trees do not respond favourably.

As per City of Victoria's 'Future Housing Types: Introduction'

## HOUSEPLEX

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

A houseplex is a new home split into multiple suites. They can be owned by a single owner with the suites being rented, or they can be owned under strata like a townhouse. Houseplexes allow for multiple housing units to be included in a structure that looks like a single-detached house, or fits with a single-detached character. While Victoria already has many older homes converted into multiple suites, the houseplex option refers to new homes that are built with this purpose in mind. There are many possible design approaches.





# COURTYARD HOUSING

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

Courtyard housing is comprised of small single-detached homes developed in a cluster to share open space and parking access. From the street these would look like small homes on narrow lots.

Small private patios can also be incorporated for each unit. This type of housing could include co-housing.



# TOWNHOUSE + SECONDARY SUITE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

Townhouses come in many shapes and sizes. Each townhouse unit includes a secondary suite. Much like in side-by-side townhouses, units will share walls with neighbours and share a ceiling or floor with the rental tenant. Each unit would have a private front entrance with access to the street. This housing type could include co-housing.

The sketch illustrates a single lot with two townhouses, and parking off of the lane. The secondary suite is typically the lower suite, as illustrated.

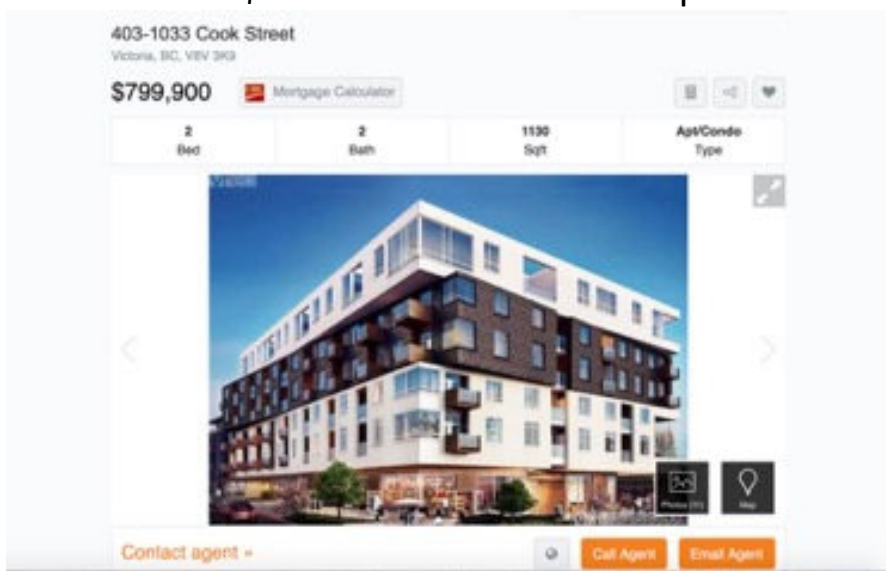








A village of 2 storey houseplexes on the southern portion of the site consisting of any of the above varieties would also be unattractive to investors. Family houseplexes are not good 'lock and leave' candidates.

Yet city staff are promoting instead, housing that's attractive to investors (i.e., 100% rentability) for 1201 Fort. This is a huge mistake. The CHOA (Condominium Homeowners of BC) have data that demonstrates that buildings with rental restrictions have the lowest vacancy rates and provide stable, affordable housing to both owners and tenants as well as having the lowest sales turnovers and the lowest use for short-term accommodations.

### **Affordable housing vs. more luxury units**

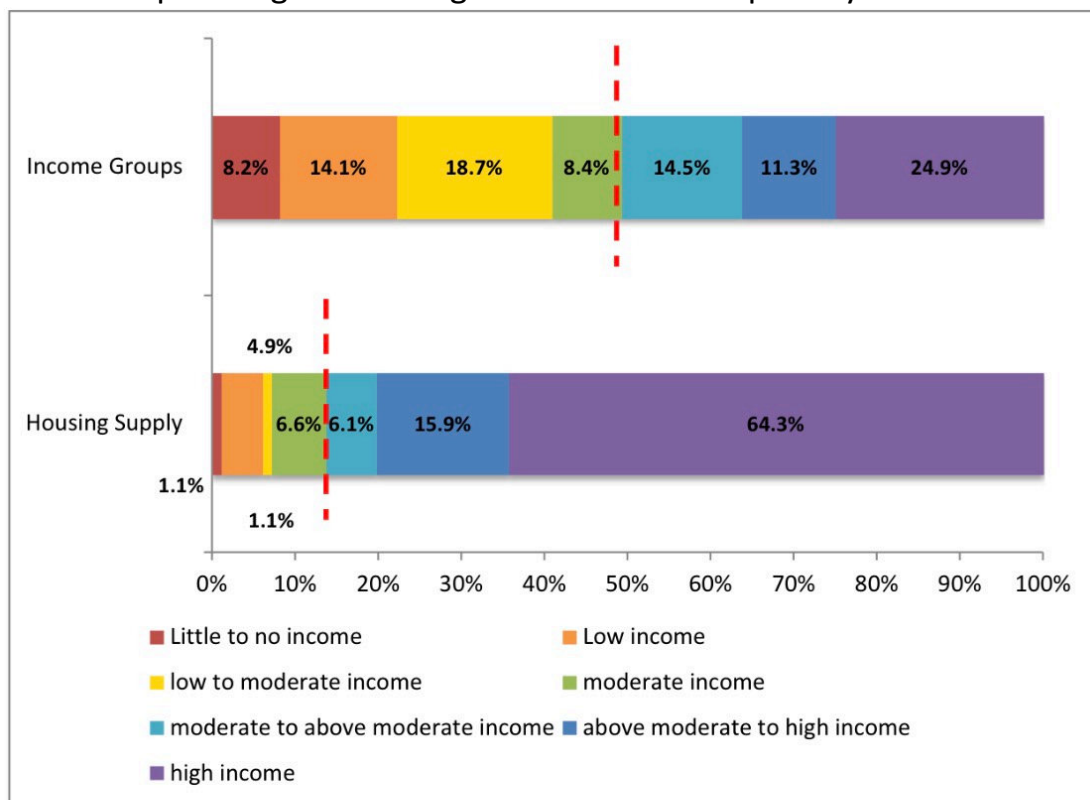
Given that a 2 bedroom regular unit in Abstract's Black and White (at Fort and Cook -- which will have zero landscaping) was listed much earlier in the year at \$799K and a 2 bedroom penthouse (#3) was priced at \$1.5 million in the same building, prices for 1201 Fort Street which will have green space, will undoubtedly be substantially higher. Especially the 3- storey ultra-luxury townhomes proposed for Pentrelew with media rooms, roof top decks and underground parking garages for 2 vehicles. Given Abstract's top prices for 1033 Cook condos, these townhomes homes will definitely cost well in excess of the \$1.5 million condo ticket price.



\$1,500,000			2  3 		
MLS® Number: 376139					
					
<a href="#">Favourite</a>	<a href="#">Compare</a>	<a href="#">Print</a>	<a href="#">Financial</a>		
<b>Property Type</b>		<b>Building Type</b>		<b>Title</b>	
Single Family		Apartment		Strata	
<b>Land Size</b>		<b>Built in</b>		<b>Total Parking Spaces</b>	
1599 sqft		2018		2	

The 2016 OCP Annual Review reported that Victoria has ***“exceeded targets for regional share of new housing”*** yet we know from the survey released in August re: employee recruitment that the type of housing being built is not meeting local needs.

Source: Capital Region Housing Data Book and Gap Analysis 2015



Sources: 2014 Facility Count (GVCEH), BC Housing (2015), Canada Mortgage and Housing Corporation (2014), and 2011 National Household Survey, Statistics Canada

Even so-called “below market” units , e.g., the ‘Vivid’ approved for 849 Johnson with prices ranging from \$275K - \$550K, is inaccessible to most Victorians. To qualify to purchase, prospective buyers must earn less than \$150K yet the most recent Vital Signs report shows that only 5% of the population earns in excess of \$100K. Who then are the luxury builds at 1201 Fort St. for if below market housing is now for the city’s top income earners? More luxury housing stock will only serve to exacerbate our housing crisis.

Furthermore, planning services’ recommendation for a CAC of 10 affordable units outside of Victoria (where lower income earners belong?) and a meaningless penalty of \$25k per unit if the developer fails to deliver in time amounts to little more than a drop in the bucket for Abstract. A penalty of \$250k will likely be less than half the purchase price for a single 1 bedroom unit.

In closing, I ask you to quash Abstract’s proposal for 1201 Fort/1050 Pentrelew as it would contribute to unwarranted over-development and fail to provide needed varieties of housing at income-appropriate prices for local residents.

Sincerely,

*Geanine Robey*

2011 Completions  
2014 City of Victoria Housing  
Report, pg 4: 173 units in 2011  
173 units  
 $\times 1.8 \text{ occupants/unit} = 311$   
occupant spaces

2012 Completions  
2014 City of Victoria Housing  
Report, pg 4: 940 units in 2011  
940 units  
 $\times 1.8 \text{ occupants/unit} = 1,692$   
occupant spaces

2013 Completion  
2014 City of Victoria Housing  
Report, pg 4: 423 units in 2013  
423 units  
 $\times 1.8 \text{ occupants/unit} = 761$   
occupant spaces

2016 OCP Review: 173 units

2016 OCP Review: 940 units

2016 OCP Review: 423 units



### 2014 Completions

2014 City of Victoria Housing  
Report, pg 4: 306 units in 2014  
306 units  
x 1.8 occupants/unit = 551  
occupant spaces

### 2015 Completions

1011 Burdett - 32 condos; 4 T.homes  
Era - 157 units  
Waddington Alley Flats - 7 units  
The Chambers - 34 rentals  
The Junction - 9 units  
N. Park Passive House - 6 units

### 2016 Completions

317 Burnside - 20 units  
The Emerson - 14 units  
Hudson Walk One - 178 rentals  
London Arbor - 12 townhomes  
Oaklands Walk - 5 condos  
8 on the Park - 6 condos/2 Thomes  
Wilson Walk - 108 rentals  
Bond's Landing III - 49 units  
300 Michigan - 14 units  
N. Park Passive House - 6 units  
1016 Southgate 6 T.homes

	249	420
x 1.8	448 x 1.8.	756

Tinney: *640 units completed	Tinney: 940 units completed
640 x 1.8 = 1,152 occupant spaces	940 x 1.8 = 1,692 occupant spaces
* wrong as per report below (965)	

2016 OCP Review: 306 units

2016OCP review: new net housing units  
965  
x 1.8 1737

**2017 Completions**

595 Pandora - 53 units  
 Capital Park - 53 rentals phase 1  
 Escher - 84 units  
 Hudson Walk Two - 106 units  
 The Maddison - 22 units  
 The Horizon @ Railyards - 36 incl THs  
 The Janion - 122 units  
 The Landis - 48 units  
 Legato 960 Yates - 88 units  
 Lee Cheong & Lum Sam - 25 units  
 1531 on the Park - 32 units  
 Madrona 1 - 19  
 Azzurro - 65 rentals  
 Linq - 5 townhomes  
 The George 840 Fort - 59 units

**2018 Completions**

986 Heywood - 21 units  
 Black & White - 75 units  
 220 Cook St - 36 + 17 rentals  
 Encore Bayview - 134 units  
 Ironworks - 164 units  
 Yello - 209 rentals  
 1075 Pandora - 134 units  
 Jukebox Lofts - 215 units  
 Cityzen Residences - 32 units  
 The Row 1154 Johnson - 48 units  
 1008 Pandora - 195 rentals  
 The Horizon Phase II - 42 units  
 1120 - 1128 Burdett - 36 units

**2019 Completions**

701 Belleville - 42 + 131 rentals  
 Hudson Place One - 176  
 Yates on Yates -- 111 units  
 Customs House - 57 units  
 989 Johnson - 206 units  
 1088 Johnson - 37 units  
 989 Victoria - 206 units  
 The Wade - 102 units  
 930 Fort - 62 units

	817		1,358	1130
x 1.8	1470	x 1.8	2444	X 1.8
				2034

Tinney: 2,006 under construction	Tinney: 2,237 in planning/approval stage
2,006 x 1.8 = 3,611 occupant spaces	2,237 x 1.8 = 4,026 occupant spaces

2020 Completions	Unknown Future Completion	Proposed
Hudson Place Two - 170 units	257 Belleville - 35 units	Abstract Pentrelew - 10 T. Homes
Johnson Street Gateway - 121 units	Unity Commons - 16 units	Abstract 1201 Fort 4 storey
Bayview Pl Seniors - 155 units	Mayfair - 83 + 83 units/10-T.Homes	Abstract 1201 Fort 6 storey (94 units in total)
		Fort and Parc - 276 rentals
		930 Fort - 62 units
		937 View - 75 units
		Roundhouse Tower One - 207 units
		Aragon - Cook/Pendergast 4 - 5 storeys
		953 Balmoral - 11 units
		1400 - 1412 Quadra - 118 units
		829 - 891 Fort - 276 units
		727 - 729 Johnson - 30 units
		71 - 75 Montreal - 17 units
		Dockside Green - approx 1023 units
	446	227
x 1.8	803 x 1.8	409 x 1.8
		2,189
		3,940

## Lacey Maxwell

---

**From:** Michelle Dobie [REDACTED]  
**Sent:** October 23, 2017 5:44 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Good evening,

I am resident at 1025 Linden Avenue and my balcony is 10 feet from the property line at 1201 Fort Street (back/South of 1201 Fort Street property).

I understand the Cotw meeting is scheduled for Thursday, October 26<sup>th</sup>. I have been dreading this day in fear of decisions that will be made.


I have sent numerous letters since February 2017 to City Hall after I witnessed the destruction of the Prayer Garden at the back of the property by a bulldozer with no regards for the former church members' remains scattered and buried amongst this greenspace.

I can only hope you will take this decision seriously when considering what the future of Victoria will be ... I fear it is going in the wrong direction. The beautiful, historic, green, unique little city by the sea is being destroyed by greedy developers. This development is based on greed and not helping the housing crisis in Victoria at all.

This development has caused so much stress in my life and my home ... I am not alone. There are hundreds of residents in this neighbourhood feeling the same impact – many are seniors and I fear how this development will impact their health.

Hope you make the right decision.

Michelle Dobie



October 22, 2017

Dear Mayor & Council,

Re: Abstract Developments' 3<sup>rd</sup> proposal for 1201 Fort/1050 Pentrelew

I am writing regarding Abstract's proposal for 1201 Fort/1050 Pentrelew. Quite simply, it's my assertion that the City of Victoria cannot demonstrate the need for any further development at this time, let alone dramatically increase densification where it's not allowed according to the OCP. I, on the other hand, can show that residential construction has not only kept pace, but exceeded population growth from 2011 – 2016 and that the city is now heavily over-developing.

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$13,905 + 27,810 = 41,715$  new occupant spaces (2011 - 2041) largely in condominiums. Add to that number other varieties of construction as previously mentioned, and the city would be building to accommodate at least 50,000 more people. This is not what was planned for in the OCP.

There is absolutely no social license for construction taking place at this scale therefore, a dramatic increase in density at 1201 Fort/1050 Pentrelew that's zoned 'Traditional Residential' for roughly two-thirds of the site, is entirely unwarranted.

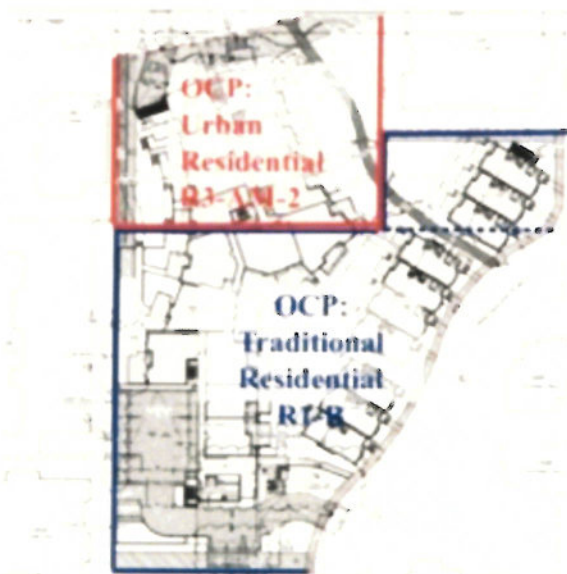


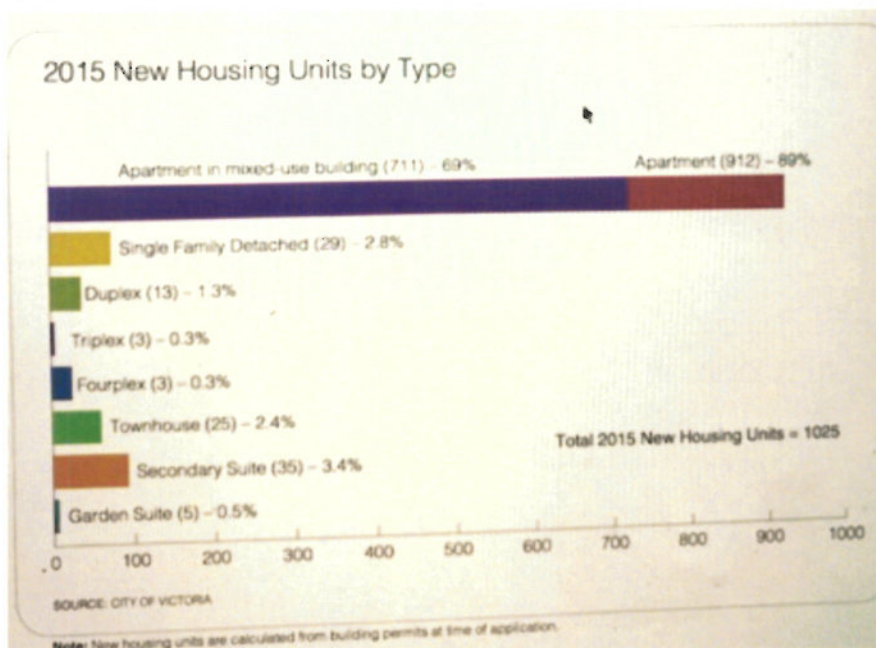
Image from Proposal Submitted - zoning added



Abstract has attempted to justify their request for an OCP amendment by citing their tree retention efforts. Fortunately, at the April 6 COTW, Alison Meyer addressed that ruse when she clarified that the amendment was intended to ***“shift density and increase it beyond what R1-B zoning allows.”*** Abstract has even planned for a portion of their proposed 6 storey building in the R3-AM2 zone to also fall within the R1-B zone.

### **Housing diversity vs. condos, condos and more condos**

Another variable to consider regarding the housing supply is diversity. As per the 2016 OCP Annual Review, *the “OCP encourages a wide range of housing types to support a diverse, inclusive and multi-generational community.”* Abstract’s proposal for 1201 Fort Street does not meet these requirements. More luxury condos and townhomes for the wealthy are not needed. Families and other working-age adults will be excluded.



Rockland and Fernwood neighbours are not opposed to development of 1201 Fort, but are overwhelmingly against Abstract’s plans. A community letter was sent to Mike Miller and copied to Mayor and Council on May 7<sup>th</sup> in which the immediate neighbours laid out our vision for the property. This

was done to counter Miller's assertion that neighbours were divided in their vision for the property's development.

For the south portion of the site, family friendly houseplexes are envisioned by the neighbours. Personally, I think that there can be no justification for underground parking and only minimal above ground parking allowed instead given that 1201 Fort is in a walkable neighbourhood on a transit corridor. (Abstract's argument for densification.) Excluding parking for 127 cars would also vastly reduce the price of these homes, spare the sequoias and other by-law protected trees, save mature trees from eventually dying as a result of extensive blasting, impingement on, and disturbance to, their root zones (from underground parking), and changes in the water table to which established trees do not respond favourably.

As per City of Victoria's 'Future Housing Types: Introduction'

## HOUSEPLEX

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

A houseplex is a new home split into multiple suites. They can be owned by a single owner with the suites being rented, or they can be owned under strata like a townhouse. Houseplexes allow for multiple housing units to be included in a structure that looks like a single detached house, or fits with a single detached character. While Victoria already has many older homes converted into multiple suites, the houseplex option refers to new homes that are built with this purpose in mind. There are many possible design approaches.





## COURTYARD HOUSING

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

Courtyard housing is comprised of small single detached homes developed in a cluster to share open space and parking access. From the street these would look like small homes on narrow lots.

Small private patios can also be incorporated for each unit. This type of housing could include co-housing.



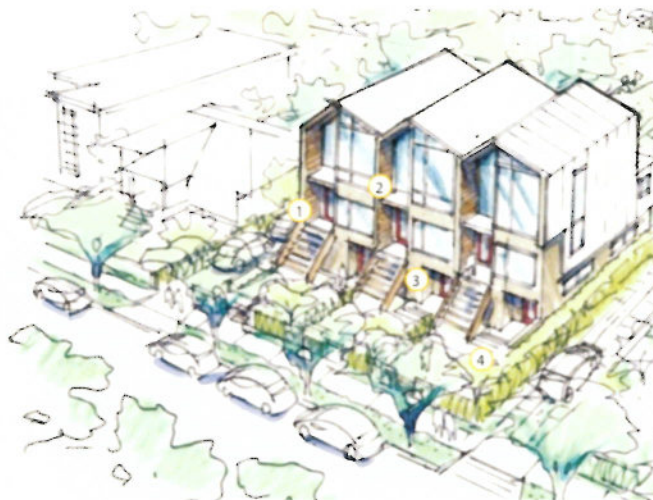
## TOWNHOUSE + SECONDARY SUITE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

Townhouses come in many shapes and sizes. Each townhouse unit includes a secondary suite. Much like in side-by-side townhouses, units will share walls with neighbours and share a ceiling or floor with the rental tenant. Each unit would have a private front entrance with access to the street. This housing type could include co-housing.

The sketch illustrates a single lot with two townhouses, and parking off of the lane. The secondary suite is typically the lower suite, as illustrated.



A village of 2 storey houseplexes on the southern portion of the site consisting of any of the above varieties would also be unattractive to investors. Family houseplexes are not good 'lock and leave' candidates.

Yet city staff are promoting instead, housing that's attractive to investors (i.e., 100% rentability) for 1201 Fort. This is a huge mistake. The CHOA (Condominium Homeowners of BC) have data that demonstrates that buildings with rental restrictions have the lowest vacancy rates and provide stable, affordable housing to both owners and tenants as well as having the lowest sales turnovers and the lowest use for short-term accommodations.

### **Affordable housing vs. more luxury units**

Given that a 2 bedroom regular unit in Abstract's Black and White (at Fort and Cook -- which will have zero landscaping) was listed much earlier in the year at \$799K and a 2 bedroom penthouse (#3) was priced at \$1.5 million in the same building, prices for 1201 Fort Street which will have green space, will undoubtedly be substantially higher. Especially the 3- storey ultra-luxury townhomes proposed for Pentrelew with media rooms, roof top decks and underground parking garages for 2 vehicles. Given Abstract's top prices for 1033 Cook condos, these townhomes homes will definitely cost well in excess of the \$1.5 million condo ticket price.

403-1033 Cook Street

\$799,900



Call Agent



Call Agent

2  
Bed

2  
Bath

1130  
sqft

Apt/Condo  
Type



Contact agent



Call Agent

Email Agent



\$1,500,000  
MLS® Number 376139

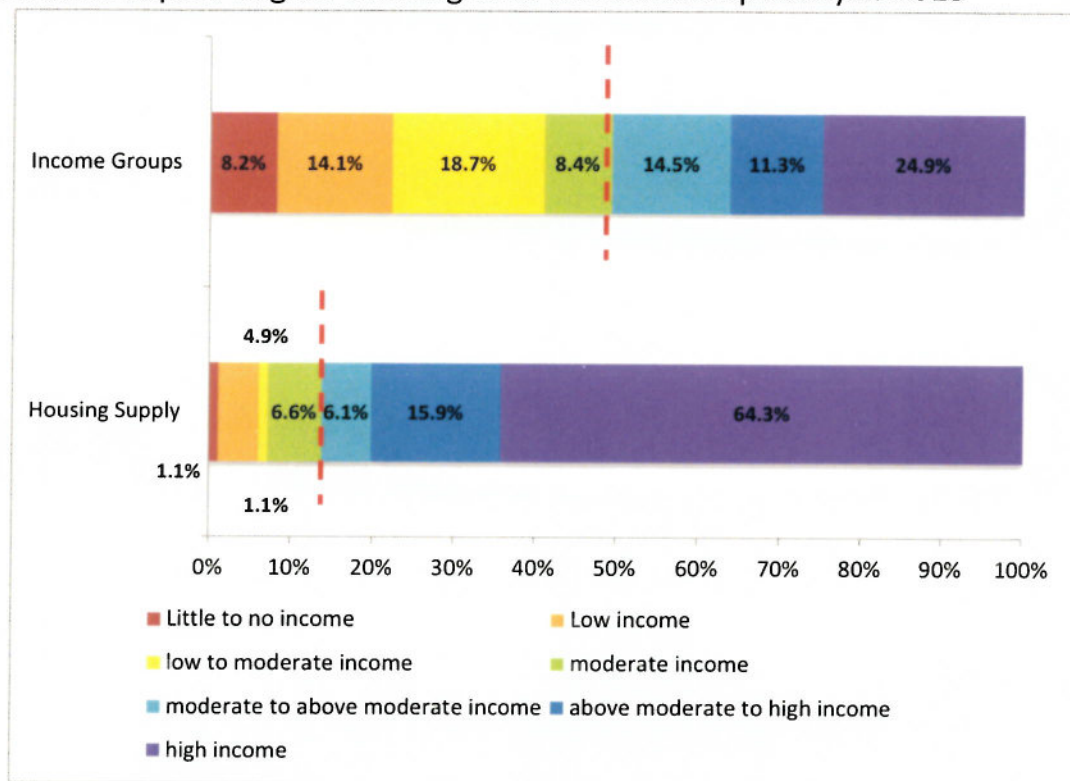
2 3

Favourite Compare Print Financial

Property Type	Building Type	Title
Single Family	Apartment	Strata
Land Size	Built in	Total Parking Spaces
1599 sqft	2018	2

The 2016 OCP Annual Review reported that Victoria has ***“exceeded targets for regional share of new housing”*** yet we know from the survey released in August re: employee recruitment that the type of housing being built is not meeting local needs.

Source: Capital Region Housing Data Book and Gap Analysis 2015



Sources: 2014 Facility Count (GVCEH), BC Housing (2015), Canada Mortgage and Housing Corporation (2014), and 2011 National Household Survey, Statistics Canada

Even so-called “below market” units , e.g., the ‘Vivid’ approved for 849 Johnson with prices ranging from \$275K - \$550K, is inaccessible to most Victorians. To qualify to purchase, prospective buyers must earn less than \$150K yet the most recent Vital Signs report shows that only 5% of the population earns in excess of \$100K. Who then are the luxury builds at 1201 Fort St. for if below market housing is now for the city’s top income earners? More luxury housing stock will only serve to exacerbate our housing crisis.

Furthermore, planning services’ recommendation for a CAC of 10 affordable units outside of Victoria (where lower income earners belong?) and a meaningless penalty of \$25k per unit if the developer fails to deliver in time amounts to little more than a drop in the bucket for Abstract. A penalty of \$250k will likely be less than half the purchase price for a single 1 bedroom unit.

In closing, I ask you to quash Abstract’s proposal for 1201 Fort/1050 Pentrelew as it would contribute to unwarranted over-development and fail to provide needed varieties of housing at income-appropriate prices for local residents.

Sincerely,

*Geanine Robey*

## Lacey Maxwell

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**From:** Andrea Wood [REDACTED]  
**Sent:** October 23, 2017 9:05 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development Proposal

Mayor and Council  
City of Victoria

October 23, 2017

Re: 1201 Fort Street Development Proposal

Dear Mayor and Council,

We write regarding the above noted development and would like to express our concerns. For more than one year Rockland and neighboring residents have demonstrated concern and frustration regarding the Abstract Development proposal to rezone and develop the Truth Centre property at 1201 Fort Street.

We live and own the residence at 1122 Ormond Street, no more than 200 meters of the proposed development.

On April 6, 2017 City Council asked Abstract Development to make revisions to their original development plans to address the resident's concerns regarding massing, height and the overall dense scale of their plans.

While we are encouraged to hear that the City Council and City Staff heard the concerns; nothing of any importance has changed in the revised proposal and now City Staff is strongly recommending the plans.

Many residents who attended the Community Meeting on September 12, 2017 were very disappointed with the minimal changes made by Abstract Development to their proposal.

Please look carefully at this new proposal. You will discover that the changes do not address our concerns; nor do they deal with your original recommendations.

We are strongly opposed to this latest proposal as it does not reflect the needs of our neighborhood. It is too dense, too high and designed for wealthy investors, not new neighbors.

Thank you for your consideration in this matter.

Sincerely,

Andrea and Michael Wood  
1122 Ormond Street  
Victoria, BC  
[REDACTED]



## Lacey Maxwell

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**From:** Deborah Hartwick <[REDACTED]>  
**Sent:** October 23, 2017 7:20 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Dear Mayor and Council,

I worry about the vision for Victoria. There are so many negative things going on right now with the tearing down of existing buildings that could be repurposed, the plethora of high-rises in the downtown core that are not for first time or low income buyers down to the loss of trees throughout the city. Victoria is a tourist town and I doubt if people will really want to come here to look at ill designed, overbuilt and in my opinion ugly buildings. The City had the perfect opportunity to build behind the Parliament Buildings sympathetic designs for the offices, retail and residential. Instead it is a mismatch of buildings that have no context to the heritage buildings. That site should have had an iconic, signature building.

My fear is that the condominium buildings at 1201 Fort Street will look too crowded, too high and do nothing for the neighbourhood. In fact they will effect the neighbourhood negatively. The lack of a traffic study is astounding. Where are the extra cars going to park (not including designated spots)? and there will be more cars involved with the Art Gallery expansion! We have noticed a steady increase in the traffic on Fort Street already. Have you tried to enter onto Fort Street from Linden, Pentrelew, Ormand, Moss, Fernwood and Joan Crescent lately? And there is a school just as the road narrows to one lane!

The items mentioned about the footpath through the property, the trees remaining (which are not the grand Sequoias) and the replacement trees are strictly window dressing. There is no room for the planter trees to grow sufficiently to replace the existing trees that are being removed.

"The local redwood forests are crucial in providing a healthy, stable climate. Studies show that coast redwoods capture more carbon dioxide (CO2) from our cars, trucks and power plants than any other tree on Earth. Through the process of photosynthesis, redwood trees transform carbon dioxide – the leading cause of accelerating climate change — into the oxygen we breathe. When redwoods are cut down, burned or degraded by human actions, they release much of their stored carbon back into the atmosphere. And, they can no longer transform CO2 into the oxygen we breathe. This is a double-whammy for the growing imbalance in the world's carbon cycle and the climate's stability. Deforestation and other destructive land use account for nearly 25% of carbon dioxide emissions around the world." - <https://sempervirens.org>.

Please consider the important, logical feedback you have received from the neighbours.

Thank you for your time.

Deborah Hartwick

## Lacey Maxwell

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**From:** Susanne Wilson [REDACTED]  
**Sent:** October 25, 2017 10:15 AM  
**To:** Victoria Mayor and Council  
**Subject:** Proposed Development of 1201 Fort St.

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, B.C. V8W 1P6

October 25, 2017

Re: Proposed Development of 1201 Fort Street

Dear Mayor and Council,

I am strongly opposed to the development of the Victoria Truth Centre property. I am extremely disappointed that City Staff has recommended this proposal by Abstract Development for the following reasons:

1. It contravenes the Official Community Plan.
2. It will require re-zoning which will alter the character of the Rockland area and, as well, contravenes the 3 - 4 storey Fort Street Heritage corridor.
3. The design, mass and scale of this proposal are unacceptable for this historical property.

Thank you for your attention to this matter,

Susanne Wilson  
1377 Craigdarroch Road,  
Victoria, B.C. V8S 2A8  
[REDACTED]

Ronald Bell / Alison Heldman  
1005 Pentrelew Place  
Victoria, B.C.  
V8V-4J5

October 24, 2017

Via Email

City of Victoria

Attention: Mayor Helps and Council

**Re: Abstract Developments Proposal - 1201 Fort Street and  
1050 Pentrelew Place (the "Proposal")**

The Executive Summary

We believe that you have a duty to say "no" to the Proposal. The Proposal is unsupported by any rational that can withstand even cursory analysis. This means the Official Community Plan remains the guide for the development of the properties. Your duty to the community is to prevent massive over-development which results in the destruction of neighborhoods. Your duty requires that say "no" to the Proposal.

The Background/Analysis

We have written to you about the above Proposal on January 6, 2017 and on May 30, 2017. We reiterate our opposition to the Proposal in the strongest possible terms. The Proposal is entirely incompatible with the site, the neighbourhood, the Official Community Plan, and the zoning.

In our previous correspondence we indicated that the Official Community Plan for the development of the properties should not be varied unless a "need, hardship, or new overriding consideration" could be demonstrated, and this has not been done. Moreover, the City should adhere to the Official Community Plan and avoid the over densification in the false hope that it will solve the "affordable housing" problem. It won't.

Since then the Proposal has had no significant modifications despite the specific directions on April 6, 2017 from the Committee of the Whole.

We are also aware of a number of very thoughtful communications sent to you that detail the ongoing concerns, problems, and deficits of the Proposal.

Our assessment is that, based on the material provided to you, it would be patently unreasonable for the Council to approve the Proposal. We believe that no reasonable basis for approving the massive over-development has been


demonstrated, and that acting properly, it is not possible for you to approve the Proposal.

By acting properly we mean this: the Mayor and Council have a duty to "faithfully perform the duties of [your] office" in accordance with your oath of office. We say that your "duty" is to the community at large, not to developers, and that you must be faithful to the community as it has, and is developing. Specifically, that means adhering to the Official Community Plan, unless some change (usually of a minor nature) is demonstrably necessary. We see this as a high burden. Spot zoning that allows massive over-development, without any rationale that can withstand even cursory analysis, and which results in the destruction of neighborhoods is *ipso facto* bad faith. You are bound by your oath of office, the material presented to you about the Proposal is such that your duty is to say "no" to the Proposal.

Respectfully,

A handwritten signature in cursive script, appearing to read "A. Heldman".

Alison Heldman

A handwritten signature in cursive script, appearing to read "Ronald L. Bell".

Ronald L. Bell

## Lacey Maxwell

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**From:** Don Cal [REDACTED]  
**Sent:** October 24, 2017 12:34 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:** 1201 Fort Street Re-Development Proposal

Mayor and Council

Victoria, BC

October 23, 2017

### 1201 Fort Street Development Proposal

Dear Mayor and Council:

One of the most egregious aspects of this proposal is the developer's massive attempt to externalize the costs of the development onto the community, so that more profits are internalized by the corporation.

This is quite simply done by refusing to pay for the amenities that zoning entails. When viewed by the corporation these amenities are costs. Every other property owner pays them, but this corporation will not.

What is the space around a building that is required by zoning but a public good that other people and neighbours can enjoy? Why do we have zoning at all, but to protect one property owner from the encroachment of buildings on another property? Why do residential buildings have space in front, space on each side, and space at the back? Why are residential buildings limited in height? Why are residential buildings limited in area to a strict relationship to the size of the property?

These rules also apply to the multi-storey condo and apartment buildings in residential zones, along corridors. Take a walk on Linden from Fort Street to Rockland Ave, or Rockland Ave from Linden to Cook Street. Another street with multi-storey buildings is on View Street from Cook to Ormond. Most importantly, on the Heritage Corridor of Fort Street, all the multi-level residential buildings have that all-important space around them.

Good zoning makes good neighbours. We have these rules to ensure peace, order and good government. This space is a public good. The restrictions on the space that a building can occupy on its property are a public amenity of the highest order. There is no greater amenity. At its most fundamental, it is a one-time tax on each property owner. A one-time tax all property owners pay, that will last the community a lifetime. "Taxes are what we pay for a civilized society," to quote Oliver Wendell Holmes, Jr.

But, Abstract Development does not want to pay these taxes, these costs. Here is a partial list of the costs that the corporation is asking the taxpayers of Victoria to pay. It is a list of variances to avoid the requirements of the current zoning of 1201 Fort Street.

- a. increase the maximum height for Building A from 12.00m to 21.42m.



- b. increase the maximum height for Building B from 12.00m to 15.11m.
- c. increase the maximum site coverage from 40% to 57.20%.
- d. reduce the Fort Street setback for Building A from 10.50m to 6.00m (to the building).
- e. reduce the south setback for Building B from 9.00m to 4.67m.
- f. reduce the west setback for Building A from 10.7m to 4.00m (to the parkade structure)
- g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen).
- h. reduce the Pentrelew Place setback for Buildings C,D and E from 5.37m to 2.00m (to buildings) and 1.91m (to stairs).
- i. reduce the required parking from 132 parking stalls to 121 parking stalls.
- j. reduce the required visitor parking from 12 stalls to 9 stalls.

(Add, 100% rentability to this list)

The corporation wants to externalize these costs (onto the community) in order to internalize a larger profit for itself. Wouldn't we all? But, we don't. Society cannot long tolerate individuals or corporations that flout rules, conventions or accepted practises. Where would we be if everyone did this? How much civilization would we buy if no one paid taxes?

There will be some who say that this proposal is an exception. The corporation is willing to pay for these gains with add-ons. Rather than diminish the gains that accrue to it, by externalizing these costs, the corporation is adding on public amenities, the most valuable of which is the so-called Affordability Credit (which is actually a credit of 0.50% in cash). The corporation is not willing to diminish the size of the development at all because the profit is locked in. And, the profit will grow substantially with every cost that is externalized onto the taxpayer and the community.

Of course, I would like to see a cost / benefit analysis done on these variances (and other requests), to ensure that the public is actually ahead when the negotiations are concluded. But, given the fate of the Land-Lift Analysis of the last proposal, it would far wiser for the City to avoid the entire negotiation altogether. Given that the City Staff recommends that all these variances (and other requirements) be happily accepted, I'd say that this road not be taken. (Sometimes, when I look at the thumping enthusiasm with which the City Staff recommends this proposal, despite the sheer volume of its flaws, I must admit that it is hard for me to figure out who is in charge: City Staff or the development corporation.)

It is unwise to allow this Corporation to not pay the costs that all others pay, to, in effect, externalize its costs in order to internalize a larger profit for itself. The zoning requirements for this property should not be carelessly given away in return for the paltry amenities that the corporation is offering. What we are giving away in Public Amenities is far more valuable than what we are being offered in return.

I ask you, our representatives, to protect the public good and follow the only sound advise proffered by City Staff, the alternate motion.

That Council decline Rezoning Application No. 00525 and Development Permit with Variances Application No. 00035 for the property located at 1201 Fort Street and 1050 Pentrelew Place.

Thank you.

Don Cal

1059 Pentrelew Place

#### What is 'Regulatory Capture '

Regulatory capture is a theory associated with George Stigler, a Nobel laureate [economist](#). It is the process by which regulatory agencies eventually come to be dominated by the very industries they were charged with regulating. Regulatory capture happens when a regulatory agency, formed to act in the public's interest, eventually acts in ways that benefit the industry it is supposed to be regulating, rather than the public.

#### BREAKING DOWN 'Regulatory Capture '

Public interest agencies that come to be controlled by the industry they were charged with regulating are known as captured agencies. Regulatory capture is an example of gamekeeper turns poacher; in other words, the interests the agency set out to protect are ignored in favor of the regulated industry's interests

(source: Investopedia)

## Lacey Maxwell

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**From:** Daniel Tschudin [REDACTED]  
**Sent:** October 24, 2017 9:06 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St

Mayor and Councillors

I am not directly affected by the proposed development on 1201 Fort St. However, I quite often cycle or walk up this way to Central Middle School and I am a long term resident of Fairfield.

In my opinion the proposed development is completely out of character for our part of the city. In every aspect it contravenes what's legally and esthetically possible on that site – be it height, density or beauty. The plans show no will to take up a dialogue with the existing site or the neighbouring properties. If the development is approved residents must feel that the proposed wall between USA and Mexico has somehow found its way to Pentrelew Pl.

I always thought the reason to have multiple hearings is so people can listen to each other's reasoning and that hopefully a compromise can, if not be found, at least be outlined. It beggars description that the amended plans show no will to even listen to the concerns of the neighbourhood. A second hearing with basically unaltered plans, at least regarding the concerns uttered at the first hearing, is just a waste of everybody's time, energy and money and I hope that this will be made clear in no uncertain terms at the next meeting.

Sincerely

D.Tschudin

**Lacey Maxwell**

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**From:** [REDACTED]  
**Sent:** October 24, 2017 12:25 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fw: Drugs and current youth issues./1201 Fort Street  
  
**Importance:** High

*Attention To:  
Mayor Lisa Helps and The Victoria City Council.*

*I am sending this along to you as you are mentioned  
in the letter to Judy Darcy, and I have referred to the  
outcome of your studies on the fate of 1201 Fort Street.  
Thank you ,  
Gail Brighton*

*Judy Darcy,  
Honourable Minister of B.C.,  
Mental Health and Addictions.*

*Re: B.C. Children and Youth.*

*Dear Mrs. Darcy,  
It was a pleasure to hear you on CKNW radio a  
few days ago. You confided in the audience that you  
had experienced a difficult childhood which was  
refreshing to hear, and for me, confirmation that  
having a not very stable parent is common.*

*Briefly, I began my working career as a Grade 1  
teacher in Vic West and Lampson schools in the  
days when these areas of Esquimalt were thought  
to be "tough districts". I found the children and  
families to be wonderful and loved my job.  
Subsequently, I married a Family Doctor and we  
moved to a small village of almost 700 residents.  
Why I didn't continue my career is simply a funny  
story. For 15yrs. I worked with the local Boy Scouts,  
volunteered as a tutor, and we re-housed several  
children in our home while families resolved conflicts.*

*Today, years have passed and I am a retired widow  
living in Nanoose Bay continuing to work with many  
youngsters, and hearing often from previous students.  
Enough of me, and hopefully enough to let you know*

*I am involved and have legitimate concerns about today's youngsters.*

*Yesterday was a typical day of issues that come up:*

*1. An old friend and colleague phoned about her grandson who was diagnosed by the school with ADHD two years ago and parents were advised to immediately get him to a doctor and put on Ritalin. This was done by the parents with no research about the connection of this drug to Cocaine and the brain altering, long term effects which continue to be studied. Now this lad is in Gr. 4, is coping well in the morning school sessions, but is restless in the afternoon. A new recommendation is that he be enrolled in a \$7000. Bio-feedback Programme.*

*Granny and I both taught in the B.C. School system before drugging restless, immature (mostly boys) was the method of helping these children. We sent them out in the yard to 'find us 10 acorns' or off to the Librarian to hear a story. A quick change of scenery usually solved the behaviour. An aside, Granny lives on a rural property and the youngster is no problem there as he is encouraged to watch the deer or get involved in a project (often art) to express himself.*

*The point I would love you to consider is that today, we are not seeing children as individuals, but have become used to slotting them into a box as learning impaired, and reliant on drugs. Labeling children at such a young age stays with them for years as I currently am working with a 45 yr.old 'ADHD' male who is amazed that he has the ability to read ! This man went the drug route as a late teen as he realized he would not be able to fulfill his childhood dreams.*

*2. A neighbour (mid twenties female) came to my door with suicidal thoughts, and panic attacks. She could see no answer as her doctor had retired and she had no Ativan. Another young, very bright person given a label (OCD) in childhood and given pills. She subsequently went to the local hospital Mental Health, and told her issue to an intake Nurse who upon hearing she felt suicidal, asked if she was a 'cutter'. The girl told her 'no', but she was having thoughts of jumping off a bridge. In her wisdom the Nurse told her to 'stop playing head games', and told her she could not take her for weeks, nor was she allowed to give her a list of any private counselors who may help. Is the system so jammed up that an ounce of compassion and common sense is out of the question? (Sadly, I worked with my husband for many years, and this response is common from overworked staff in the public system). The young lady returned a few hours later quite discouraged, saying she should find a drug dealer on the street! My doctor has agreed to*



*put her on 'his list' and she is seeing a private counselor today so she can get back to her job.*

*These are just stories of two young people who crossed my path yesterday over an eight hour span. Daily, I speak with someone trying to puzzle a situation. There are thousands of these youngsters out 'there' who have been set adrift by working parents or well meaning schools. Passing a gift of creative expression through the Arts, Sports or other uplifting hobbies/activities to the next generation has lost out to technology. I could write a book about the youngsters I meet and try to be of some help to.*

*Groups are begging for mentors for new immigrants to help them cope with life in Canada, and how to survive. They appear to be of more concern than our own floundering children.*

*One last thought I will give you as I apologize for the length of my note, only because I am passionate about helping young people. I would ask you to please have someone do a research study with B.C. Pharmacists. They are dispensing loads of Ritalin to small children, but worse, these same, and teens are getting the same scripts to help them study in High School and University. (Information from a Pharmacist relative) It is no wonder they see other drugs (legal or not) as the answer to coping with issues. I think this is part of the base of a path to addiction. This possible link needs serious consideration and is being looked at in the U.S.A, and Britain. I am just scratching the surface of what I think is a serious problem.*

*Currently I am writing to the Victoria City Council in hopes of encouraging them to halt the rezoning of a property, formerly promoting spiritual and creative development, now slated for a high rise development. It could easily house a wonderful Mentorship Programme involving youth and seniors.*

*Thank you for reading. I sincerely appreciate your time.*

*Yours respectfully,*

*Gail Brighton,  
NanOOSE Bay.*

## Lacey Maxwell

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**From:** Kathryn Whitney [REDACTED]  
**Sent:** October 24, 2017 3:56 PM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract Property development of the Truth Centre Property, Fort Street

From:  
Dr Kathryn Whitney  
1336 Gladstone Avenue  
Victoria, V8R1S1  
[REDACTED]

24 October 2017

### **To: The Mayor and the City Council of Victoria**

Dear Mayor Helps and members of the Victoria City Council,

I understand that you will soon be making your final decision regarding the development of the Truth Centre property by Abstract Developments in an area that fronts both Fort Street and Pentrelew Place. I was raised in Victoria and have lived here for many decades, including Harris Green, Fernwood, Rockland, and Oak Bay. I have also lived in many other cities in Canada and abroad. My first-hand experience of the difference good town planning - and especially bad town planning - can make to the life, health, and prosperity of residents makes me very concerned about the proposed development.

I urge you to reject Abstract Development's current plans for the Truth Centre site.

I am not opposed to development, which I believe helps more people to be housed. I understand that it is reasonable for the Truth Centre property to be developed in a reasonable manner. Nevertheless, I am very disturbed by the proposal currently before council to develop the property. I believe this proposal, if approved, would permanently damage the character of the Rockland neighbourhood. It would take away precious sun and green space, and it would force an unsustainable number of people onto a small property in an already full urban/sub-urban borderline area.

My two principal objections are these:

1. Density and building height. The proposed condominiums should not exceed the height of adjacent buildings. The condos must take into account the impact of increased traffic, parking, light-block, and noise. I urge you to limit the number of properties to amounts similar to adjacent developments.
2. Set-backs. To my mind, the worst part of the project is the lack of legal set-backs. To suggest putting townhouses right up to the curb on Pentrelew Place, rather than at a reasonable setback that would be expected of all houses in the area, is simply greedy. The townhouses are in their current position only so that the developers can make as much money as possible on the site. If the project includes legal set backs and preserves green space and light, the developers will still make many millions of dollars. Please be strong and resist their pressure to squeeze as much money as possible out of this precious and important land.

I strongly urge you to reject this proposal and to put land and life before profits.

Thank you in advance for your consideration and for your continued work on behalf of the residents of the city of Victoria.  
Your sincerely,

Kathryn Whitney

## Lacey Maxwell

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**From:** Loretta Blasco [REDACTED]  
**Sent:** October 24, 2017 12:25 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Good morning,

I am opposed to the revised proposal to develop the former Truth Centre property at 1201 Fort Street because I don't believe the developer has listened to you or to the community's concerns.

The size, and height of the buildings on this property haven't been properly addressed.

The building facing Fort Street remains the same as the original plans. If the developer would have been listening, I think we would have seen the developer reduce this building by 1 floor, from 5 to 4 floors.

The townhouses on Pentrelew are still too tall, and too close to the street. Again if the developer would have been listening, we would have seen these town homes reduce by 2, and the height adjusted.

The setbacks of this proposal are too small on both Pentrelew side and the Fort Street side. They don't reflect the characteristic of the Rockland neighbourhood, which is space. The set backs should be at least equal to the set backs along the Linden Avenue corridor (7-8 meters) from the sidewalk.

It appears as if this developer cares more about his bottom line than about coming to the table to build a property which could be developed with a sensitivity to the surrounding neighbourhood of Rockland. Abstract Development could reduce the number of units, have family oriented units, which would be a better fit for this neighbourhood.

There is so little change to the height, massing, and density. This is a neighbourhood not a corner downtown. There is already a huge development going in on the corner of Fort and Cook Street, not even 2 blocks from this proposed development.

Please send this proposal back for a complete revision with the comments it deserves. It does not address the concerns that you expressed at the last COTW meeting, nor does it address the concerns of the local community.

Thank you,

Loretta Blasco  
301-1025 Linden Avenue

Sent from my iPad

**Lacey Maxwell**

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**From:** nancy lane macgregor [REDACTED]  
**Sent:** October 24, 2017 9:41 AM  
**To:** Victoria Mayor and Council  
**Subject:** The urban forest

Dear Mayor and Council,

Please find enclosed photos of trees to be “removed” at 1201 Fort St. Nancy Macgregor



















## Lacey Maxwell

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**From:** nancy lane macgregor [REDACTED]  
**Sent:** October 24, 2017 9:53 AM  
**To:** Victoria Mayor and Council  
**Subject:** Urban Forest (last selection are Garry Oaks at risk on Fort St edge of property)

Dear Mayor and Council,

Continued sending of photos of trees to be “removed” at 1201 Fort St. Nancy  
Macgregor





















## Lacey Maxwell

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**From:** nancy lane macgregor [REDACTED]  
**Sent:** October 24, 2017 11:26 AM  
**To:** Victoria Mayor and Council  
**Subject:** Urban Forest

-Dear Mayor and Council,

There are 51 trees on the 1201 Fort St. property. 28 will be "removed" in order to build a 6 story and 4 story condominium and 10 townhouses with underground parking for 117 cars. Most trees are on the Fort St. end of the property, which has never been built on before.

Trees remaining will be unlikely to survive the construction process of blasting glacial rock, and building to the critical root zones of those that remain on the edge. This land is on a Heritage Corridor. Without a second glance, the usual jargon of city planning can be applied to this property. I invite

you to think differently. Imagine walking through this forest as many hundreds have done since the 1940's. What is to be gained by destroying this forest, our heritage, and the health of our community and city? Condominiums will not house the 55 % who desperately hold on to their rental housing costing well over 30% of incomes, or others searching for a place to live. Abstract development is reproducing it's usual plan, to build as high and as wide on each property, selling before it begins construction to wealthy customers, and thus acquiring the next property. This is not a downtown lot with a one story run down building waiting for renewal. This is a property with a history back to pre- confederation in a residential area. With some vision you might imagine a centre at the Pentrelew end of the property. A place for acknowledging the past and a way to the future. Reconciliation is a gift that comes with knowing the history of a place. Knowing that 150 years ago in May 1868 the City of Victoria was chosen as the capital of British Columbia. Knowing that the residents of this place, Attorney Generals A.E. Alston and Justice H. P.P. Crease wrote the laws for how we would proceed. Knowing that during their time The Indian Act unfolded, the Potlatch was banned, the Reserve system began and Residential Schools separated children from families. Isn't it time to stop the move up Fort St of bigger and more expensive housing and think about what could be accomplished here? We could learn from the Songhees and Esquimalt Nations that business can be done differently, with respect, sharing and caring for the environment. I urge you to slow this process, and consider a better solution for this land's use then the proposal before you.

Sincerely, Nancy Macgregor

## Lacey Maxwell

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**From:** Art Hamilton [REDACTED]  
**Sent:** October 25, 2017 10:57 AM  
**To:** Victoria Mayor and Council  
**Subject:** Please ensure something better for 1201 Fort St

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

2017-10-25

### Re: 1201 Fort Street Development Proposal

Dear Mayor and Council:

The proposed development at 1201 Fort street should not be allowed to go ahead. Please consider the following:

- The overwhelming size and look of the development is wrong - it will be a blight on the city – it is too high, too dense and ugly.
- The setbacks are insufficient. For years our city leaders protected setbacks to preserve greenery and maintain Victoria's characteristic attractiveness.
- To succeed in the present and future economy, a modern city must be attractive to ecologically minded businesses. The proposed development removes untouched greenspace and decimates beautiful old trees that grew up with Victoria. (If allowed, the 160-year-old Sequoia - one of only 12 in the area - could grow for hundreds of years more.)
- This particular proposal pays scant heed to the concerns expressed by community and council, to the point that neighbours are left distraught and cynics fear that developers control our city.
- While doing many things that are wrong for Victoria, the proposed development also fails to help the city with the affordable housing it needs.

Please don't let the pressure for pell-mell development in Victoria gain the upper hand - our city needs the most thoughtful guidance at this time. The development of 1201 Fort Street should be much, much better than what is proposed.

Regards,

Art Hamilton

1035 Moss Street  
Victoria, BC

## Lacey Maxwell

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**From:** Bill Birney [REDACTED]  
**Sent:** October 25, 2017 9:51 AM  
**To:** Victoria Mayor and Council  
**Subject:** Re: 1201 Fort Street Development Proposal

Dear Mayor and Council:

May I remind you that this massive proposed development is *between* town centres, not *at* a town centre.

The set-backs on this proposal are far too small, both on the Pentrelew side and the Fort Street side. They seriously take away from a fundamental characteristic of the Rockland neighbourhood: openness.

While they do make some provision for the Pemberton Trail, which is laudable, they do not provide adequate visual space between the buildings, nor for greenery sufficient to label this development as residential.

This is not downtown. The set-backs should be much greater – at least equal to that for the buildings that are adjacent to adjacent properties, or, at least, equal to the set-backs along the Linden Avenue corridor (off Fort Street) which is probably closer to 7 to 8 meters from the sidewalk.

As for the buildings, there are too many, and they are too high for this area of town. The Fort street side should be limited to the height of the condominium on the corner of Fort and Pentrelew. That Great Wall of Pentrelew should be broken up and dropped in height.

I do not criticize the developers for making proposals which will be profitable for them ... that is their business after all. What I do object to is council's reluctance to stand up to developers who seek to increase density, reduce open space, remove mature oak trees, decrease setbacks, create more shadow, worsen the parking shortage, and make only token efforts to create local affordable housing.

William L. Birney

1215 Rockland Avenue  
[REDACTED]

## Lacey Maxwell

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**From:** Don Cal [REDACTED]  
**Sent:** October 25, 2017 12:15 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development Proposal - FSR  
**Attachments:** Table 1.pdf; Table 2.pdf

Dear Mayor and Council, Victoria BC

October 23, 2017

From the April 6, 2017 COTW Recommendation by the Planning Staff.

The following points were considered in assessing this application:

the proposal is consistent with the *Official Community Plan* (OCP) Urban Residential, which envisions density up to 1.2:1 floor space ratio (FSR) with potential bonus density up to a total of approximately 2:1 FSR in strategic locations.

In the October 25, 2017 COTW Recommendation by the Planning Staff.

The proposed number of storeys for the multi-unit residential buildings and the overall floor space ratio of 1.39:1 exceeds the height and density envisioned for sites designated as Traditional Residential; however, the proposed density of 1.39:1 is generally consistent with the maximum envisioned in the OCP.

Well, I'm sorry, but what does 'generally consistent' allow you to accept? That it isn't 2:00.1?

According to the table on page 8-9 of the current proposal documentation, the blended OCP maximum is actually 1.29:1 Yet, the proposal is recommended by City Staff at 1.39:1.

The FSR is the most important part of the proposal, and yet is it not discussed at all. To begin with, it is glossed over quickly without any discussion of how it is determined. What are the criteria that make this sacrosanct number THE NUMBER to blindly accept?

According to the tables on pages 8 and 9 of the current Staff Report, the maximum for Area A is and FSR is 2.0:1, but, quietly forgotten, as if a fact, only if it is a strategic location. I see no compelling argument in their documentation that this is a strategic location.

If fact, the only real strategic value to this property is its Urban Forest Canopy and its 2 acres of space. Also, it is the only small patch of Fort Street Heritage Corridor left intact. Both of these qualities should compel City Staff against choosing this maximum FSR. But, it doesn't. I would hope that, if their interest was for the Public Good, their argument would be to chose a number much less that this theoretical maximum.

From the OCP "As Victoria grows, it will be challenged to maintain remnant ecosystems and environmental quality" (page 22). Of course, we will be challenged to maintain our remnant ecosystems! But, this is not the part of the OCP that City Staff uses to convince you, our elected Representatives, to boldly accept without hesitation, or question.

Where are their numbers to prove these calculations?

Let's start at the beginning. Please remember that the numbers I have for the actual size of each zoned section have been (and remain) well hidden from public knowledge. My numbers are from the percentages given by the development team at one of their public "engagements."



There are two different zones in this property. The smaller portion, along Fort Street (zoned R3-AM2), has a realistic FSR of 1.20:1. This is a portion of the whole equal to approximately 1/3. The larger part of the property, south of this area, is zoned residential (R1-B). It has an FSR of 1:1 for a portion of the whole equal to approximately 2/3.

Blended FSR =  $(1.20 \times .33) + (1 \times .66) = .396 + .66 = 1.06$  FSR

This lower blended FSR would make the proposed development a lot smaller. It might not even need the large group of variances that are a large part of what makes this proposal so unpalatable to me. Of course, one would have to accept that merging these two zones into one site-specific zone is the best course. I have yet to hear that argument either. The only stated reason by the developer has been that this property is problematic. However, it is only problematic because of the volume of units proposed. The FSR is too high. Lower the FSR and the problems disappear. This is not magic. Nor, should this be viewed by the developer as a zero-sum game.

The developer and City Staff have worked closely over many months to bring these plans forward to City Council on two separate occasions. The FSR has not changed. Nor, has it been justified. I am dismayed by the blended FSR of 1.39:1 recommended by City Staff. And, once one starts to question the recommendations put forward by City Staff, one starts to question the fundamental basis of our local governance.

I look forward to the Mayor and Council digging deeper into the numbers in this table by questioning City Staff thoroughly to determine the justifications for them. Further, I think it is very important to understand all the numbers in the table, and the underlying assumptions that define them. Just look at all those asterisks (and the ones that are missing) that represent 'where the **proposal is less stringent** than the standard R3-AM2 zone'. What does 'less stringent' mean? Would 'looser' be a good guess? Would 'over the maximum allowed' be clearer? The verbal obfuscation is easy for most of us to spot. But, in the numbers, it takes some digging because it is much worse.

I look forward to hear this detailed public discussion, and to learn the actual correct area of each parcel, for the public record, (and so that I can correct my calculations.) There may be other citizens who would like to know why the chosen recommended FSR is 1.39:1, when at its maximum interpretation by City Staff, the blended FSR is 1.29:1, while the basic number is only 1.06:1

Nonetheless, the table presents hours of questions, definitions and justifications. I look forward to a thorough discussion of all of these numbers at the COTW.

Thank you,

Don Cal  
1059 Pentrelew

### **Regulatory Capture**

Regulatory capture is a form of government failure that occurs when a regulatory agency, created to act in the public interest, instead advances the commercial or political concerns of special interest groups that dominate the industry or sector it is charged with regulating.  
(source: Wikipedia)

### **BREAKING DOWN 'Regulatory Capture '**

Public interest agencies that come to be controlled by the industry they were charged with regulating are known as captured agencies. Regulatory capture is an example of gamekeeper turns poacher; in other words, the interests the agency set out to protect are ignored in favor of the regulated industry's interests

(source: Investopedia)

## Data Table

The following data table compares the proposal with the existing R3-AM2 Zone and R1-B Zone, as well as, the OCP policy for the Urban Residential and Traditional Residential urban place designations. An asterisk is used to identify where the proposal is less stringent than the R3-AM2 Zone.

Zoning Criteria	Proposal	Zone Standard R3-AM2 Area A	Zone Standard R1-B Area B	OCP Urban Res.	OCP Traditio- nal Res.
Site area (m <sup>2</sup> ) - minimum	7850.00	920.00	460.00 (standard lot) 600.00 (panhandle lot)	N/A	N/A
Number of units - maximum	93	N/A	16 (8 single-family dwelling and 8 secondary suites)	N/A	N/A
Density (Floor Space Ratio) - maximum	1.38:1	1.6:1	N/A	2.0:1 (Area A) 1.00:1 (Area B) 1.29:1 (Combined)	
Total floor area (m <sup>2</sup> ) - maximum	10833.00*	3573.30 (Area A) 2580.00 (Area B) 6153.30 (Combined)		4466.60 (Area A) 5639.80 (Area B) 10106.40 (Combined)	
Storeys - maximum	6* (Building A) 5* (Building B) 3 (Buildings C, D and E)	4	2 (standard lot) 1 (panhandle lot)	6	3
Height (m) - maximum	21.40* (Building A) 18.00* (Building B) 10.23 (Building C) 10.74 (Building D) 10.73 (Building E)	12.00	7.60 (standard lot) 5.00 (panhandle lot)	N/A	N/A
Roof decks	Yes (Townhouses: Buildings C, D and E)	N/A	No	N/A	N/A
Lot width (m) - minimum	95.00	N/A	15.00 (standard lot) 18.00 (panhandle lot)	N/A	N/A

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard R3-AM2 Area A</b>	<b>Zone Standard R1-B Area B</b>	<b>OCP Urban Res.</b>	<b>OCP Traditio- nal Res.</b>
Site coverage % - maximum	<b>47.8*</b>	40%	40.00 (standard lot) 25.00 (panhandle lot)	N/A	N/A
Landscap-ed Area % - minimum	<b>52.2</b>	50%	N/A	N/A	N/A
Setbacks (m) – minimum:				N/A	N/A
Front (Fort St.)	<b>3.78*</b> (Building A)	10.50	7.50 (standard lot) 4.00 (panhandle lot)		
Rear (south)	<b>4.67*</b> (Building B)	9.00 (Building B)	7.50 (standard lot) 4.00 (panhandle lot)	N/A	N/A
Side (west)	<b>2.3*</b> (Building A) <b>0.00*</b> (Building B)	10.70 (Building A) 9.00 (Building B)	1.50 (standard lot) 4.00 (panhandle lot)	N/A	N/A
Side (Pentrelew Pl)	<b>1.86*</b> (Buildings C & E to stairs) <b>2.20*</b> (Building E to building)	5.12 (Building C) 5.37 (Building D) 5.37 (Building E)	3.50 (standard lot) 4.00 (panhandle lot)	N/A	N/A
Parking (minimum)	<b>123*</b>	113 (multi-unit residential) 18 (townhouses) 131 (combined)		N/A	N/A
Visitor parking (minimum)	<b>9*</b>	12 (10% of total parking)		N/A	N/A
Bicycle parking stalls (minimum) Class 1	<b>81</b> (multi-unit residential) <b>12</b> (townhouses)	81 (multi- unit residential) 12 (townhouses)		N/A	N/A
Class 2	<b>2 – 6 space racks</b>	2 - 6 space racks			

## Lacey Maxwell

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**From:** Mari Giron [REDACTED]  
**Sent:** October 25, 2017 11:24 AM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract & Fort St. development

Good morning,

What does the Trudeau Foundation has to say about the breakdown of a city's layout and the complete disregard for its historical planning?

Does it fit in with its agendas to offer grants to deserving scholars who bring about beneficial, humanistic changes, or at least point out solutions? What would the Trudeau Foundation think of its 2006 recipient, Lisa Helps, if it were to examine Victoria's decimation as a historical, attractive city?

I don't think much of the Trudeau Foundation, for many reasons that have already been voiced by its detractors, but even this association would have to agree that full marks to Lisa Helps, would not be in order.

Abstract is over-constructing, thanks to those in municipal governments, which is decimating the character of Victoria. What is more, this is causing increasing congestion. Council needs to acquire some balls and start saying no to construction projects and to arrive at more intelligent solutions. We, the citizens of Victoria, are requesting that a more intelligent, assertive, consulting group be hired to deal with this situation.

Thank you for your attention

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