



Committee of the Whole Report For the Meeting of April 6, 2017

To: Committee of the Whole **Date:** March 23, 2017

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

Subject: Rezoning Application No. 00525 for 1201 Fort Street and 1050 Pentrelew Place and associated Official Community Plan Amendment

RECOMMENDATION

1. That Council refer the application back to staff to work with the applicant to address the following:
 - a. 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
 - b. Removal of the roof decks on the townhouse units
 - c. Alternate alignment and/or widening and refining the design of the public pathway connecting Pentrelew Place and Fort Street.
2. That Council direct staff to bring the application back to Committee of the Whole once these issues have been addressed.

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.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for an Official Community Plan Amendment Application and Rezoning Application for the property located at 1201 Fort Street and 1050 Pentrelew Place. The 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 five-storey multi-unit residential

building and twelve townhouses at this location.

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 for the advancement of plan objectives
- the application meets the objectives of the Placemaking Policies, Parks and Recreation Policies and the Land Management and Development Policies in the OCP which support density towards the upper end of the scale in Urban Residential designated areas that significantly advance the plan objectives and are adjacent to arterial or secondary arterial roads
- consistent with the City's Density Bonus Policy, a land lift analysis was prepared to determine if the proposal could support a community amenity contribution and it was determined that the increase in land value is insufficient to support a community amenity contribution
- the proposed development has been sited to retain the majority of the trees on site including several large Garry Oaks and other Bylaw protected trees; however, shifting the location of the multi-unit residential buildings triggers the requirement for an OCP amendment.

BACKGROUND

Description of Proposal

This Rezoning Application 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 five-storey multi-unit residential building and twelve townhouses at this location.

The following changes from the standard R3-AM2 Zone are being proposed and would be accommodated in the new zone:

- increasing the maximum density from 1.2:1 to 1.38:1
- adding attached dwellings as a permitted use.

Additionally, a number of variances from the standard R3-AM-2 Zone are being proposed and will be discussed in relation to the concurrent Development Permit with Variances Application.

The request to amend the *Official Community Plan, 2012 (OCP)* is necessary in order to change the designation of the south portion of 1201 Fort Street and 1050 Pentrelew from the Traditional Residential to the Urban Residential urban place designation to provide consistency with the north portion of 1201 Fort Street which is currently designated as Urban Residential. The OCP Amendment includes a request to extend the boundary of Development Permit Area 7B (HC): Corridors Heritage to include the south portion of 1201 Fort Street, consistent with the north portion of 1201 Fort Street and 1050 Pentrelew Place.

Affordable Housing Impacts

The applicant proposes the creation of 93 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for these properties.

Active Transportation Impacts

The applicant has identified a number of measures to support active transportation, which will be reviewed in association with the concurrent Development Permit Application for these properties.

Public Realm Improvements

The following public realm improvements are proposed in association with this Rezoning Application:

- new boulevard bump-outs along Pentrelew Place and Fort Street
- enhanced boulevard plantings and street trees
- a 1.8m wide public pathway connecting Pentrelew Place to Fort Street and associated wayfinding signage, lighting and landscaping.

These public realm improvements would be secured with a Section 219 covenant, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Land Use Context

The area is characterized by a mixture of residential buildings ranging from two-storey single-family dwellings to four-storey multi-unit residential buildings. The subject site is adjacent to a four-storey multi-unit residential building to the east along Fort Street and a two-storey heritage designated house to the west along Fort Street. Between Linden Avenue and Ormond Street, across from the subject site, are several heritage designated houses. These heritage houses have been converted to professional office use and other commercial uses. To the southwest of the site, fronting Linden Avenue and backing onto the subject site, are two four-storey multi-unit residential buildings. To the south of the property and to the east across Pentrelew Place are single-family dwellings. The Art Gallery of Greater Victoria is located one block east of the subject site along Wilspencer Place.

Existing Site Development and Development Potential

1201 Fort Street is presently developed as a Church. The site has two zones that apply to it, with the north portion (Area A on the attached map) fronting onto Fort Street in the R3-AM2 Zone, Mid-Rise Multiple Dwelling District, and the south portion (Area B on the attached map) in the R1-B Zone, Single Family Dwelling District.

Under the current R3-AM2 Zone, Area A could be subdivided from the parent parcel and developed as a four-storey multi-unit residential building with a floor space ratio (FSR) of 1.2:1. The R3-AM2 Zone also includes a bonus density provision that increases the maximum FSR up to 1.6:1 for projects that provide enclosed parking and maintain 50% of the site as open-site space.

Under the current R1-B Zone, the south portion (larger part of Area B on the attached map) of 1201 Fort Street could be subdivided into seven lots; however, three of the lots would be panhandle lots and subject to Council approval under Development Permit Area 15B: Intensive Residential – Panhandle Lot. If panhandle lots were not proposed, the southern portion of the site could be subdivided into five deep lots while meeting the minimum 15m lot width specified

in the R1-B Zone. Each of the lots could be developed as a single-family dwelling with a secondary suite.

1050 Pentrelew is presently developed as a single-family dwelling. Under the current R1-B Zone it could be redeveloped as a single-family dwelling with a secondary suite.

Under the existing zone, trees located within the building envelope could be removed subject to an approved Tree Permit. Protected trees that are removed must be replaced at a ratio of 2:1 on site, as per the Tree Preservation Bylaw.

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 Traditional Res.
Site area (m ²) - 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 ²) - 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

Zoning Criteria	Proposal	Zone Standard R3-AM2 Area A	Zone Standard R1-B Area B	OCP Urban Res.	OCP Traditional Res.
Site coverage % - maximum	47.8*	40%	40.00 (standard lot) 25.00 (panhandle lot)	N/A	N/A
Landscaped Area % - minimum	52.2	50%	N/A	N/A	N/A
Setbacks (m) – minimum:				N/A	N/A
Front (Fort St.)	3.78* (Building A)	10.50	7.50 (standard lot) 4.00 (panhandle lot)		
Rear (south)	4.67* (Building B)	9.00 (Building B)	7.50 (standard lot) 4.00 (panhandle lot)	N/A	N/A
Side (west)	2.3* (Building A) 0.00* (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)	1.86* (Buildings C & E to stairs) 2.20* (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)	123*	113 (multi-unit residential) 18 (townhouses) 131 (combined)		N/A	N/A
Visitor parking (minimum)	9*	12 (10% of total parking)		N/A	N/A
Bicycle parking stalls (minimum)					
Class 1	81 (multi-unit residential) 12 (townhouses)	81 (multi- unit residential) 12 (townhouses)		N/A	N/A
Class 2	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*, the applicant has consulted the Rockland Neighbourhood Association CALUC at a Community Meeting held on January 12, 2017. A summary of the meeting is attached to the report. The applicant has also hosted several independent community consultation events, which are described in the applicant's letter to Mayor and Council.

ANALYSIS

Official Community Plan

The OCP identifies the northern portion of 1201 Fort as being located in the Urban Residential urban place designation, which envisions floor space ratios generally up to 1.2:1 FSR with increased density up to approximately 2:1 FSR. Policy 6.23 of the OCP notes that applications seeking density towards the upper-end of the scale will generally be supported when the proposal significantly advances Plan objectives and are located adjacent to an arterial or secondary arterial road; in this instance, the property is located on Fort Street, which is classified as a secondary arterial road. The OCP notes that within each designation, decisions about density and building scale for individual sites will be based on site-specific evaluations in relation to the site, block and local area context, and will include consideration of consistency with all relevant policies within the OCP and local area plans.

The OCP encourages a range of housing types, forms and tenures across the City; the proposal would provide approximately 81 new multi-unit residential dwellings in a combination of one and two-bedroom units, and 12 three-bedroom townhouses fronting Pentrelew Place. These new units would contribute towards the housing need for the home ownership end of the housing spectrum. Although no rental units are proposed, staff are recommending a Housing Agreement to ensure that future strata bylaws could not prohibit strata owners from renting units to non-owners.

The proposal supports the OCP vision for Rockland by retaining the majority of the large trees on site, which contributes to the City's urban forest, as well as, enhancing the Fort Street corridor which defines the northern boundary of the neighbourhood. In terms of advancing the OCP's strategic direction for Rockland, the proposal supports greenway connections by providing a public pathway connecting Fort Street and Pentrelew Place. A Statutory-Right-of-Way on the west side of the site is also proposed and would provide for a future pathway connection. The location of this future connection is generally consistent with the conceptual alignment of the Pemberton Trail, as identified in the OCP.

Local Government Act (LGA) Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the public hearing requirements. In this instance, all owners and occupiers within a 200m radius of the site have been notified and invited to participate in a Community Association Land Use Committee (CALUC) Community Meeting. Staff recommend that following revisions to address staff's concerns and a subsequent Committee of the Whole meeting, additional consultation opportunities should include a mailed notice of the proposed OCP amendment to all owners and occupiers of land within a 200m radius of the site and posting 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.

The OCP Amendment Application will change the Urban Place Designation of the south portion of 1201 Fort Street and 1050 Pentrelew Place from Traditional Residential to Urban Residential, and amend the boundary of Development Permit Area 7B (HC): Corridors Heritage to include the south portion of 1201 Fort Street. Given the surrounding area is characterized by low and medium density residential development, the consultation that has occurred to date and additional consultation opportunities proposed at this stage in the process is recommended as adequate. Consultation with specific authorities under Section 475 of the LGA is not recommended as necessary.

Council must specifically consider whether consultation 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 is required. However, further consultation is not recommended as necessary due to the nature of this amendment.

Staff will provide the recommended wording for Council's consideration in a subsequent report to Committee of the Whole if Council chooses to refer the application back to staff or if Council chooses the alternate recommendation, the required wording with respect to consultation on the OCP Amendments is provided in this report.

After first reading of the OCP Amendment Bylaw, Council is also required to consider the OCP Amendments in conjunction with the City's Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital District Solid Waste Management Plan. This proposal will have no impact on any of these plans.

Local Area Plans

The proposal is inconsistent with the *Rockland Neighbourhood Plan 1987* policy that discourages any changes to the boundary of the current apartment zoning in the neighbourhood; however, given the large site size and the site constraints presented by the large mature trees, a more comprehensively planned site that requires a shift in the current zoning boundaries is supportable. The *Neighbourhood Plan* also encourages new apartment development along Fort Street to relate in scale to the residential properties to the south. Subject to revisions to address staff concerns with regards to the design and liveability, the townhouses proposed along Pentrelew Place will provide a transition in scale between the multi-unit residential buildings and the existing single-family homes to the east and southeast of the site.

The proposed public pathway and retention and enhancement of the Garry Oak ecosystem is consistent with the Neighbourhood Plan policy related to the retention of private green space as the amount of park space in the Rockland Neighbourhood is below City standards.

Density Bonus Policy

Under the City of Victoria's Density Bonus Policy, the value of a Community Amenity Contribution (CAC) from a rezoning that requires an OCP amendment is negotiated based on an independent land lift analysis. Coriolis Consulting Corp. was retained by the City of Victoria to analyze the financial performance of the proposed project and to estimate the change in property value associated with the proposed rezoning. The analysis indicates that the value of the subject site will not increase due to the proposed rezoning application and recommends that the proposed public pathway be considered a community amenity contribution from the project. A summary of the analysis is attached to the report.

Tree Preservation Bylaw

A number of mature trees, many of which are Bylaw protected, are located on the site. The proposed buildings have been sited and designed to retain the majority of the trees. The applicant has provided an arborist report that provides further details on measures to mitigate the impact on the trees. In addition, the application includes the planting of 16 bylaw replacement trees and a total of 71 new trees planted on site and in the adjacent road Right-of-Way.

CONCLUSIONS

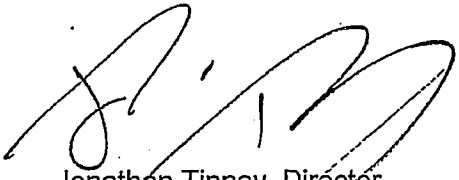
The proposal is generally consistent with the OCP as it relates to low-rise, multi-unit residential development within Urban Residential areas; however, Staff recommend that Council refer the application back to staff to work with the applicant on site planning, transition and building design refinements.

ALTERNATE MOTION

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

Respectfully submitted,


Alec Johnston, Senior Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:

March 31, 2017

List of Attachments:

- Subject Map – Appendix 1
- Aerial Map – Appendix 2
- Area Map – Appendix 3
- Plans date stamped February 3, 2017 – Appendix 4
- Letter from applicant to Mayor and Council dated March 20, 2017, February 2, 2017 November 29, 2016 and September 27, 2016 – Appendix 5
- Community Association Land Use Committee Comments – Appendix 6
- Arborist Report dated November 24, 2016 – Appendix 7
- Summary of Land Lift Analysis dated January 26, 2017 – Appendix 8
- Crime Prevention Through Environmental Design Evaluation date stamped November 29, 2016 – Appendix 9
- Correspondence – Appendix 10



Committee of the Whole Report

For the Meeting of April 6, 2017

To: Committee of the Whole **Date:** March 23, 2017

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

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

RECOMMENDATION

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
 - 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.

LEGISLATIVE AUTHORITY

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 *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 information, analysis and recommendations for a Development Permit Application for the property located at 1201 Fort Street and 1050 Pentrelew Place. The proposal is to construct a six-storey multi-unit residential building, a five-storey multi-unit residential building and twelve townhouses. The variances are related to height, site coverage, setbacks and parking.

The following points were considered in assessing this application:

- a portion of the site is subject to the guidelines currently contained in Development Permit Area 7B (HC): Corridors Heritage, and an Official Community Plan Amendment Application is associated with this application which proposes to extend the boundary of DPA 7B (HC) to include the south portion of the subject site

- the application is inconsistent with the objectives for Development Permit Area 7B (HC), which encourage buildings that enhance the heritage character of the Fort Street corridor
- the application is inconsistent with the *Buildings, Signs and Awnings Advisory Design Guidelines* with respect to materials, colour and fenestration pattern
- subject to the revisions outlined in the staff recommendation for Rezoning Application No. 00525, the proposed height and setback variances may be supportable based on architectural interventions and mitigation measures. They may also be considered supportable given the application's consistency with other policies and regulations (Tree Bylaw, Highway Access Bylaw)
- the proposed roof decks are not supportable based on the potential impacts they may have on neighbouring properties
- the proposed parking variance is supportable based on anticipated parking demand at this location.

BACKGROUND

Description of Proposal

The proposal is to construct a six-storey multi-unit residential building, a five-storey multi-unit residential building and twelve townhouses. Specific details include:

Multi-unit Residential: (Buildings A and B)

- a six-storey multi-unit residential building fronting onto Fort Street (Building A)
- a five-storey multi-unit residential building situated in the interior of the site with primary pedestrian access from Pentrelew Place (Building B)
- one level of underground parking accessed from Fort Street, which also provides access to a secure bicycle storage area with 47 Class 1 parking stalls
- a driveway from Pentrelew Place provides access to three visitor surface parking stalls, 16 at-grade parking spots enclosed at the ground level of Building B, and a secure bicycle storage room with 34 Class 1 parking stalls
- private balconies for all units above the ground floor with metal picket rails for the lower two storeys and glass guardrails for the upper storeys
- private patios and separate at-grade access for all ground floor units
- façade articulation through offset windows and balconies
- white painted textured acrylic stucco as the primary cladding material
- natural stone cladding for the ground floor
- western red cedar soffits and fascia
- terracotta vertical louvres and aluminium frame for the balcony screens
- textured composite panels for patio walls
- exposed steel columns painted grey.

Townhouses (Buildings C, D and E)

- three townhouse buildings of four units each fronting onto Pentrelew Place (Buildings C, D and E)
- underground two-car garages for the townhouses are accessed from Fort Street
- rooftop decks with stair and elevator access for each townhouse unit
- individual private patios with planting at the rear of each townhouse unit
- white painted textured acrylic stucco as the primary cladding material
- stone veneer for the base of the buildings and chimneys.

The proposed variances are related to:

- increasing the maximum height for Buildings A and B
- increasing the maximum site coverage
- reducing the minimum front, rear and side yard setbacks
- reducing the minimum number of vehicle parking stalls.

Sustainability Features

As indicated in the applicant's letter dated September 27, 2016 the following sustainability features are associated with this application:

- landscaping that enhances the ecology of the Garry Oak tree stand through better rainwater retention, use of native species and planting of juvenile Garry Oaks
- secure and easy access bike storage facilities.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- 81 Class 1 bicycle parking stalls
- 12 Class 2 bicycle parking stalls.

Public Realm Improvements

Proposed public realm improvements are discussed in association with the concurrent Rezoning Application associated with this property.

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on January 11, 2017. The Panel was asked to comment on the following aspects of the proposal:

- architectural expression of Buildings A and B as it relates to the Guidelines and the context within Development Permit Are 7B (HC)
- architectural expression of Building A as it relates to Fort Street and any opportunities to enhance the pedestrian experience and improve the building's relationship with the street
- townhouse siting and design to alleviate pinch points at the north and south corner units
- public pathway improvements, specifically the alignment, CPTED considerations, landscaping and wayfinding.

The minutes from the meeting are attached for reference and the following motion was carried (unanimous):

"That the Advisory Design Panel recommend to Council Development Permit Application No. 000525 for 1201 Fort Street and 1050 Pentrelew Place be approved with recommendations as proposed: Review the townhouse elevation, design and layout to alleviate the pinch point between Buildings B & C."

In response to the ADP recommendation, the applicant provided a letter of rationale for the proposed design and additional figures to illustrate the privacy mitigation measures. The letter is attached to this report. In addition, staff have concerns with the overall architectural expression and site planning as it relates to the low density residential context to the south of the site.

ANALYSIS

Development Permit Area and Design Guidelines

The north portion of 1201 Fort and 1050 Pentrelew are designated under Development Permit Area 7B (HC): Corridors Heritage within the *Official Community Plan 2012* (OCP). As part of this application, the Applicant has requested an amendment to the OCP to extend the boundary of DPA 7B (HC) to apply to the entire site. The objectives of this designation include:

- *To conserve the heritage value, special character and the significant historic buildings, features and characteristics of this area*
- *To achieve a more cohesive design, and enhanced appearance, along arterial and secondary arterial streets through high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions.*

Given the property is located in a Heritage Conservation Area, the project's overall fit within the heritage context is important and is a consideration noted in the analysis. Design guidelines that apply to properties within DPA 7B (HC) that are outside of the Downtown Core and are not heritage registered or designated are the *Advisory Design Guidelines for Building, Signs and Awnings* and the *Guidelines for Fences, Gates and Shutters*. As noted below, the application would benefit from design revisions to ensure it is consistent with the guidelines and the objectives for DPA 7B (HC).

Advisory Design Guidelines for Buildings, Signs and Awnings

These guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis is placed on the solution to these general aspects: design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, street relationship and landscape plan.

As stated in the applicant's letter, one of the principle design objectives is to preserve the mature trees and the character they lend to the site. To this end, the buildings are situated and designed to serve as a backdrop to the existing tree canopy, a feature that adds to the special character of the Fort Street Corridor. Although this concept aligns with the guidelines, the overall architectural expression could be more sympathetic to the historic context along this section of the Fort Street Corridor, which includes several heritage designated houses clustered between Linden Avenue and Ormond Street. Specifically, the choice of white acrylic stucco as the predominant cladding material and the placement of the windows in the multi-unit residential buildings is of particular concern to staff.

Additionally, although the tree canopy has been utilized to help mitigate potential privacy impacts and to reduce the perception of the massing, , the development should also provide an appropriate transition to lower density building forms through variation in massing and height, and potentially further stepping back some upper storeys.

The proposed townhouses along Pentrelew Place provide a sensitive transitional form between the proposed multi-unit residential buildings and the adjacent lower density development across the street; however, the three blocks of townhouses do not provide sufficient breathing room at the north or south end of the site, adjacent the public pathway and Building B, respectively. The proposal would benefit from design revisions to address these pinch points and improve the transition to the south along Pentrelew Place.

Guidelines for Fences, Gates and Shutters

These guidelines state that fences, gates and shutters must complement the character of the street and not result in a fortress-like appearance, must integrate with building design, architectural finishes and materials for a cohesive effect, and not be the dominant feature of the building façade. The Application is consistent with these guidelines.

Regulatory Considerations

The R3-AM2 Zone, Mid-Rise Multiple Dwelling District, is being proposed as a base zone to create a new zone with a maximum density allowance of 1.38:1 FSR and allow attached dwellings as a permitted use; as a result, a number of variances related to height, setbacks, site coverage and parking are proposed as part of this application. This approach is recommended to ensure that reduced siting requirements are not entrenched in a new custom zone and that any future alternative development proposals would need to apply to Council to achieve these, or different variances.

CONCLUSIONS

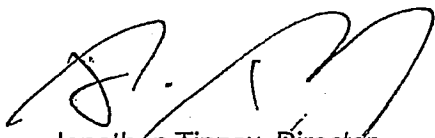
The proposal for two multi-unit residential buildings and 12 townhouse units is generally consistent with the OCP and the objective of Development Permit Area 7B (HC); however, several design revisions are recommended to ensure the proposal is more fully consistent with the applicable guidelines. Staff recommend for Council's consideration that the application be referred back to staff to work with the applicant on site planning, transition and design refinements.

ALTERNATE MOTION

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

Respectfully submitted,


Alec Johnston, Planner
Sustainable Planning and Community
Development Department


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

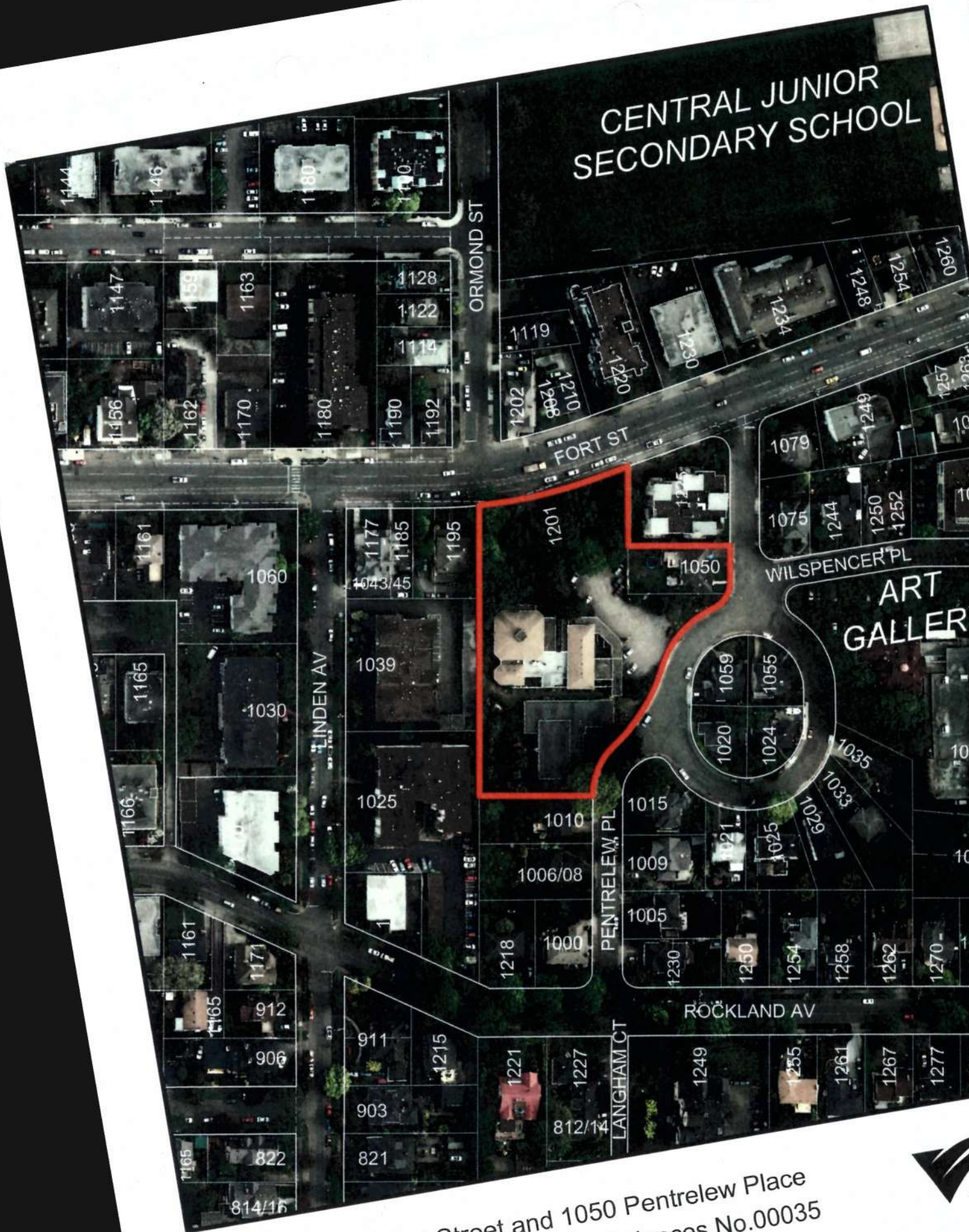
Date:


March 31, 2017

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- Plans date stamped February 3, 2017 – Appendix 4

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- Community Association Land Use Committee Comments – Appendix 6
- Arborist Report dated November 24, 2016 – Appendix 7
- Crime Prevention Through Environmental Design Evaluation date stamped November 29, 2016 – Appendix 9
- Correspondence – Appendix 10
- Advisory Design Panel Report dated January 4, 2017 – Appendix 11
- Advisory Design Panel Minutes from January 11, 2017 meeting – Appendix 12
- Letter from applicant to staff in response to Advisory Design Panel recommendation – Appendix 13



N 1201 Fort Street and 1050 Pentrelew Place
 Permit with Variances No.00035



APPENDIX 4

Drawing List

Architectural

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 & Proj Info
A101-M	Code Compliance
A102-M	Code Compliance
A103-M	Average Grade
A200-M	P1 Plan
A201-M	L1 Plan
A202-M	L2 Plan
A300-M	Elevations
A400-M	Site Sections
A401-M	Site & Context Sections
A503-M	Shadow Study
A210-A	P1 Floor Plan
A211-A	L1 Floor Plan
A212-A	L2 Floor Plan
A216-A	L6 Penthouse Floor Plan
A311-A	North and South Elevations
A312-A	East and West Elevations
A413-A	Building Sections
A220-B	P1 Floor Plan
A221-B	L1 Floor Plan
A222-B	L2 Floor Plan
A223-B	L3 Floor Plan
A224-B	L5 Penthouse Floor Plan
A320-B	East and West Elevations
A321-B	North and South Elevations
A420-B	Building Sections

Building (Part 9 Townhouses)

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
B301	BUILDING D ELEVATIONS
B303	BUILDING E ELEVATIONS
B401	COMBINED FRONT ELEVATIONS

Civil

C101	PRELIMINARY SITE SERVICING PLAN
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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



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treehelp@telus.net

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1201 Fort Street
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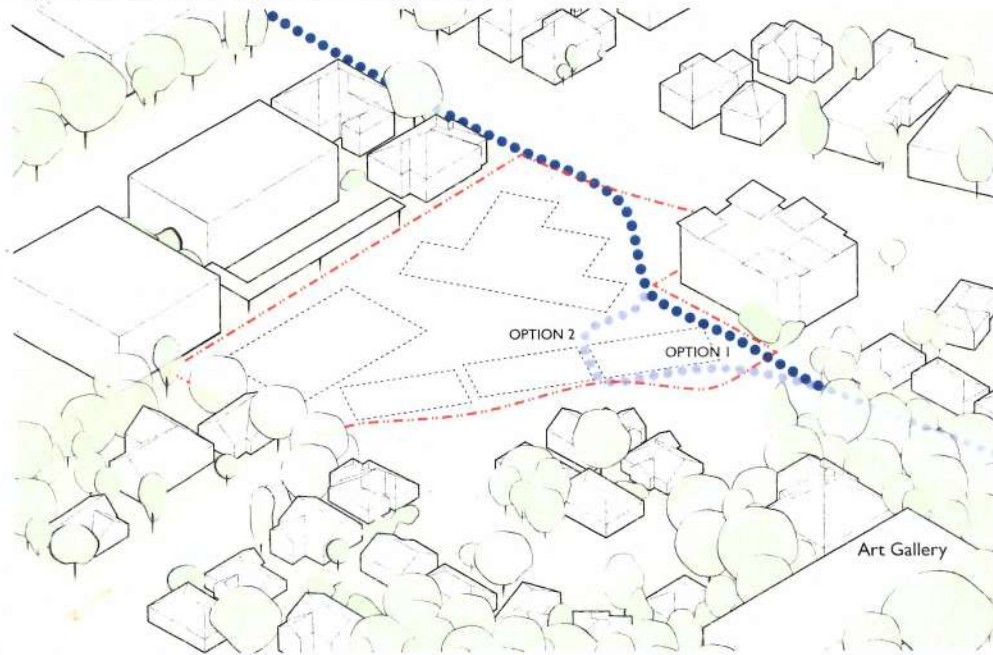


2 - VIEW OF BUILDING A FROM ACROSS FORT STREET

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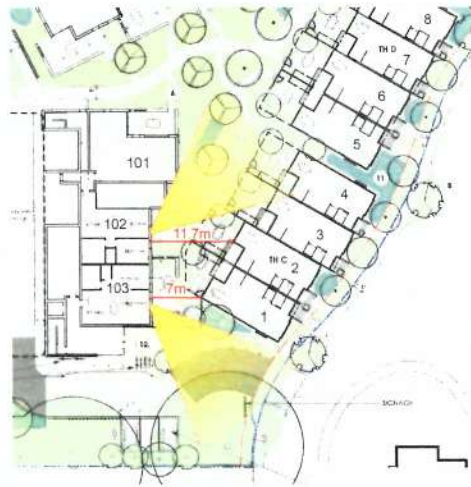
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Prdestrian Connectivity - Downtown to art gallery connections

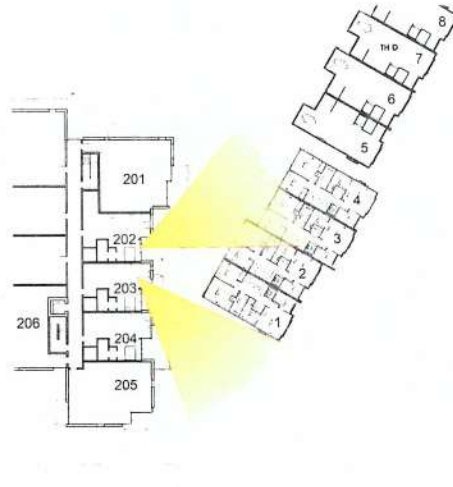


Site Axiometric - SRW Path Options

Building B and Town house pinch point analysis



Ground Level Plan - displays view cones from ground level units



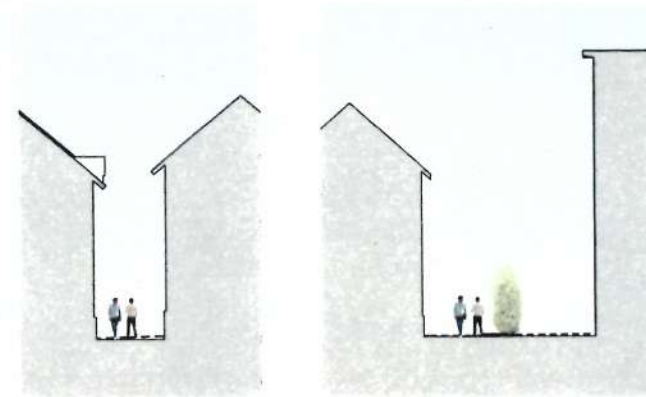
Second Level Plan - displays view cones from one bedroom units



SRW Path Options - View from Fort Street



SRW Path Options - View from Wilsper Place



Section 2 - Pathway located between townhouses.

Section 1 - Pathway located between townhouses and adjacent condo building.

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Site Analysis

PROJECT 1201 Fort Street

Abstract Developments

1201 Fort Street
Victoria, BC V8V 3L1

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SCALE

PROJECT NUMBER Date 2017.02.02

DRAWING FILE CHECKED BY: GD DRAWN BY: AG

REV 2017.02.02

4

DWG NO. A004-M

BC LAND SURVEYORS SITE PLAN OF

CHK: 1050 Pentrelew Place, 1201 Fort Street
 Amended Lot 22 (DD 100888), Fairfield Farm Estate, Victoria City
 Plan 3886, Except Part in Plan V097358
 Lot A, Fairfield Farm Estate and Spring Ridge, Victoria City, Plan 40449
 Prepared for: MCDONALD DEVELOPMENTS LTD.
 Prepared by: MCDONALD DEVELOPMENTS LTD.



LEGEND

- Shaded areas generally shown in blue on plans
 Proposed Road, Proposed A-1, Local, or Other
- 1. Proposed Road
 - 2. Proposed A-1
 - 3. Local Road
 - 4. Other Road
 - 5. Proposed Road
 - 6. Proposed A-1
 - 7. Local Road
 - 8. Other Road
 - 9. Proposed Road
 - 10. Proposed A-1
 - 11. Local Road
 - 12. Other Road
 - 13. Proposed Road
 - 14. Proposed A-1
 - 15. Local Road
 - 16. Other Road
 - 17. Proposed Road
 - 18. Proposed A-1
 - 19. Local Road
 - 20. Other Road

THE ENGINEER
 MCDONALD & ASSOCIATES
 1111 Fort Street
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 Telephone: (250) 363-8881
 Fax: (250) 363-8882
 September 14, 2016

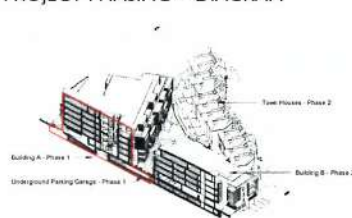


Details are shown from the survey
 Further information shown on the site
 Survey from the site (see notes)
 The document shows the relative location of the proposed building and
 the document shall not be used to determine property boundaries



2 Roof Plan and Phasing
 SCALE = 1 : 400

PROJECT PHASING - DIAGRAM



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FORT STREET

1225
Fort Street

1195
Fort Street

1039
Linden Ave

1025
Linden Ave



1 Level I - Site Plan
SCALE = 1:200

PROJECT INFORMATION

	Metric	Imperial
Zone:	RJ-AP1-2, R1-B	
Proposed Zone:		
Site Area:	7,830 sq m (2 parcels)	94,097 sq ft
Total Floor Area:	10,888 sq m	117,118 sq ft
Commercial Floor Area:	0 sq m	0 sq ft
Floor Space Ratio:	1.39	
Site Coverage:	4,411 sq m (56.3%)	47,450 sq ft
Open Site Space:	4,588 sq m (54.4%)	45,940 sq ft
Site	Building A	Building B
Height of Building:	21.4m	18.0m
Number of Storeys:	6	5
Parking stalls on site:	114 + 9 visitor	53 stalls
Bicycle Parking #:	93 stalls	47 x 1 / 6 x 2
Setbacks:		
Front:	3.8m (East)	3.8m (East)
Rear:	4.5m (South)	6m (West)
Side:	0 m (West)	2.3m (West)
Side:	2.2m (Pentrelew)	4.02m (East)
Total Number of Units:	93 units	47 units
Unit Type:	1-3 Bedrm	1-2 Bedrm
Ground Oriented Units:	19 units	6 units
Minimum Unit Floor Area:	61 sq m	61 sq m
Total Residential Floor Area:	10,810 sq m	3,360 sq m
Building C	Building D	Building E
Height of Building:	10.33	10.74
Number of Storeys:	3	3
Parking stalls on site:	8 stalls	8 stalls
Bicycle Parking #:	none	none
Setbacks:		
Front:	2.64m (East)	3.71m (East)
Rear:		2.20m (East)
Side:		2.41m (North)
Total Number of Units:	4 units	4 units
Unit Type:	3 Bedroom	3 Bedroom
Ground Oriented Units:	4 units	4 units
Minimum Unit Floor Area:	160 sq m	159 sq m
Total Residential Floor Area:	619 sq m	628 sq m

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NO.	DESCRIPTION	DATE
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3.1.1 General

3.1.2 OCCUPANCY CLASSIFICATION

Group C: Residential Occupancies (Levels 1-6)

Group F-3: Storage Groups - 1 level below groups

3.1.3 Segregation of Uses

F-3: C requires a 10' fire rating.

3.1.7 Occupied Load

See A301-M

3.2 BUILDING FIRE SAFETY

Guards Building Area A, 5,360 sq ft R 2500 sq ft

3.2.2 Building Size & Construction

3.2.2.3 Group C, up to 4 stories combustible construction permitted by non-combustible cladding.

SPRINKLERED: Yes, Entire Building

3.4 EXITS

3.4.2.1 Minimum Number of Exits 2 per floor

See code pages A-101-M

3.4.2.3 Distance between exits

See code pages A-101-M

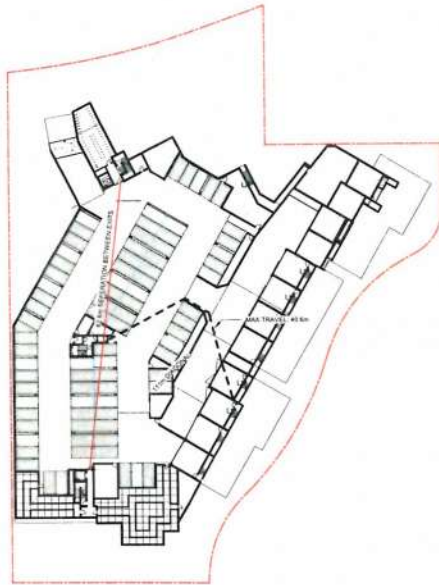
3.5.2 Location of Exits

Yes, Unobstructed in Exitways

Max. Travel Permitted (F-3) max: 40m

3.6 REQUIREMENTS FOR PERSONS WITH DISABILITIES

TBD



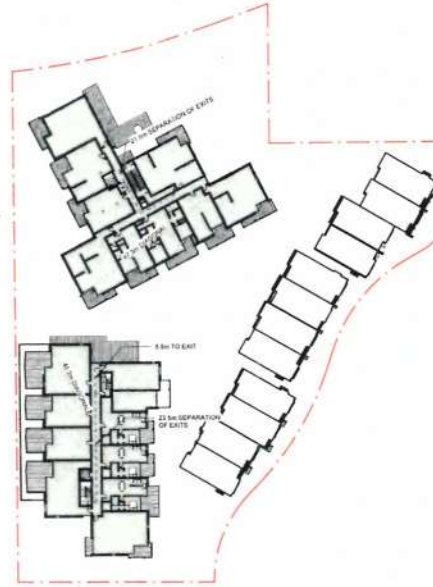
Min. Separation of two Exits: 55.5m
Max. Travel: 45m
Occupancy: P-3 Storage Garage
Occupant Load:
2,500 sq.m x 48 sq/m/person = 57 parking
Min. Exit Width:
Harris, Corbridge, Hangerford
6 Transperson x 52 = 312mm
Exit
Emergency x 52 = 416mm

3 Level PI Key
SCALE = 1 : 500



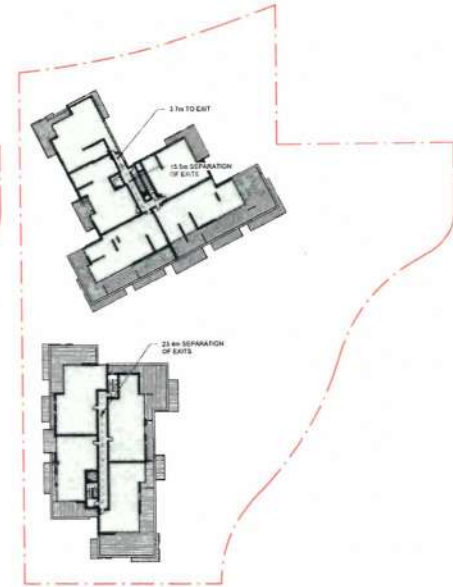
Building A
Min. Separation of two Exits: 3m
Max. Travel: 30m
Occupancy: C - Residential
Occupant Load:
10 sleeping rooms x 2 persons = 20 Persons
Min. Exit Width
Ramp, Corridor, Passageway
0.5 m/person x 20 = 10mm
Door
0.5 m/person x 20 = 10mm

Level 1 Key
SCALE = 1 : 500



Building A	Building B
Min. Separation of Two Units: 1m Max. Travel: 30m	Min. Separation of Two Units: 1m Max. Travel: 30m
Occupancy: C - Residential	Occupancy: C - Residential
Occupant Load: 15 sleeping rooms + 2 persons = 30	Occupant Load: 12 sleeping rooms + 2 persons = 26
Min. Exit Width: <u>Single Common Passageway</u> 6 Ingresses + 20 = 26 inches	Min. Exit Width: <u>Single Common Passageway</u> 6 Ingresses + 20 = 26 inches
Stairs: Ingresses + 30 = 24 inches	Stairs: Ingresses + 26 = 26 inches

2 Level 2 Key
SCALE = 1 : 500



Building A	Building B
Min. Separation of two Exits: 50m Max. Travel: 30m	Min. Separation of two Exits: 50m Max. Travel: 30m
Occupancy: C - Residential	Occupancy: C - Residential
Occupant Load 12 sleeping rooms + 2 personnel = 24	Occupant Load 10 sleeping rooms + 2 personnel = 20
Max. Exit Width Panic, Confined, Restricted 8.6m (28'6") x 2.4m (7'8")	Max. Exit Width Panic, Confined, Restricted 8.6m (28'6") x 2.4m (7'8")
Stairs Ascendancy = 24 = 180/min	Stairs Ascendancy = 20 = 160/min

4 Level Penthouse Key
SCALE = 1 : 500

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WEST ELEVATION

This architectural floor plan depicts a complex of buildings from the 19th century, situated on the right side of the map. The plan shows several interconnected structures with various rooms, corridors, and courtyards. A prominent feature is a long, narrow building with a series of rectangular rooms, possibly a library or a lecture hall. Other buildings are more irregular in shape, with multiple wings and internal courtyards. The plan is drawn in black lines on a white background, with some areas shaded in grey to indicate specific materials or structures. A red dashed line outlines the boundary of the building complex.

LIMITING DISTANCE OFFSET KEY



SOUTH ELEVATION

Building B
North Elevation

Comp#	Environ.	Time/schste	Face dist	Q/Growth	Percentage	Limiting Distance
1	32.0 spms	3.2 spms	30%		1.2	
2	45.5 spms	3.2 spms	7%		1.2	
3	45.5 spms	5.1 spms	13%		1.2	
4	45.5 spms	7.2 spms	5%		1.2	
5	41.2 spms	12.5 spms	20%		3	
6	7.5 spms	5.3 spms	71%		3	
7	7.5 spms	5.3 spms	71%		3	
8	7.5 spms	5.3 spms	71%		3	
9	7.5 spms	5.3 spms	71%		3	
10	21.0 spms	0.0 spms			0	
11	32.0 spms	27.9 spms	87%		5	
12	35.0 spms	4.6 spms	13%		1.2	
13	45.5 spms	5.1 spms	11%		1.2	
14	45.5 spms	2.2 spms	5%		1.2	

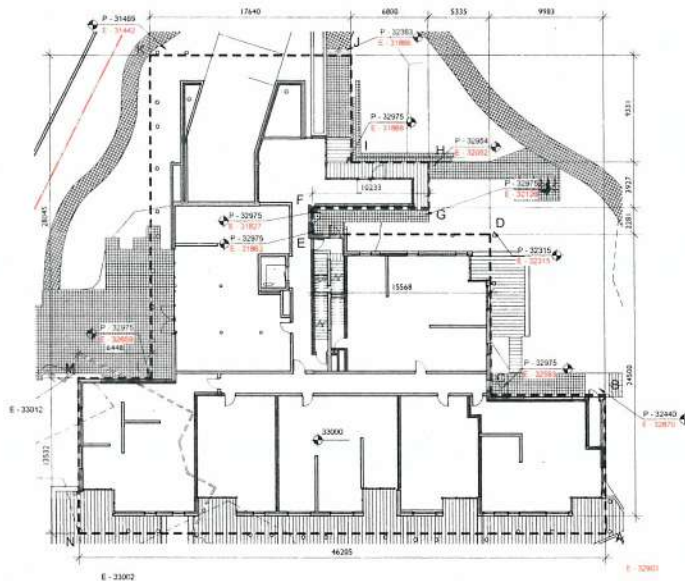


WEST ELEVATION

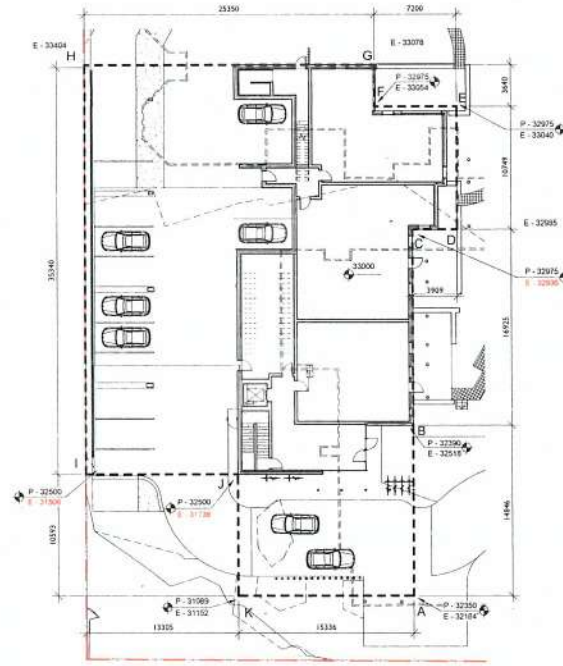
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1 Building A - Average Grade
SCALE = 1 : 200



2 Building B - Average Grade
SCALE = 1 : 200

NOTE: RED TEXT INDICATES WHERE EXISTING GRADE WAS USED TO DETERMINE AVERAGE GRADE

Average Grade Table

Building A

Point	Elevation	Span	Between Points
A	12903	A to B	10,404 mm
B	12870	B to C	9,363 mm
C	12919	C to D	13,962 mm
D	12315	D to E	15,568 mm
E	12861	E to F	2,281 mm
F	11827	F to G	10,233 mm
G	12126	G to H	3,927 mm
H	12052	H to I	6,800 mm
I	12868	I to J	9,333 mm
J	12866	J to K	17,640 mm
K	11442	K to L	28,045 mm
L	13059	L to M	6,448 mm
M	12975	M to N	13,532 mm
N	12950	N to A	46,205 mm

Average Grade 32405

Average Grade Table

Building B

Point	Elevation	Span	Between Points
A	12184	A to B	14,846 mm
B	12290	B to C	16,925 mm
C	12936	C to D	1,909 mm
D	12975	D to E	10,749 mm
E	12975	E to F	7,200 mm
F	12975	F to G	1,640 mm
G	12975	G to H	25,390 mm
H	12975	H to I	85,557 mm
I	11506	I to J	13,905 mm
J	11738	J to K	10,593 mm
K	13109	K to A	15,336 mm

Average Grade 32360

DRAWING		Average Grade	
PROJECT		1201 Fort Street Abstract Developments 1201 Fort Street Victoria, BC V8V 3J1	
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	DWG NO	A103-M	





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DWG NO. A200-M	



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1:200
 0m 2 4 6
 0' 2' 4' 6'

NO.	DESCRIPTION	DATE
1	NO. 2017-02-02	2017-02-02
2	NO. 2017-02-02	2017-02-02
3	NO. 2017-02-02	2017-02-02
4	NO. 2017-02-02	2017-02-02
5	NO. 2017-02-02	2017-02-02
6	NO. 2017-02-02	2017-02-02
7	NO. 2017-02-02	2017-02-02
8	NO. 2017-02-02	2017-02-02
9	NO. 2017-02-02	2017-02-02
10	NO. 2017-02-02	2017-02-02

L1 Plan

PROJECT
 1201 Fort Street
 Abstract Developments
 1201 Fort Street
 Victoria, BC V8V 3J1

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SCALE
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PROJECT NUMBER
 2017-02-02

DRAWING FILE
 2017-02-02

CHECKED BY
 G.D. J.

DATE
 2017-02-02

DRWG NO.
 A201-M



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Development Services Division



NO.	DESCRIPTION	DATE
1	2017-02-02	

DRAWING: L2 Plan

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

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PROJECT NUMBER: 2017-02-02

DRAWING SET: GD PJ WK AH

REV: 2017-02-02

2

DATE: 2017-02-02

2017-02-02

A202-M



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1 Site North Elevation - Fort
SCALE = 1 : 200



2 Site East Elevation - Pentrelew
SCALE = 1 : 200



3 Site West Elevation - Linden
SCALE = 1 : 200

NO.	DESCRIPTION	DATE
1	Site North Elevation - Fort	2017.02.03
2	Site East Elevation - Pentrelew	2017.02.03
3	Site West Elevation - Linden	2017.02.03

DRAWING	
Elevations	
PROJECT	
1201 Fort Street	
Abstract Developments	
1201 Fort Street	
Victoria, BC V8V 3J6	
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SCALE	1 : 200
PROJECT NUMBER	2017.02.03
DRAWING FILE	GD PJ
CHECKED BY	GD PJ
DATE	2017.02.03
DESIGN NO.	4
A300-M	

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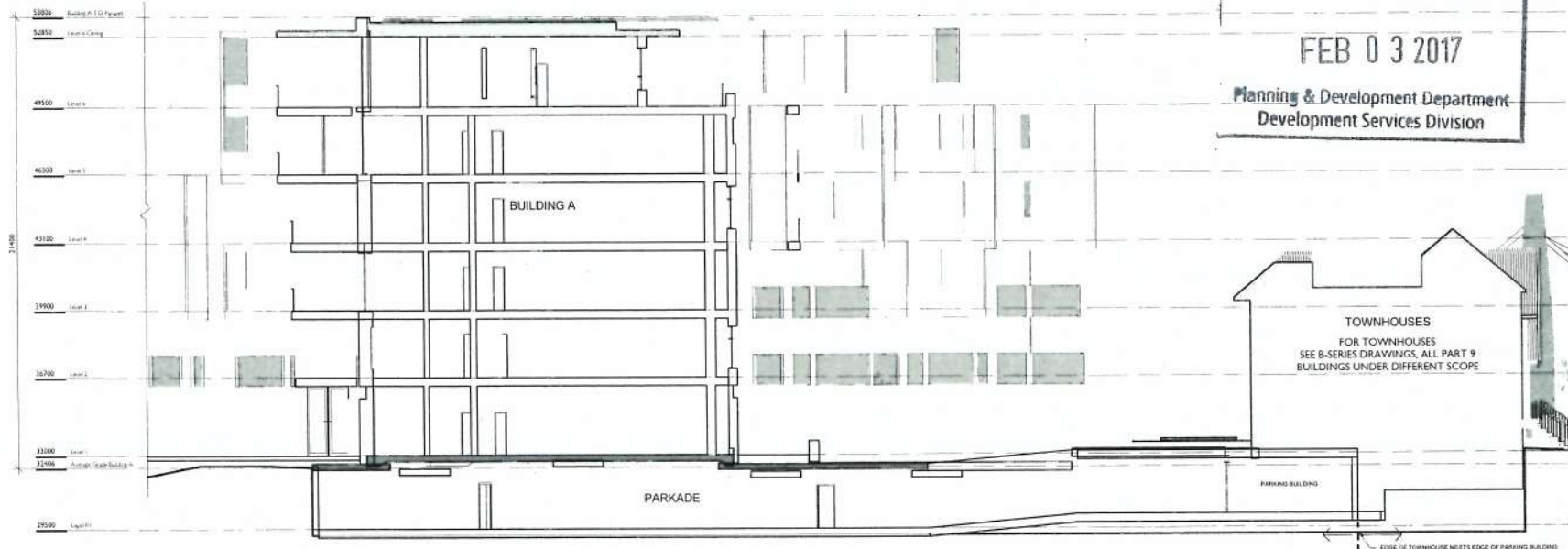
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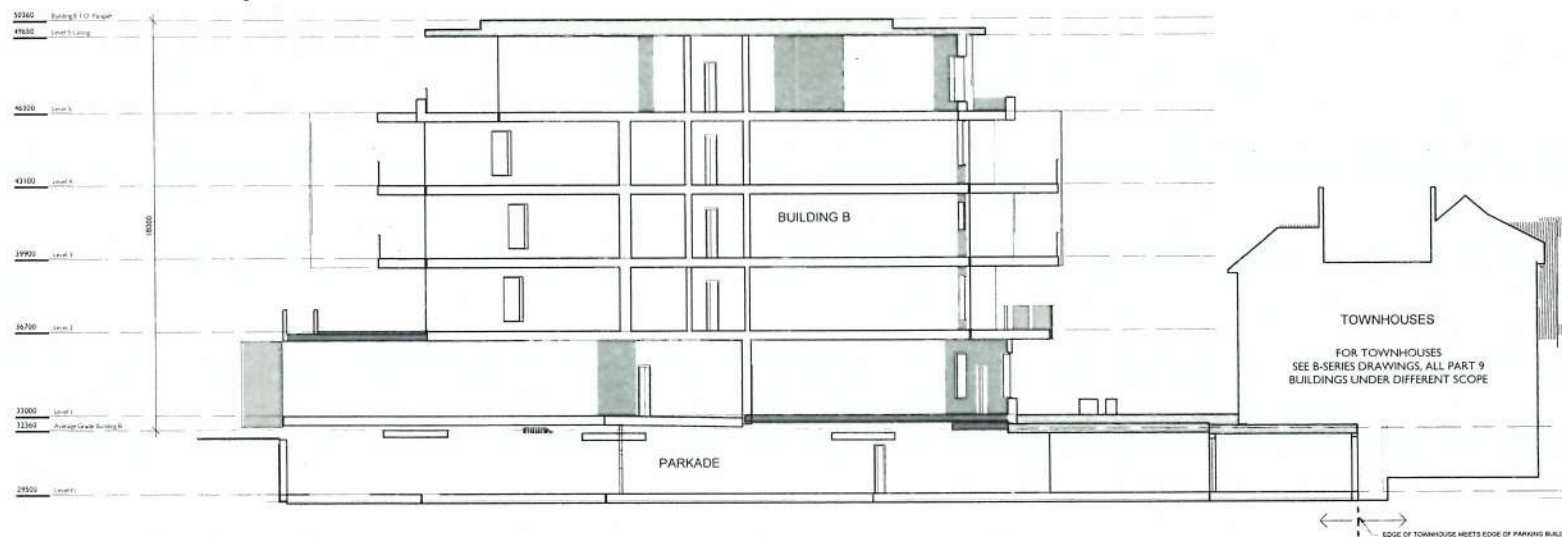


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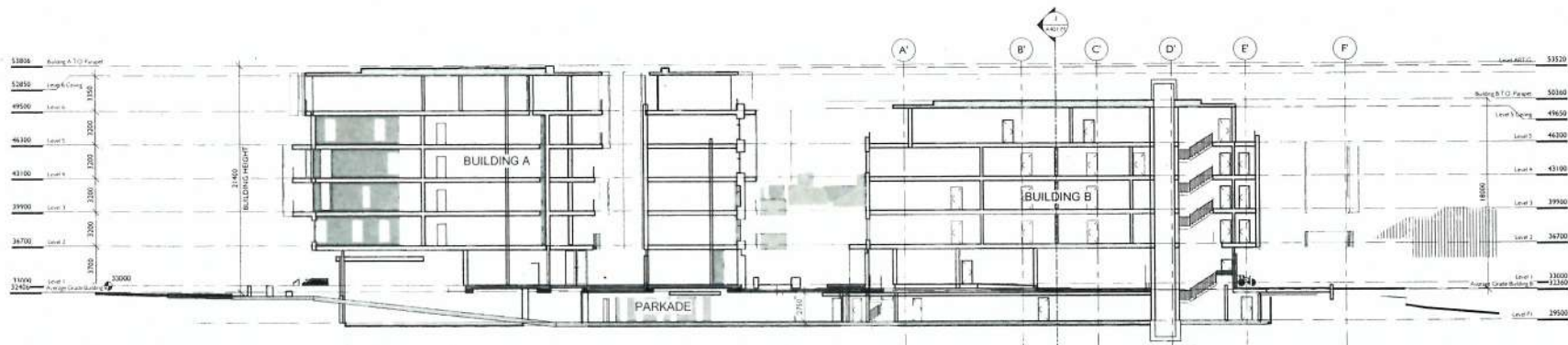
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1:100 Bar Scale

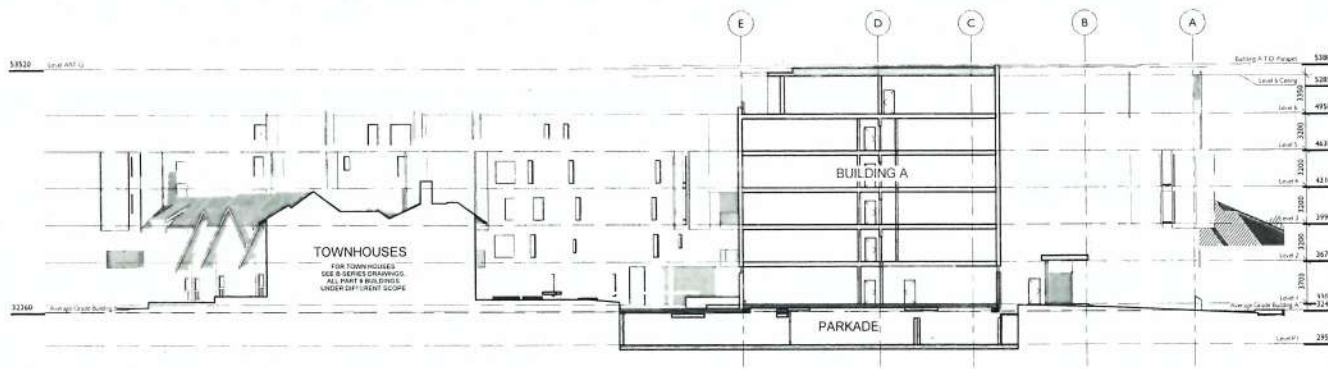


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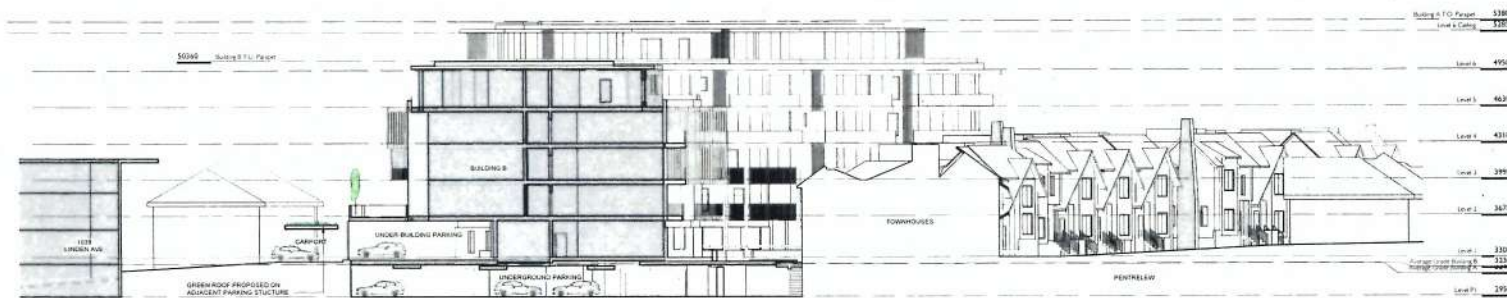
PRELIMINARY (NOT FOR CONSTRUCTION) NO. DESCRIPTION DATE		
DRAWING		
PROJECT		
Site Sections 1201 Fort Street Abstract Developments 1201 Fort Street Victoria, BC V8V 3L1		
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SCALE 1 : 100		
PROJECT NUMBER	Date 2017.02.02	
DRAWING FILE	CHECKED BY GD/PJ	DESIGNED BY VWR/AH
		2017.02.02 4 A400-M



1 Site Section - North South
SCALE = 1 : 200



2 Section 4
SCALE = 1 : 200



3 Context Section - East West
SCALE = 1 : 200



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NO.	DESCRIPTION	DATE
1	NO. 2016-01-01, TOP FLOOR 1	2016.01.01
2	NO. 2016-01-01, TOP FLOOR 1	2016.01.01

Site & Context Sections

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

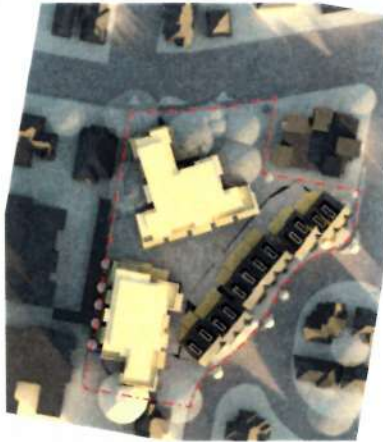
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SCALE 1 : 200

PROJECT TEAM
DATE 2017.02.02
DRAWING FILE CHECKED BY GH/PJ DRAWN BY WK
REV. NO. 20170202

DWG NO. A401-M

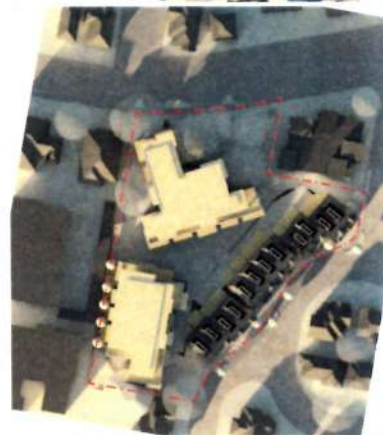
Winter Solstice



9am



12pm



3pm

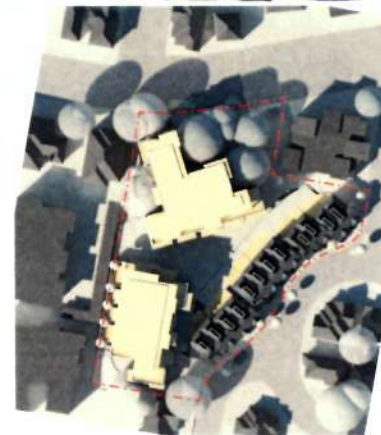
Spring/Fall Equinox



9am



12pm



3pm

Summer Solstice



9am

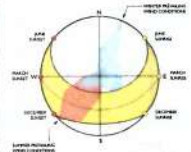


12pm



3pm

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NO.	DESCRIPTION	DATE
1	Shadow Study	
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PROJECT: 1201 Fort Street
Abstract Developments
1201 Fort Street
Victoria, BC V8V 3J1

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SCALE:

PROJECT NUMBER: 2016.11.22

DRAWING FILE: GH PJ WK

REV: 2

DATE: 2016.11.22

ENC. FILE: A503-M

An aerial photograph of a city block. A red dashed line outlines a specific area within the block, which includes several buildings and a street. The surrounding area shows more buildings and streets, with some areas appearing to be under construction or renovation.

An aerial photograph of a city street scene. A red dashed line is drawn on the image, highlighting a specific area of interest. The area within the line includes a building with a dark roof and a lighter-colored facade, and a street with a white line marking. The surrounding area shows other buildings and streets, but they are not highlighted.

An aerial photograph of a snowy landscape. A red dashed line is drawn across the image, forming a large, irregular rectangle that encloses a central area. This area contains several dark, angular shapes, possibly buildings or trees, and a few small, light-colored circular features. The surrounding landscape is covered in snow with scattered dark patches and small, light-colored circular features. The image is tilted slightly to the right.

An aerial photograph of a residential neighborhood. A red dashed line outlines a specific plot of land, which appears to be a residential lot. The surrounding area includes various houses, trees, and streets. The plot is located in the center-right of the image.

An aerial photograph of a city block. A red dashed line outlines a specific area of interest, which includes several buildings and a large, light-colored, irregularly shaped area that appears to be a park or a large open space. The surrounding area contains various other buildings and green spaces.

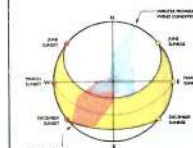
An aerial photograph of a city block. A red dashed line outlines a specific area of interest, which includes a large, light-colored, irregularly shaped area in the center, possibly a park or a large building, and several smaller, darker, rectangular areas surrounding it. The surrounding areas are filled with various shapes and colors, representing different buildings and structures.

An aerial photograph of a building complex, likely a school or institutional facility, with a red dashed line highlighting a specific area of interest. The area is irregularly shaped and contains several buildings and open spaces. The surrounding area includes other buildings, parking lots, and greenery.

An aerial photograph of a residential neighborhood. A red dashed line outlines a specific plot of land, which appears to be a residential lot. The surrounding area includes various houses, trees, and streets. The plot is located in the center-left of the image.



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[illegible]

2	RE: 2000000 OF REV 1	18.11.20
NO	DESCRIPTION	DATE

(DRAWING) **Shadow Study**

PROJECT

1201 Fort Street

Abstract Developments

1201 Fort Street
Victoria, BC V8V 3L1

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SCALE

PROJECT NUMBER	Date 2016.11.22		
DRAWING FILE	CHECKED BY	DRAWN BY	

	GH PJ	WK
	REV	△



2014.11.30

2



DWG: HQ
A504-M

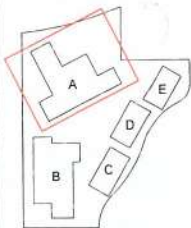


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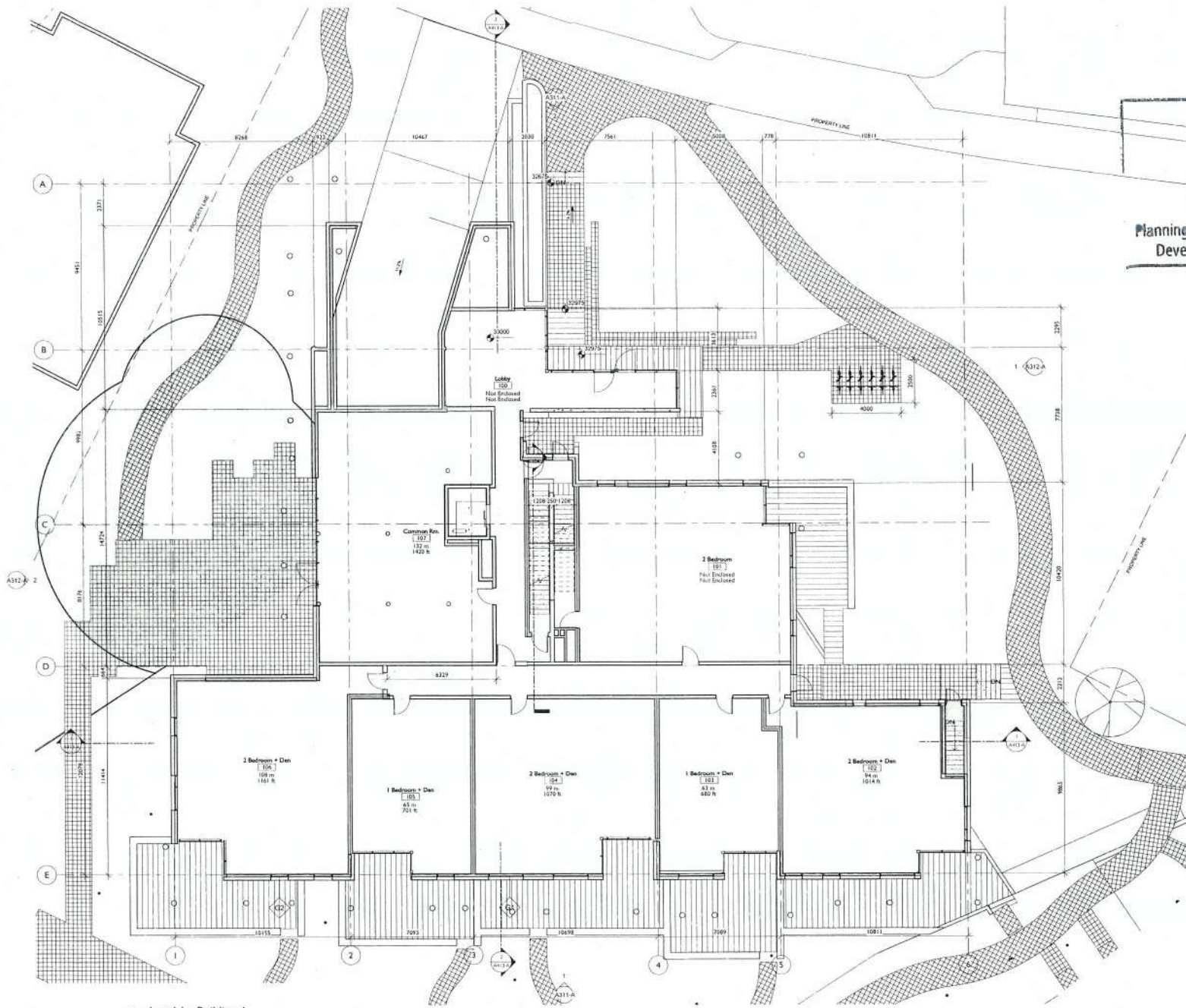
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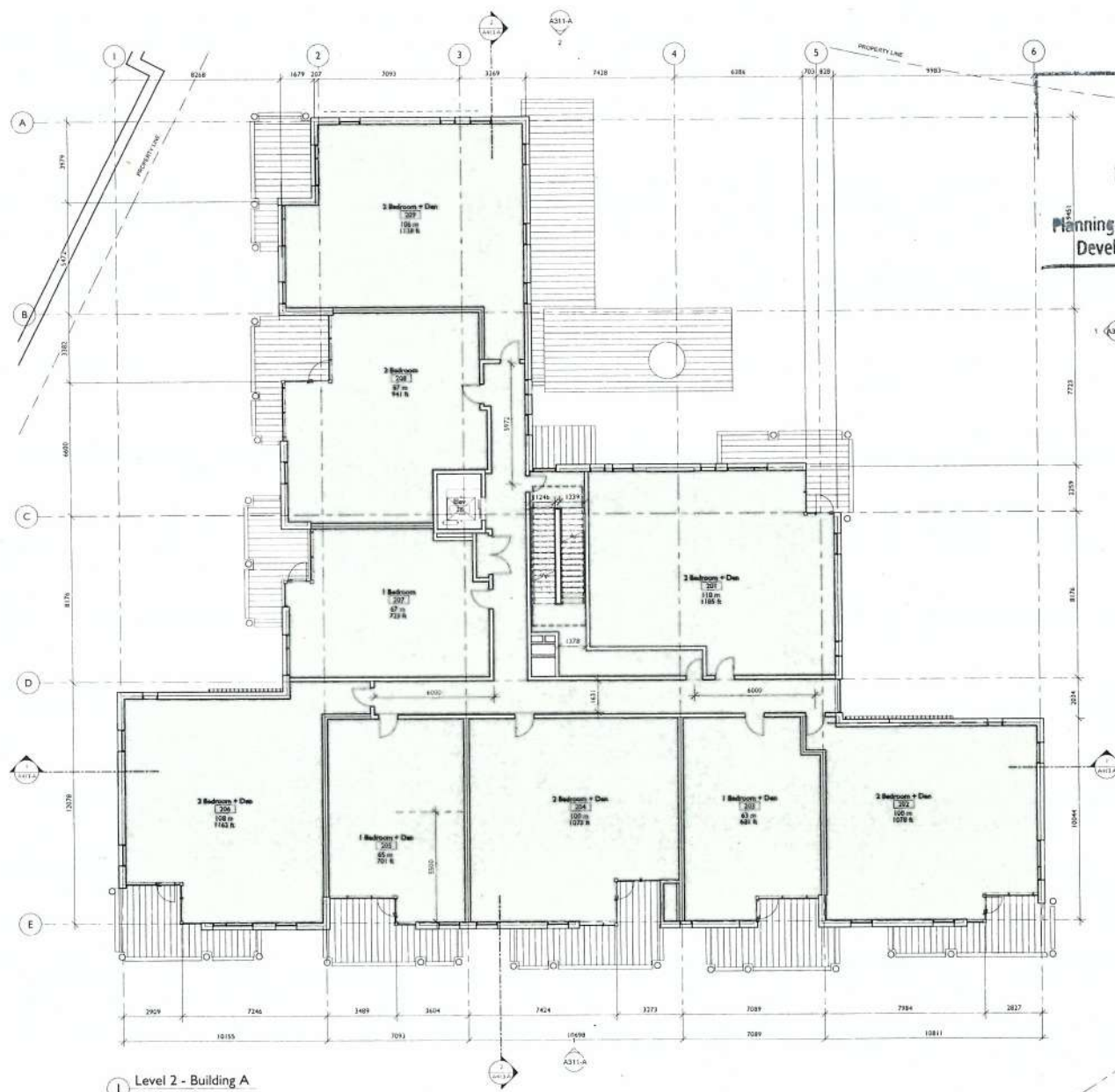


on 1 2 3
0' 5' 10'
1:100 Bar Scale



1 Level 1 - Building A
SCALE = 1 : 100

DRAWING		
LI Floor Plan		
PROJECT		
1201 Fort Street		
Abstract Developments		
1201 Fort Street Victoria, BC V8V 3L1		
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SCALE		
As indicated		
PROJECT FILE NO.		
Date: 2017.02.02		
DRAWING FILE		
CHECKED BY: Author		
REV.		
301/3025		
4		
DWG NO.		
A211-A		



I Level 2 - Building A
SCALE = 1 : 100

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0m 1 2 3
1" = 100'
1:100 Bar Scale

NO	DESCRIPTION	DATE
1	REWORKED TOP FLOOR	11/1/16
2	PROJECT FOR PL 2016/001/100	11/1/16

DRAWING **L2 Floor Plan**

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

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PROJECT NUMBER	Draw	2017.02.03
DRAWING FILE	CHECKED BY	Author
	Author	
	DATE	2016.11.06
	SCALE	2
	DWG. NO.	A412-A



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0m 1 2 3
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1:100 Bar Scale

NO.	DESCRIPTION	DATE
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2	NO ZONING OR REG. 2	01/11/20

NO.	DESCRIPTION	DATE
1	NO ZONING OR REG. 1	01/11/20
2	NO ZONING OR REG. 2	01/11/20

L6 Penthouse Floor Plan

PROJECT
1201 Fort Street

Abstract Developments

1201 Fort Street
Victoria, BC V8V 3L1

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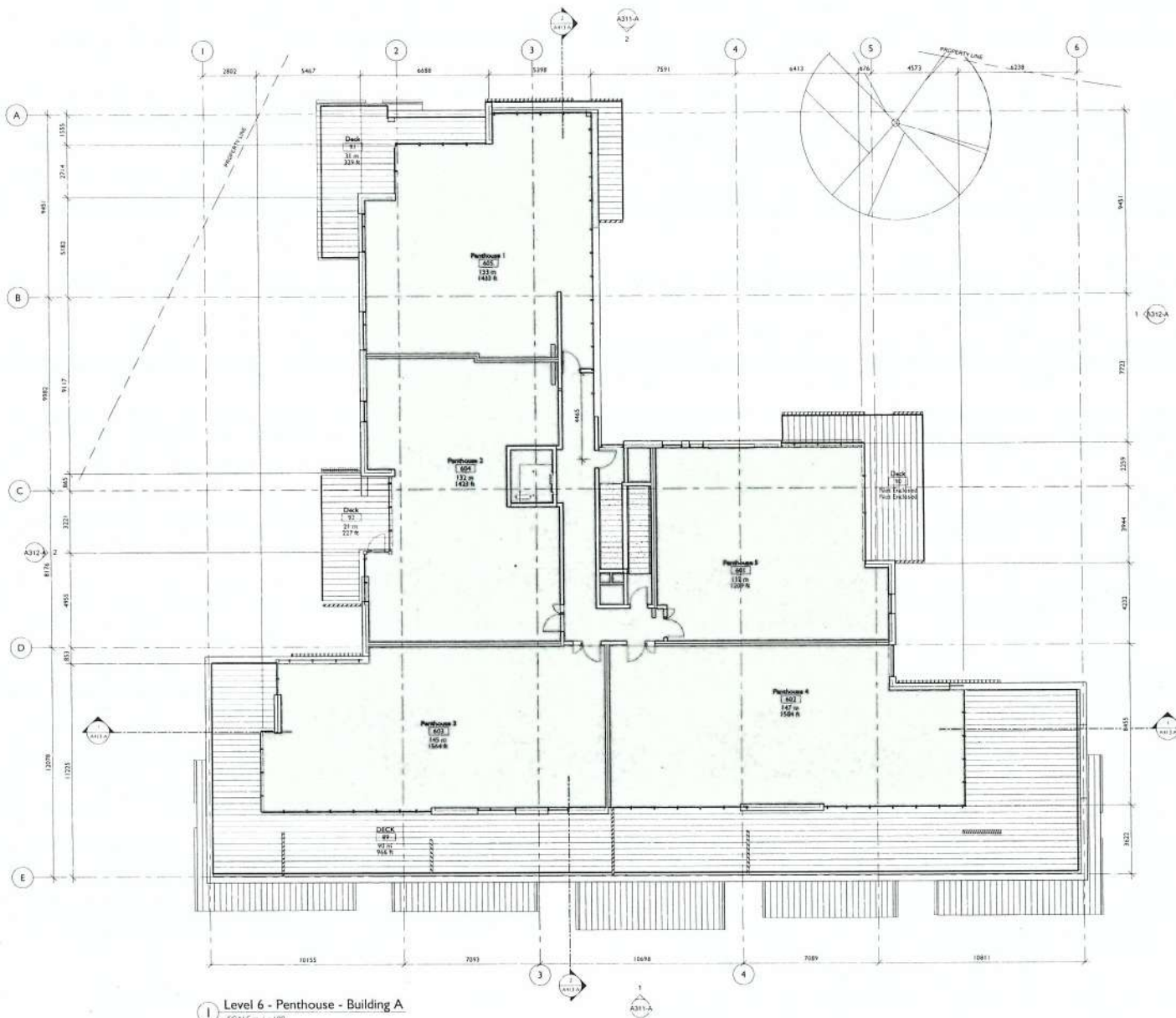
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As indicated

PROJECT NUMBER
Date
2017.02.02

DRAWING FILE
CHECKED BY
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Author

REV
2018.11.30
2

DWG NO.
A216-A



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



1	White Sausco with vertical joints
2	White vinyl glazing
3	White window wall glazing
4	Prefinished metal
5	Glass guard rail
6	Vertical Board Form Concrete
7	Aluminum fins
8	Terracotta fins
9	Polyl panel
10	Structural steel column, painted
11	White gray
12	Insulative roof planing
13	Wood fascia (stained / clear sealed)
14	Wood soffit (stained / clear sealed)
15	Composite panel soffit
16	Stone cladding
17	Coated glass spandrel panel



NO	DESCRIPTION	D
	RE 2019 APRIL 2019 REV 2	
	RE 2019 APRIL 2019 REV 1	
	RE 2019 APRIL 2019 REV 0	

PROJECT

1201 Fort Street

Abstract Developments

1201 Fort Street
Victoria, BC V8W 3L1

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SCALE	As indicated
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PROJECT NUMBER	Date 2017.02.07		
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A311-A





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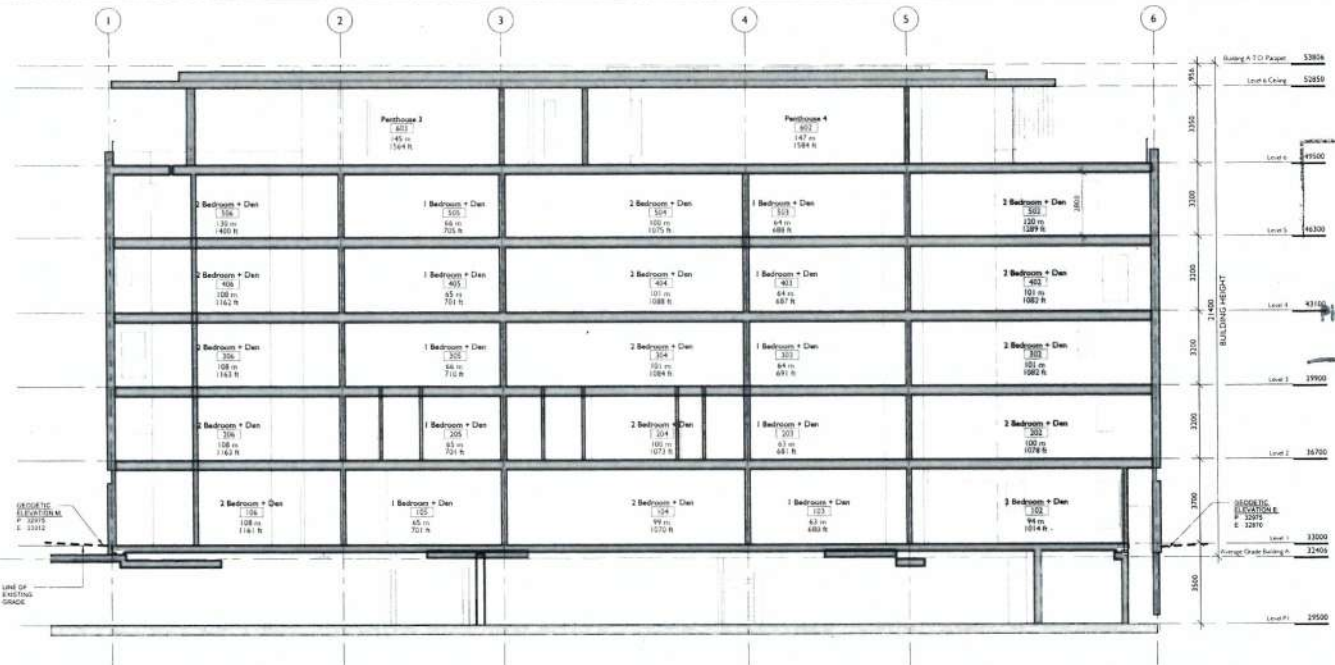
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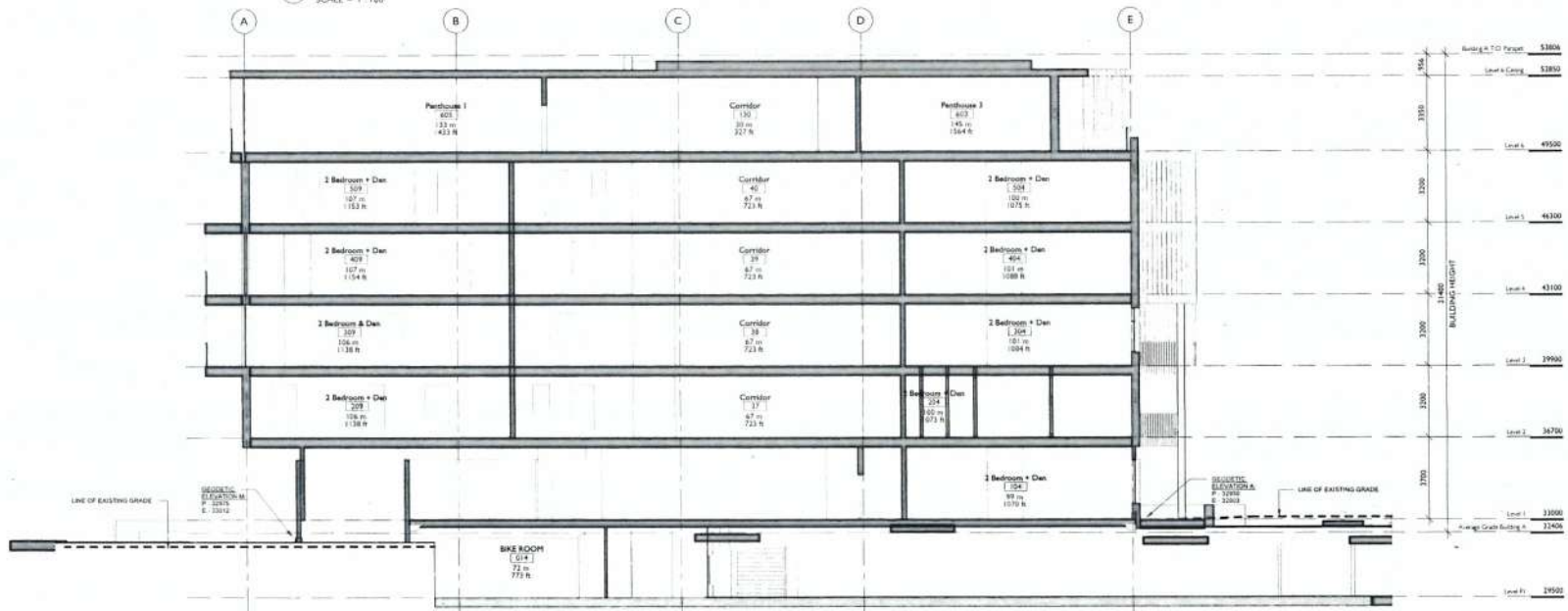
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Development Services Division



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Section 1
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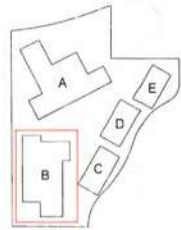
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7	NO ZONING, OF ACT 7	0000
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10	NO ZONING, OF ACT 10	0000

Building Sections	
PROJECT	1201 Fort Street
Abstract Developments	1201 Fort Street Victoria, BC V8V 3L1
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SCALE	As Indicated
PROJECT NUMBER	2017.02.01
DRAWING FILE	PJ
CHECKED BY	Author
REV	4
DWG. NO.	A413-A



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0m 1 2 3
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NO	DESCRIPTION	DATE
1	PI Floor Plan	2017.02.02

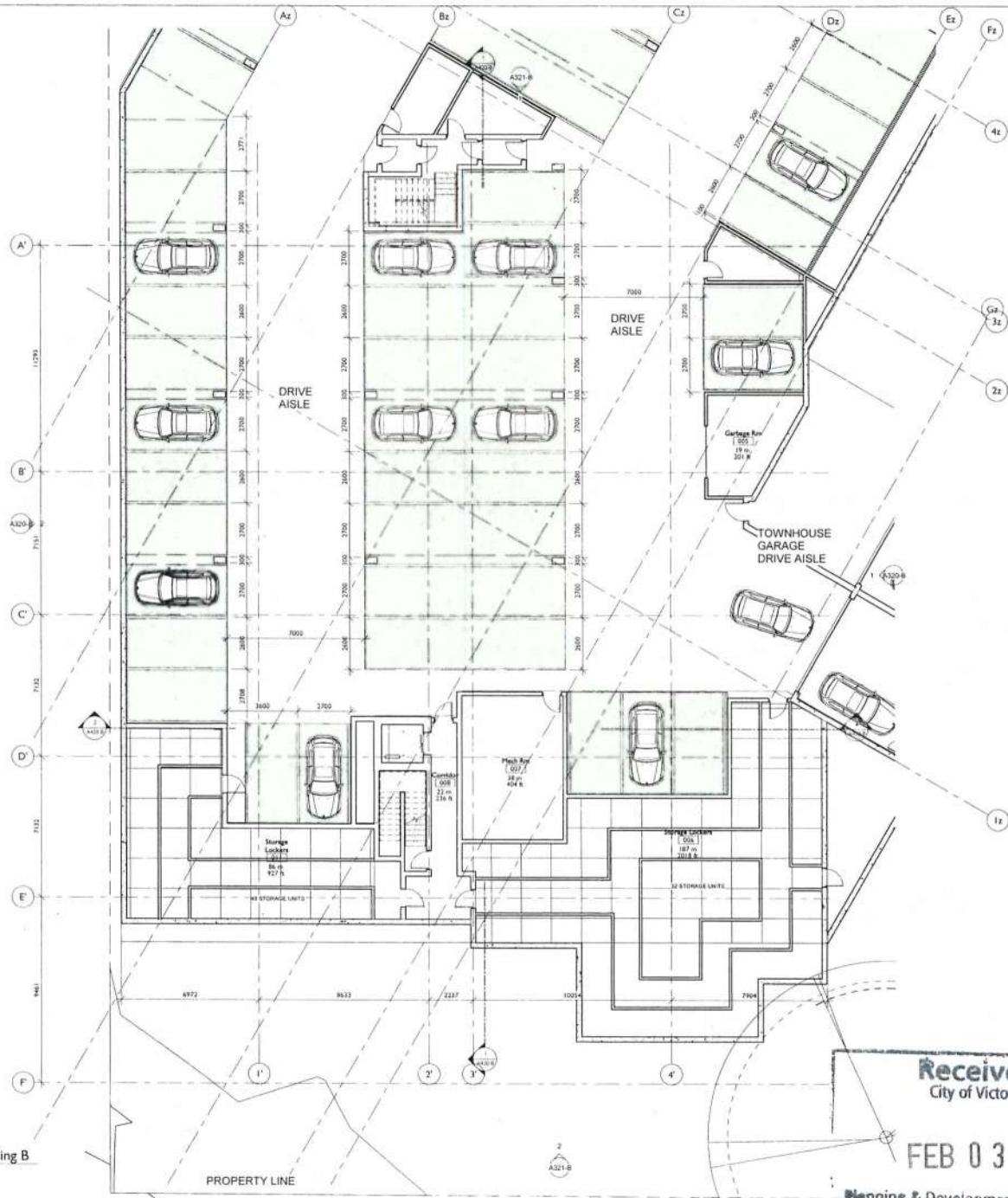
PROJECT 1201 Fort Street
Abstract Developments
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SCALE As Indicated

PROJECT NUMBER	Date
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	Checked
	Author
	4
	A220-B

1 Level PI - Building B
SCALE = 1:100



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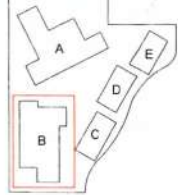


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NO.	DESCRIPTION	DATE
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DRAWING: L1 Floor Plan

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

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SCALE: As indicated

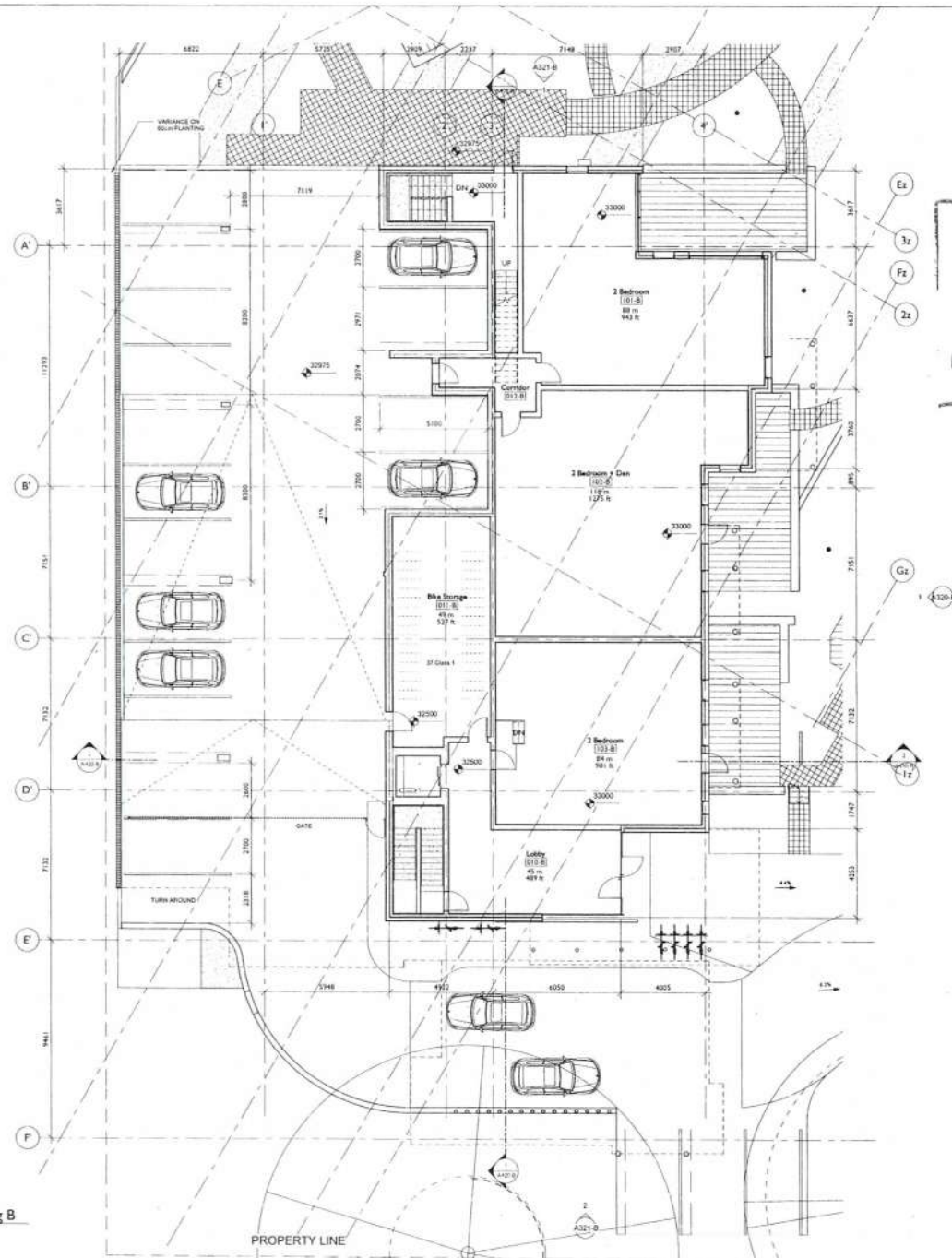
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DRAWING TITLE: CHECKED BY: Checker: Author:

REV: 2016.11.20

SHED NO: A221-B

I Level I - Building B
SCALE = 1 : 100



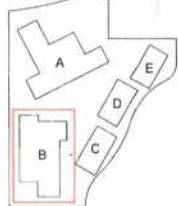


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1:100 Bar Scale

NO.	DESCRIPTION	DATE
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2	Abstract Developments	2017.02.02
3	1201 Fort Street	2017.02.02
4	Victoria, BC V8W 3K6	2017.02.02

NO.	DESCRIPTION	DATE
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2	Abstract Developments	2017.02.02
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4	Victoria, BC V8W 3K6	2017.02.02

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2	Abstract Developments	2017.02.02
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4	Victoria, BC V8W 3K6	2017.02.02

NO.	DESCRIPTION	DATE
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4	Victoria, BC V8W 3K6	2017.02.02

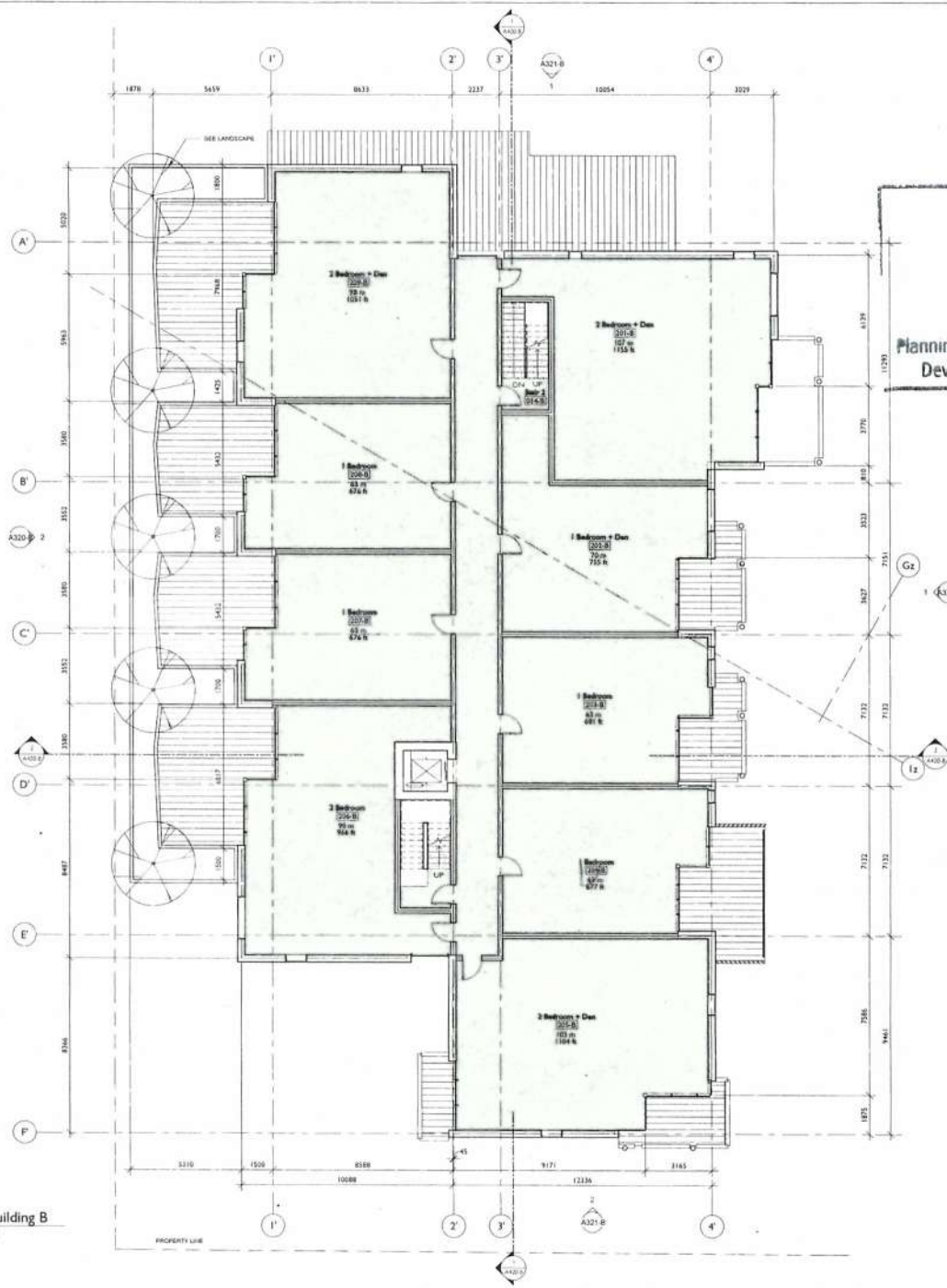
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2	Abstract Developments	2017.02.02
3	1201 Fort Street	2017.02.02
4	Victoria, BC V8W 3K6	2017.02.02

NO.	DESCRIPTION	DATE
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2	Abstract Developments	2017.02.02
3	1201 Fort Street	2017.02.02
4	Victoria, BC V8W 3K6	2017.02.02

NO.	DESCRIPTION	DATE
1	1201 Fort Street	2017.02.02
2	Abstract Developments	2017.02.02
3	1201 Fort Street	2017.02.02
4	Victoria, BC V8W 3K6	2017.02.02

NO.	DESCRIPTION	DATE
1	1201 Fort Street	2017.02.02
2	Abstract Developments	2017.02.02
3	1201 Fort Street	2017.02.02
4	Victoria, BC V8W 3K6	2017.02.02

NO.	DESCRIPTION	DATE
1	1201 Fort Street	2017.02.02
2	Abstract Developments	2017.02.02
3	1201 Fort Street	2017.02.02
4	Victoria, BC V8W 3K6	2017.02.02

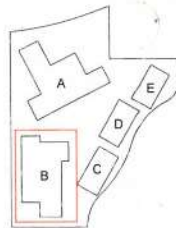


Level 2 - Building B
SCALE = 1:100



CASCADIA ARCHITECTS INC.

1060 Paces Street
Victoria BC V8V 3K6 Canada
T 250.540.3223 www.cascadiaarchitects.ca
E office@cascadiaarchitects.ca



On 1 2 3
0 5 10
1:100 Bar Scale

NO.	DESCRIPTION	DATE
1	NO. 2017.02.02	2017.02.02
2	NO. 2017.02.02	2017.02.02

NO.	DESCRIPTION	DATE
1	NO. 2017.02.02	2017.02.02
2	NO. 2017.02.02	2017.02.02

Drawings
L3 Floor Plan

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

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SCALE
As Indicated

PROJECT NUMBER
2017.02.02

DRAWN BY
CHECKED BY
2017.02.02

Author
2

DATE NO.

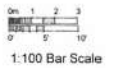
A223-B

Level 3 - Building B
SCALE = 1:100

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City of Victoria

FEB 03 2017

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Development Services Division



TITLE		As indicated	
PROJECT NUMBER	Date 2017.02.02		
DRAWING FILE	CHECKED BY	DRAWN BY	
	Checker	Author	
	REV		
	2016.11.28		
	QA/QC (F)	A224-B	

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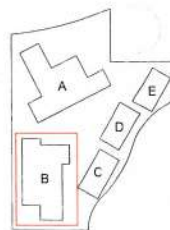
CASCADIA ARCHITECTS INC.

1050 Paces Street
Victoria BC V8V 3J6 Canada

T 250.593.3223 www.cascadiaarchitects.ca
E office@cascadiaarchitects.ca

Materials

1. White Stucco with vertical joints
2. White vinyl glazing
3. Vinyl window wall glazing
4. Polished metal
5. Glass guard rail
6. Vertical Board Form Concrete
7. Aluminum fins
8. Terracotta fins
9. Plural panel
10. Structural steel column, painted warm gray
11. Interative roof glazing
12. Wood fascia (stained / clear sealed)
13. Wood soffit (stained / clear sealed)
14. Composite panel soffit
15. Stone cladding
16. Coated glass expanded panel
17. Exposed architectural concrete



0m 1 2 3
0' 0" 10'
1:100 Bar Scale

NO. DESCRIPTION DATE

Drawings East and West Elevations

PROJECT

1201 Fort Street

Abstract Developments

1201 Fort Street

Victoria, BC V8V 3J1

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As indicated

PROJECT NUMBER Date 2017.02.02

DRAWING FILE CHECKED BY: 2017.02.02

Checker Author

2

2017.02.02

2017.02.02

A320-B

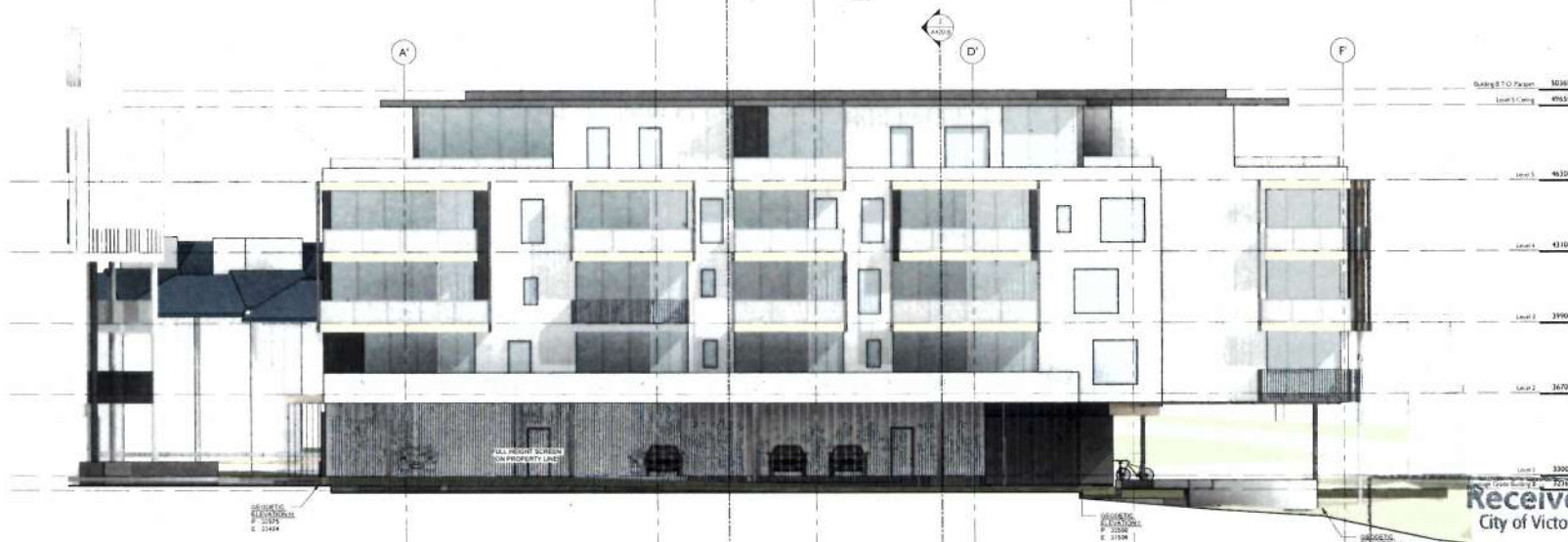
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City of Victoria

FEB 03 2017

Planning & Development Department
Development Services Division



1 EAST
SCALE = 1:100



2 WEST
SCALE = 1:100



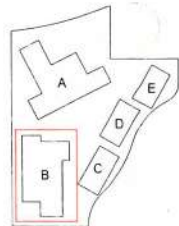
CASCADIA ARCHITECTS INC.

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Victoria BC V8V 3J6 Canada

T 250.590.3221 www.cascadiaarchitects.ca
E office@cascadiaarchitects.ca

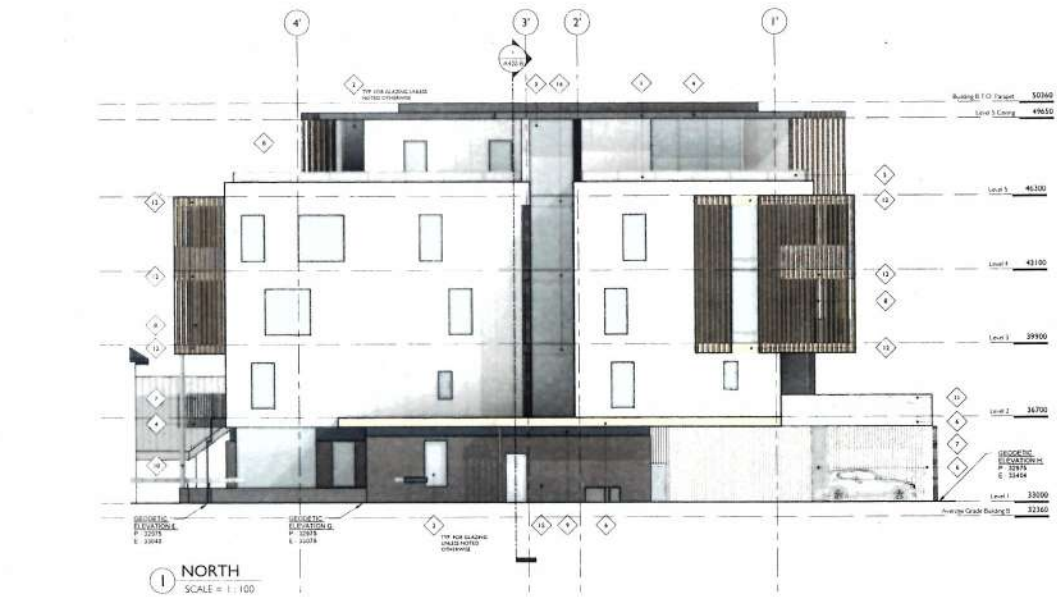
Materials

1. White Stucco with vertical panels
2. White vinyl glazing
3. Vinyl window wall glazing
4. Prefinished metal
5. Glass guard rail
6. Vertical Board Form Concrete
7. Aluminum fins
8. Terrazzo fins
9. Metal panel
10. Structural steel column, painted warm grey
11. Interior roof panning
12. Wood fascia (stained / clear sealed)
13. Wood soffit (stained / clear sealed)
14. Composite panel soffit
15. Stone cladding
16. Coated glass spandrel panel
17. Exposed architectural concrete



0m 1 2 3
0' 5' 10'

1:100 Bar Scale



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North and South Elevations

PROJECT 1201 Fort Street

Abstract Developments

1201 Fort Street
Victoria, BC V8V 3L1

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SCALE As indicated

PROJECT NUMBER Date 2017.02.02

DRAWING FILE CHECKED BY 2017.02.02

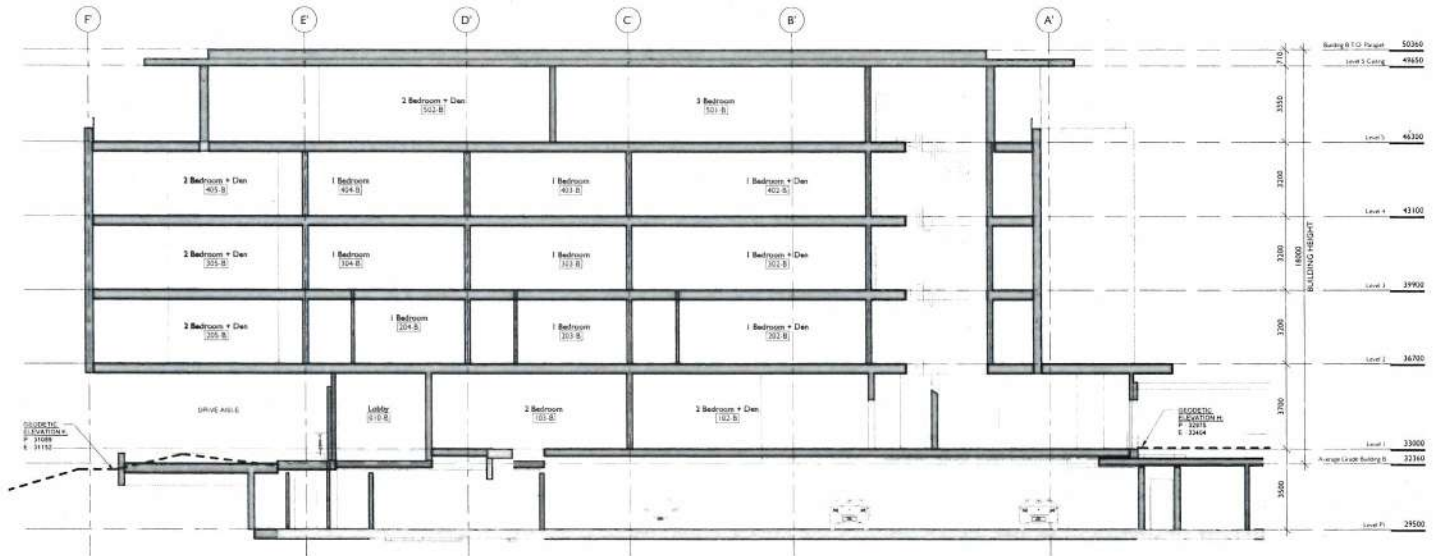
Checker Author

REV 2

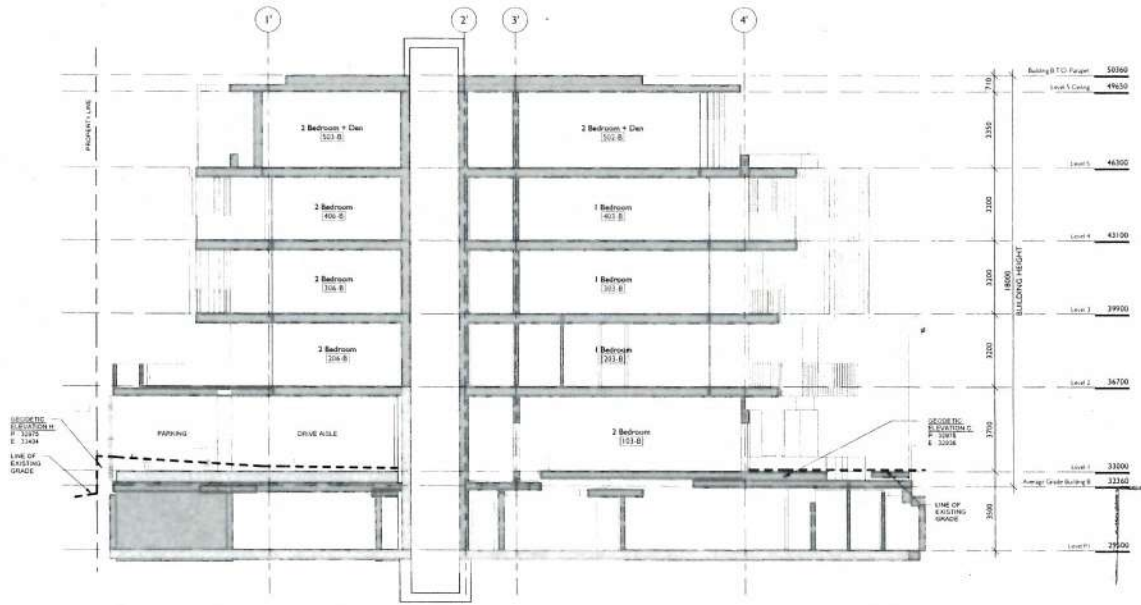
DWG NO. A321-B



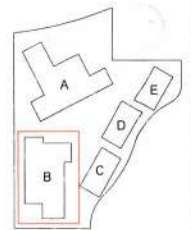
CASCADIA ARCHITECTS INC
1060 Meares Street
Victoria BC V8V 1J6 Canada
T 250.590.3223 www.cascadiaarchitects.ca
E office@cascadiaarchitects.ca



1 Longitudinal Section
SCALE = 1 : 100



2 Cross Section
SCALE = 1 : 100



0m 1 2 3
0' 5' 10'
1:100 Bar Scale

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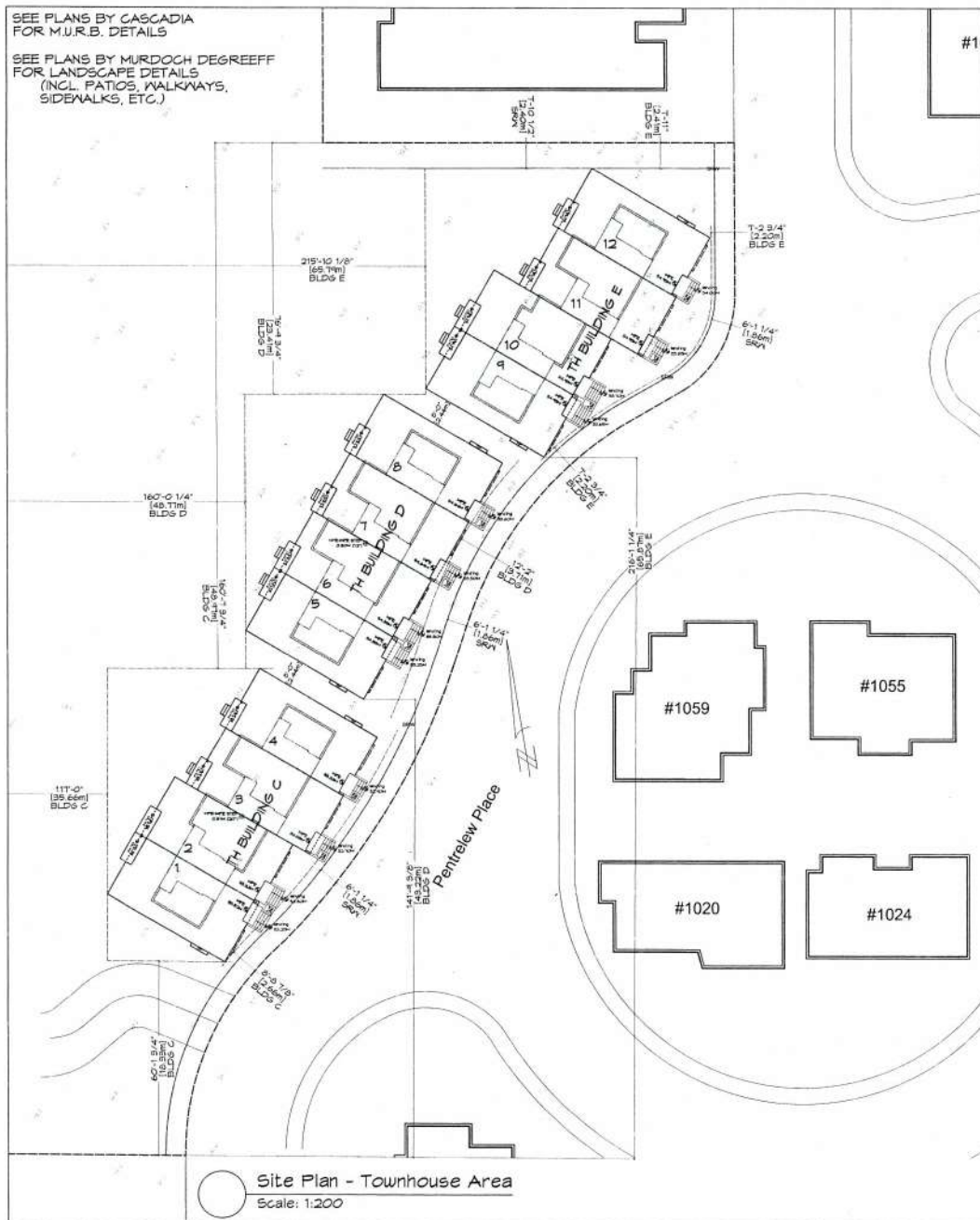
FEB 03 2017

Planning & Development Department
Development Services Division

NO.	DESCRIPTION	DATE
1	Building Sections	
2	1201 Fort Street	
3	Abstract Developments	
4	1201 Fort Street	
5	Victoria, BC V8V 1J6	
6	Copyright reserved. These drawings and the design contained herein are the property of Cascadia Architects Inc. and all other content, the exclusive property of Cascadia Architects Inc. Cascadia Architects Inc. shall not be held responsible for any errors or omissions in the drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects Inc.	
7	As indicated	
8	PROJECT NUMBER	2017.02.02
9	DRAWING FILE	CHECKED BY: DRAFTER
10	Author	2
11	2014.11.30	
12	2014.11.30	
13	A420-B	

SEE PLANS BY CASCADIA
FOR M.U.R.B. DETAILS

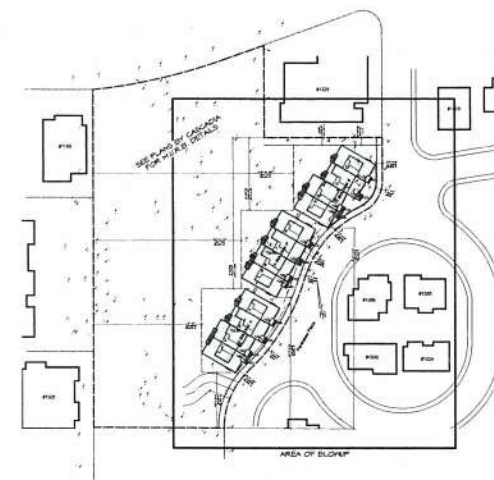
SEE PLANS BY MURDOCH DEGREEFF
FOR LANDSCAPE DETAILS
(INCL. PATIOS, WALKWAYS,
SIDEWALKS, ETC.)



LOCATION MAP

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



Site Plan Key
Scale: 1:750

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FEB. 02/17

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8N 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.

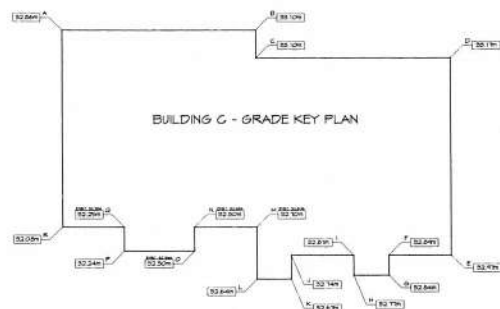
Title:

SITE PLAN &

LOCATION MAP

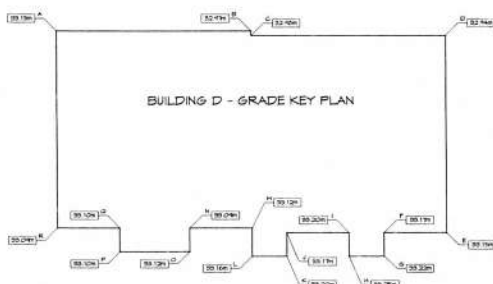
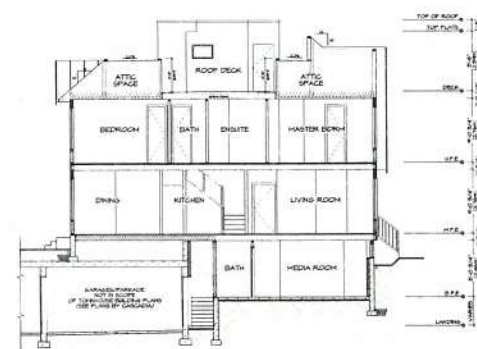
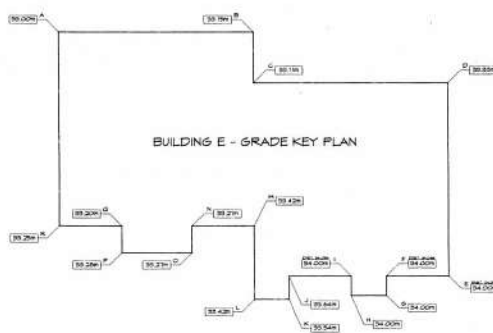
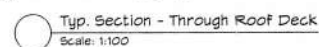
REV. NO	DESCRIPTION	DATE	Revision:	Sheet:
1	REVISED 4 OF THIS TO 12 UNITS. REVISE SEAL TO MEET REZONING DRIVE RAIL 1 & 2	NOV 30/16	REV 1 NOV 28/16	B 101
2	ADJUST NOTES TO ALLOW FOR CONCRETE TOPPING. REVISE MAIN FLOOR PATIOS	FEB. 02/17	REV 2 FEB 02/17	

Proj. No. TBD

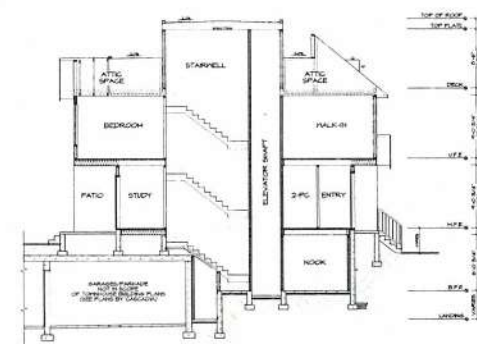


IN Bldg C - Average Grade Calculation							Average grade (in feet)
SEGMENT	Start	Finish	Average	Distance	Total Factors	Perimeter	37.73
AR	32.88	33.10	32.98	12.80	422.14		
BC	33.10	33.10	33.10	0.00	2525.79	89.26	
CD	33.10	33.17	33.14	12.80	424.33		
DE	33.17	32.93	33.07	12.80	423.10		
EF	32.93	32.89	32.96	4.00	120.91		
FG	32.89	32.84	32.87	1.20	47.42		
GH	32.84	32.77	32.81	3.20	75.65		
HI	32.77	32.81	32.79	1.00	42.63		
IJ	32.81	32.74	32.78	4.00	134.39		
JK	32.74	32.61	32.68	1.75	58.98		
KL	32.61	32.64	32.66	2.00	75.11		
LM	32.64	32.70	32.67	3.00	110.42		
MN	32.70	32.30	32.50	4.00	133.25		
NO	32.30	32.30	32.30	1.55	50.87		
OP	32.30	32.34	32.27	4.60	146.44		
PQ	32.34	32.29	32.25	1.55	49.98		
QR	32.29	32.58	32.44	4.10	138.25		
RA	32.58	32.88	32.73	12.80	415.62		

BLDG C
AVERAGE GRADE

[illegible]

H1 Blog E - Average Grade Calculation							Average grade (total factors / total essays)	
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Percent	Average grade
AB	33.00	33.15	33.08	0.15	427.36	307.51	92.8	33.37
BC	33.15	33.30	33.23	0.15	410.99			
CD	33.31	33.43	33.26	0.12	429.22			
DE	33.33	34.00	33.67	0.67	430.91			
EF	34.00	34.00	34.00	0.00	430.00			
FG	34.00	34.00	34.00	0.00	44.20			
GH	34.00	34.00	34.00	0.00	2.36			
HI	34.00	34.00	34.00	0.00	44.20			
JK	34.00	33.64	33.82	-0.36	138.66			
KL	33.54	33.47	33.48	-0.06	72.00			
LM	33.42	33.44	33.43	0.02	163.74			
MN	33.42	33.21	33.32	-0.21	136.98			
NO	33.27	33.27	33.27	0.00	85.87			
OP	33.27	33.28	33.28	0.01	163.95			
PQ	33.28	33.25	33.24	-0.03	89.83			
RS	33.25	33.25	33.25	0.00	136.22			
RA	33.25	33.05	33.13	-0.20	424.00			
			TOTAL		12.80	424.00		
							BLOG E	
							AVERAGE GRADE	
							41.46	



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FEB. 02/17

ZEBRADESIGN



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

Drawn By: K. KOSHMAN

Date: SEPT 26, 2016

Scale: AS NOTED

Project:
PROPOSED
TOWNHOUSES
1201 FORT ST.

Title:
AVERAGE GRADE
CALCULATIONS &
TYP. SECTIONS

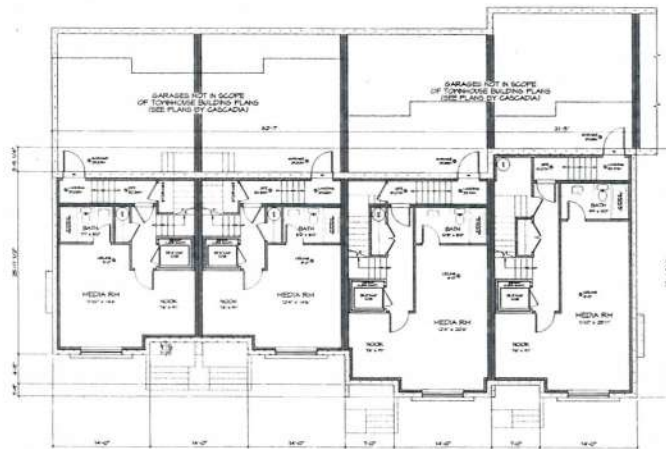
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1ST SUBMISSION SEP 28/18	B
REV 1 NOV 30/18	102
REV 2 FEB 02/19	

Proj. No. TBD

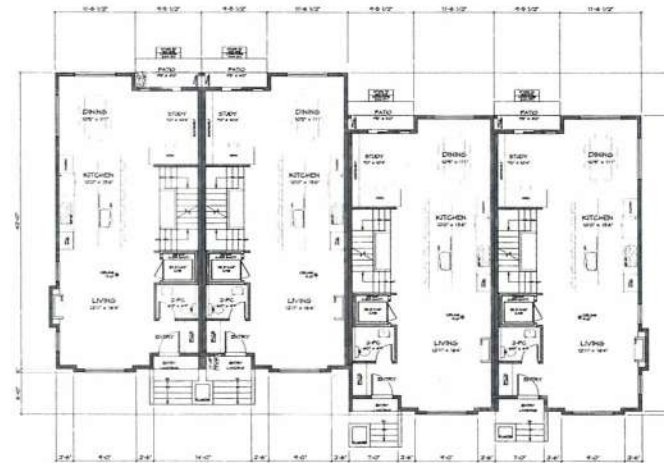
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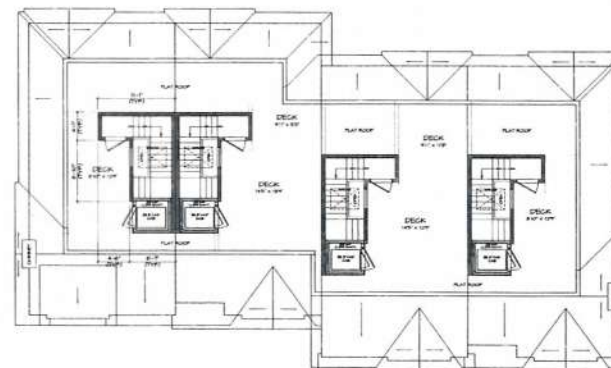
Lower Floor Plan
Scale: 1:100



Main Floor Plan
Scale: 1:100



Upper Floor Plan
Scale: 1:100



Roof Deck Plan
Scale: 1:100

Received
City of Victoria

FEB 03 2017

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REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REVISED 4 OF STAIRS TO FRONT ENTRY. REVISED DECK TO PATIO. REMOVE GARAGE TO ADD PARKING. REVISE UPPER FLOOR PLAN TO NOT REVISE MAIN FLOOR PATIOS	NOV 30/16	1ST SUBMISSION SEP 30/16	B 201
2		FEB. 03/17	REV. 1 NOV 30/16 REV. 2 FEB 03/17	Proj No: TBD

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FEB. 02/17

ZEBRADesign



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

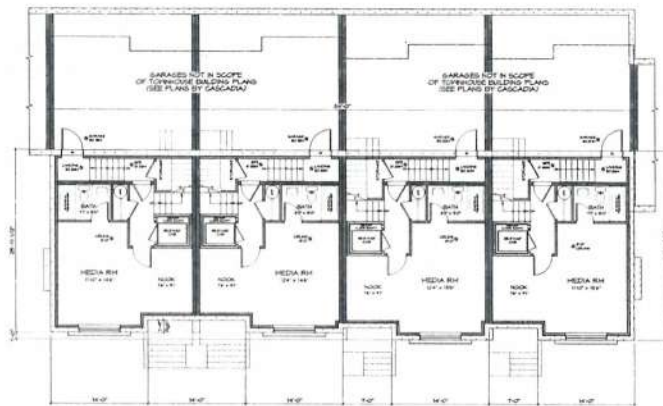
Drawn By: K. KOSHMAN

Date: SEPT 26, 2016

Scale: AS NOTED

Project:
PROPOSED
TOWNHOUSES
1201 FORT ST.

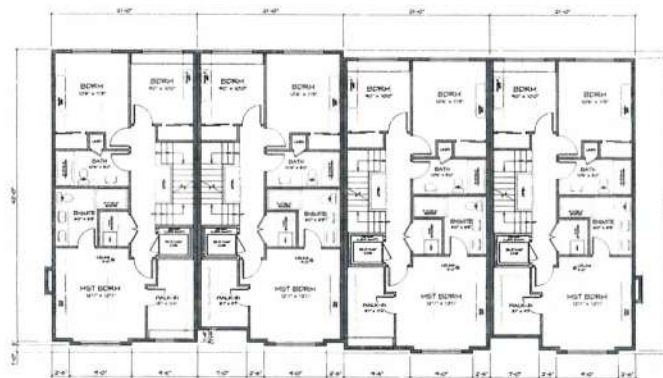
Title:
BUILDING C
FLOOR PLANS



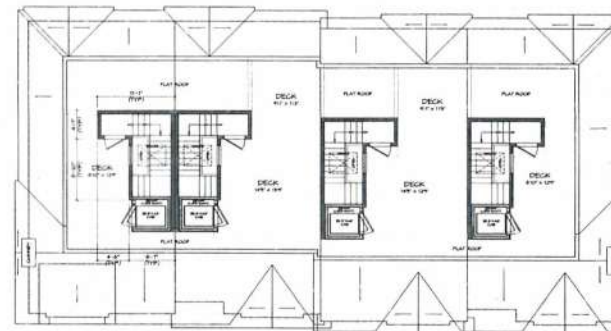
Lower Floor Plan
Scale: 1/100



Main Floor Plan
Scale: 1/100



Upper Floor Plan
Scale: 1/100



Roof Deck Plan
Scale: 1/100



REV. NO.	DESCRIPTION	DATE	Revision	Sheet
1	REVISED # OF STAIRS TO FRONT ENTRY; REVISED DECK TO PATIO; REMOVE GARAGE TO ADD PARKING; REVISE LOWER FLOOR PLAN TO SUIT	NOV. 30/16	1st Submission SEP. 26/16	B 202
2	REVISED HALL FLOOR PATIOS	FEB. 02/17	REV. 1 REV. 2 FEB. 02/17	
			Proj. No. TBD	

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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:
BUILDING D
FLOOR PLANS



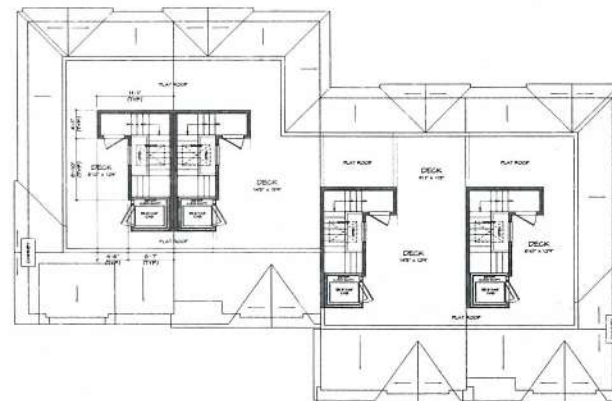
Lower Floor Plan
Scale: 1:100



Main Floor Plan
Scale: 1:100



Upper Floor Plan
Scale: 1:100



Roof Deck Plan
Scale: 1:100

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Drawn By: K. KOSHMAN

Date: SEPT 26, 2016

Scale: AS NOTED

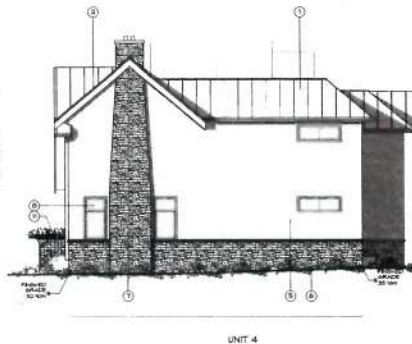
Project:
PROPOSED
TOWNHOUSES
1201 FORT ST.

Title:
BUILDING E
FLOOR PLANS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	ADD 2 UNITS. REVISED 4 OF STAIRS TO FRONT ENTRY. REVISE DECK TO PATIO. REMOVE GARAGE TO ADD PORCH. REVISE LOWER FLOOR PLAN TO SET. REVISE MAIN FLOOR PATIOS	NOV 30/16	BY: KOSHMAN REV 1: NOV 30/16	B 203
2		FEB. 02/17	REV 2: FEB 02/17	Proj. No. TBD



Front Elevation
Scale: 1:100



Side (N) Elevation
Scale: 1:100

- FINISH SCHEDULE KEY**
- ① STANDING SEAM METAL ROOFING
 - ② WOOD FASCIA AND TRIM (PAINTED)
 - ③ GABLE END VENT
 - ④ HORIZONTAL WOOD SIDING (STAINED)
 - ⑤ STUCCO FINISH (PAINTED)
 - ⑥ CULTURED STONE VENEER FINISH
 - ⑦ VINYL GUTTER PATTERLINE FLASH OVER
 - ⑧ CULTURED STONE VENEER CHIMNEY
 - ⑨ VINYL FLOOR, PREFINISHED
 - ⑩ WOOD DOOR WITH GLAZING (STAINED)
 - ⑪ SLIDING GLASS DOOR, PREFINISHED
 - ⑫ METAL PICKET RAILING
 - ⑬ GLASS AND METAL RAILING
 - ⑭ CONCRETE STAIRS
 - ⑮ CONCRETE PATIO

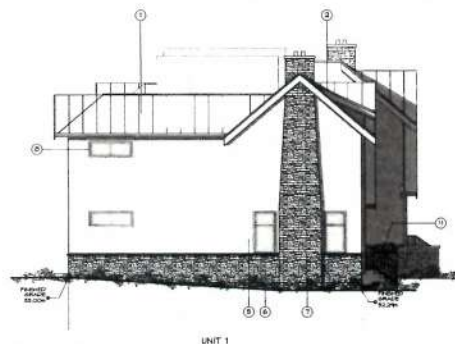
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City of Victoria

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Planning & Development Department
Development Services Division



Rear Elevation
Scale: 1:100



Side (S) Elevation
Scale: 1:100

Overall Area Calc.	Unit 1	Unit 2	Unit 3	Unit 4
Front				
setback	Imperial > 19.68	Imperial > 19.68	Imperial > 19.68	Imperial > 19.68
building face area	Metric > 6.00	Metric > 6.00	Metric > 6.00	Metric > 6.00
glazing area	495.30	459.63	465.25	459.88
percentage	109.77	42.70	43.59	42.72
	22.16%	83.72	83.72	83.72
		18.23%	7.78	18.20%
North				
setback	n/a	n/a	n/a	Imperial 4.00
building face area				Metric 1.27
glazing area				916.61
percentage				85.16
				46.53
				5.08%
East				
setback	Imperial 11.94	Imperial 11.94	Imperial 11.94	Imperial 11.94
building face area	Metric 4.25	Metric 4.25	Metric 4.25	Metric 4.25
glazing area	416.50	416.50	442.31	442.31
percentage	136.97	136.97	136.97	136.97
	32.68%	12.72	12.72	41.09
		32.68%	30.97%	30.97%
South				
setback	Imperial 3.94	n/a	n/a	n/a
building face area	Metric 1.20			
glazing area	916.61			
percentage	85.16			
	46.53			
	5.08%			
	4.32			

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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

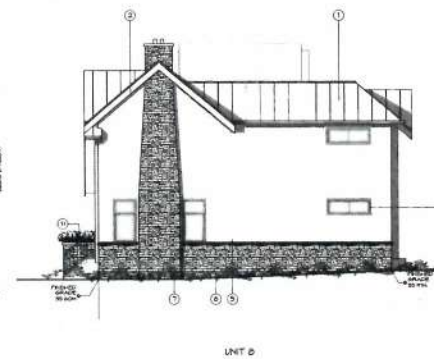
Project:
PROPOSED
TOWNHOUSES
1201 FORT ST.

Title:
BUILDING C
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REVISED 4 OF STAIRS TO FRONT ENTRY; REVISED DECK TO PATIO; PARKING REVISED TO PARKADE; RABE RIDGE; SHED; FRONT BLDG; REVISED GLAZING CALC'S	NOV 30/16	REV 1 NOV 30/16	B 301
2	ADJUST ELEVATIONS TO ALLOW FOR CONCRETE TOPPING	FEB. 02/17	REV 2 FEB 02/17	Proj. No. TBD



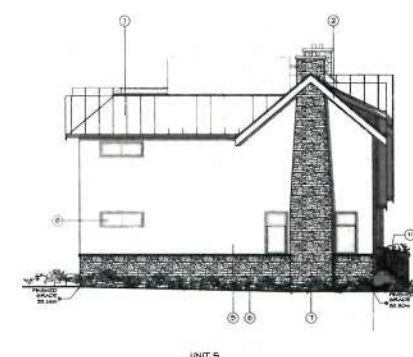
Front Elevation
Scale: 1:100



Side (N) Elevation
Scale: 1:100



Rear Elevation
Scale: 1:100



Side (S) Elevation
Scale: 1:100

Building Area Calc.	Unit 5	Unit 6	Unit 7	Unit 8
Front setback	Imperial: 19.68 Metric: 6.00	Imperial: 19.68 Metric: 6.00	Imperial: 19.68 Metric: 6.00	Imperial: 19.68 Metric: 6.00
building face area	495.30	464.11	471.67	467.46
glazing area	109.77	83.72	83.72	83.72
percentage	22.16%	18.04%	17.75%	17.91%
North setback	n/a	n/a	n/a	Imperial: 4.00 Metric: 1.22
building face area	n/a	n/a	n/a	916.63
glazing area	n/a	n/a	n/a	48.53
percentage	n/a	n/a	n/a	5.08%
Rear setback	Imperial: 13.94 Metric: 4.25	Imperial: 13.94 Metric: 4.25	Imperial: 13.94 Metric: 4.25	Imperial: 13.94 Metric: 4.25
building face area	442.31	436.54	442.31	442.31
glazing area	136.97	136.97	136.97	136.97
percentage	30.97%	31.37%	30.97%	30.97%
South setback	Imperial: 4.00 Metric: 1.22	n/a	n/a	n/a
building face area	923.97	85.84	n/a	n/a
glazing area	48.53	4.32	n/a	n/a
percentage	5.04%	4.32	n/a	n/a

- FINISH SCHEDULE KEY**
- (1) STANDING SEAM METAL ROOFING
 - (2) WOOD FASCIA AND TRIM (PAINTED)
 - (3) GABLE END VENT
 - (4) HORIZONTAL WOOD SIDING (STAINED)
 - (5) STUCCO FINISH (PAINTED)
 - (6) CULTURED STONE VENEER FINISH
 - (7) C/P GATED PATTERLINE FLASH OVER
 - (8) CULTURED STONE VENEER CHIMNEY
 - (9) VINYL WINDOW, PREFINISHED
 - (10) WOOD DOOR WITH GLAZING (STAINED)
 - (11) SLIDING GLASS DOOR, PREFINISHED
 - (12) METAL PICKET RAILING
 - (13) GLASS AND METAL RAILING
 - (14) CONCRETE STAIRS
 - (15) CONCRETE PATIO

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City of Victoria

FEB 03 2017

Planning & Development Department
Development Services Division

RE-ISSUED FOR
REZONING 4 DP
FEB. 02/17

ZEBRADesign

1161 NEWPORT AVE
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.

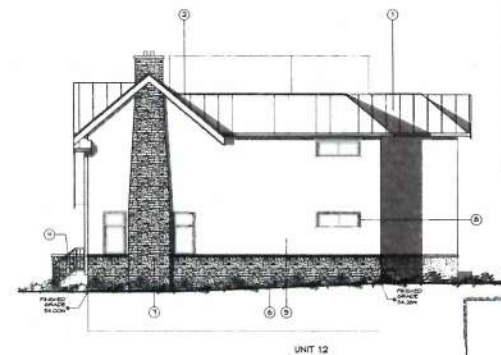
Title:

BUILDING D
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REVISED # OF STAIRS TO FRONT ENTRY; REVISED DECK TO PATIO FLOORING; REVISED TO PARKADE; RAISE ROCK; BASED FROM BLUE; REVISE GLAZING CALCS	NOV 30/16	1ST REVISION SEP 28/16	B 302
2	ADJUST ELEVATIONS TO ALLOW FOR CONCRETE TOPPING	FEB. 02/17	REV 1 NOV 30/16 FEB 02/17	Proj. No. TBD



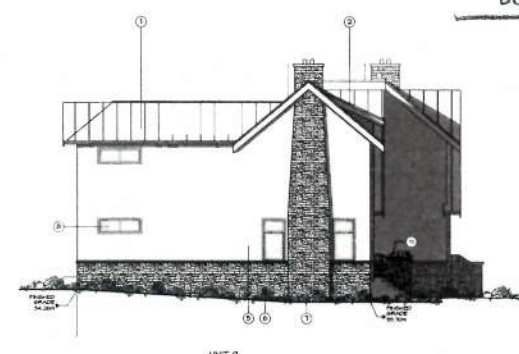
Front Elevation
Scale: 1:100



Side (N) Elevation
Scale: 1:100



Rear Elevation
Scale: 1:100



Side (S) Elevation
Scale: 1:100

- FINISH SCHEDULE KEY**
- ① STANDING SEAM METAL ROOFING
 - ② WOOD FASCIA AND TRIM (PAINTED)
 - ③ GABLE END VENT
 - ④ HORIZONTAL WOOD SIDING (STAINED)
 - ⑤ STUCCO FINISH (PAINTED)
 - ⑥ CULTURED STONE VENEER FINISH
 - ⑦ CULTURED STONE VENEER, CHIMNEY
 - ⑧ VINYL WINDOW, PREFINISHED
 - ⑨ WOOD DOOR WITH GLAZING (STAINED)
 - ⑩ SLIDING GLASS DOOR, PREFINISHED
 - ⑪ METAL PICKET RAILING
 - ⑫ GLASS AND METAL RAILING
 - ⑬ CONCRETE STAIRS
 - ⑭ CONCRETE PATIO

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City of Victoria

FEB 03 2017

Planning & Development Department
Development Services Division

RE-ISSUED FOR
REZONING & DP
FEB. 02/17

ZEBRADESIGN



1161 NEWPORT AVE
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:
BUILDING E
ELEVATIONS

Station Area Code	Unit 9		Unit 10		Unit 11		Unit 12	
Front setback	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
building face area	> 19.68	> 6.00	> 19.68	> 6.00	> 19.68	> 6.00	> 19.68	> 6.00
glazing area	507.55	47.15	477.22	44.34	470.37	43.70	463.38	43.05
percentage	109.77	10.20	83.72	7.78	83.72	7.78	83.72	7.78
	21.63%		17.54%		17.80%		18.07%	
North setback	n/a		n/a		n/a		Imperial	Metric
building face area	n/a		n/a		n/a		9.15	2.79
glazing area	n/a		n/a		n/a		916.61	85.16
percentage	n/a		n/a		n/a		46.53	4.32
	n/a		n/a		n/a		5.00%	
Rear setback	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
building face area	12.94	4.25	13.94	4.15	32.03	15.86	15.78	4.61
glazing area	442.31	41.09	442.31	41.09	442.31	41.09	442.31	41.09
percentage	136.97	12.72	136.97	12.72	136.97	12.72	136.97	12.72
	30.97%		30.97%		30.97%		30.97%	
South setback	Imperial	Metric	n/a		n/a		n/a	
building face area	4.00	1.22	n/a		n/a		n/a	
glazing area	932.20	86.60	n/a		n/a		n/a	
percentage	46.53	4.32	n/a		n/a		n/a	
	4.95%		n/a		n/a		n/a	

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	ADD 2 UNITS, REVISED & OF STAIRS TO FRONT ENTRY, REVISED DECK TO PATIO, PARKING REVISED TO PARKADE, RAMP ROCK BAND AROUND SLUG, REVISED GLAZING CALC'S, ADJUST ELEVATIONS TO ALLOW FOR CONCRETE TOPPING	NOV 30/16	REV 1 NOV 30/16	B 303
2		FEB 02/17	REV 2 FEB 02/17	Proj NO. TBD

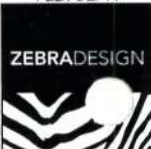


PENTRELEW PLACE

Combined Front Elevations
Scale: 1:100



RE-ISSUED FOR
REZONING & DP
FEB. 02/17



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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

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	ADD 2 UNITS, REVERSE # OF STAIRS TO FRONT ENTRY, RAISE ROCK BAND AROUND ELDS	NOV 30/16	1ST SUBMISSION REV 1 NOV 30/16	B 401
2	ADJUST ELEVATIONS TO ALLOW FOR CONCRETE TOPPING	FEB. 02/17	REV 2 FEB 02/17	
Proj. No. TBD				



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FAX (250) 366-6678
www.garycarrothers.ca

NO	DESCRIPTION	DATE
1	GENERAL UPDATES	7/26/16
2	REVISED FOR RE-ZONING	2016/08/28

PRELIMINARY SITE
SERVICING PLAN
PROJECT 1201 Fort
Abstract Developments
1201 Fort Street
Victoria, BC V8V 3L1

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SCALE AS NOTED

PROJECT NUMBER 1201
DATE NOV 30, 2016

DRAWING FILE CHECKED BY

REV 3

DWG NO.

EXISTING	PROPOSED	EX. PROP.	EX. PROP.
WATER	WATER	WATER VALVE ON MAIN	WATER VALVE ON MAIN
SEWER	SEWER	HYDRANT	HYDRANT
DRAIN	DRAIN	CAP OR PLUG	CAP OR PLUG
GAS	GAS	WATER METER	WATER METER
H/T	H/T	FLUSH VALVE	FLUSH VALVE
EQP	EQP	MANHOLE	MANHOLE
		CLEANOUT	CLEANOUT
		SEWER PUMP STATION	SEWER PUMP STATION
		CATCH BASIN	CATCH BASIN
		SALT TRAP	SALT TRAP
		CULVERT	CULVERT
		DITCH	DITCH
		HYDRO/TEL POLE	HYDRO/TEL POLE
		HYDRO ANCHOR	HYDRO ANCHOR

PRELIMINARY SITE SERVICING PLAN
SCALE 1:200

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City of Victoria

FEB 03 2017

Planning & Development Department
Development Services Division



LANDSCAPE ELEMENTS

1. Main entrance to building and Pentrelew Place and Fort Street pathway connection.
2. Gary Oak lawn with Camas bulbs and succession plantings of Gary Oaks.
3. Feature rain garden with stone seating wall.
4. Rain garden and decorative rain water cisterns with low tech recirculating water system for summer feature garden. Connects with adjacent green infrastructure / stormwater management system. Refer L2.01 Stormwater Management Plan for additional information.
5. Public pedestrian connection from Fort Street to Pentrelew Place. 1.5 m wide concrete path with bollard lighting, through Gary Oak woodland and lawn area planted with pockets of camas bulbs.
6. Granular trail (1 m wide) through ornamental amenity planting provides access to ground floor residential patios.
7. Outdoor amenity space. Includes patio, decorative pavement treatments, outdoor fireplace, BBQ and associated grassed open space.
8. Terraced retaining walls and planters. Upper planter developed as buffer from adjacent property.
9. Pentrelew Greenway. This path will form the future connection to Linden Avenue and Meares Street.
10. Pathway provides access to Fort Street from Building B.
11. Rain gardens manage runoff from Townhome roofs.
12. Building B Main Entrance with 3 visitor parking stalls, bike parking, accessible pedestrian access and signage.

STREETSCAPE ELEMENTS

- A. Fort Street: Landscape bulges will be used to define building driveways and parking areas. Bulges will be planted with lawn and Gary Oak trees. Existing Hydro poles will be located in landscape. Sidewalk to be 2.2 m width.
- B. Pentrelew Place: Landscape bulges will identify parking and driveway entrances. These will be planted with shrubs and Gary Oak trees. This treatment will help calm traffic and green the streetscape.

LEGEND

Property Line	Proposed Contour Line	2.2 m Street, 1.5 m	Exterior of Pavement, below
UNDERGROUND UTILITIES	EXISTING	PROPOSED	
Storm Drain	Water	Electrical	Gas
LANDSCAPE MATERIALS			
Metal Fence and associated gate, 1200 mm height	Cast in Place Concrete Wall	Height varies	Stone Walls
Granular Trail, width varies	Stepping Stones through Landscape	Pedestrian Unit Paving	Vehicle Unit Paving
Cast in place concrete paving	Lawn Area	Shrub Planting Area	Rain Garden Area
LANDSCAPE FURNISHINGS			
Seating Wall / Bench	Bike Rack	Bollards	Landscape Bollards
Lighting Bollard			
EXISTING TREE SUMMARY			
Existing to be Protected trees Retained (12)			
Existing tree Retained (8)			

DRAWING NOTES

1. DO NOT SCALE DRAWING. Verify all property lines and existing structural vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IBC Standards and Council Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant materials, installation and maintenance to conform to the current edition of the BCSA/BCIAA Landscape Standards.
9. General Contractor and/or sub-contractor are responsible for all costs related to production and submission to consultant of all landscape or built information including signage.
10. Tree protection fencing, for existing trees, to be retained prior to commencement of all site work.



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Fax: 250-410-0892

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	Issued for IFC	10/02/2017
2	Development Permit	10/11/2018

DRAWING

Landscape Plan

PROJECT

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

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SCALE

1:250 (824x367)

PROJECT NUMBER	Date
115.18	02.02.2017

DRAWING FILE	CHECKED BY	DATE
115.18	SM/PSG	02.02.2017

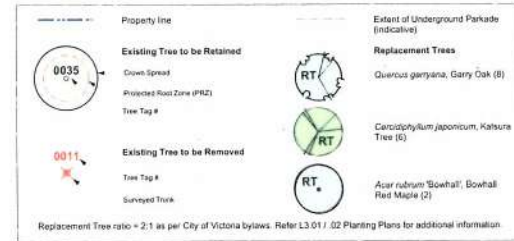
REV	DATE	BY
2		

L1.01



N

LEGEND



EXISTING TREE INVENTORY*

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

TREE TAG #	DBH (cm)	PRZ (radius in m)	SPECIES	CROWN SPREAD (m)	STATUS
0001*	53	6.0	Big Leaf Maple	17.0	NA
0002	91	9.0	English Oak	19.0	Bylaw Protected
0006*	21, 27, 47	7.0	Big Leaf Maple	10.0	Bylaw Protected
0007*	45	6.0	Big Leaf Maple	9.0	NA
0008*	64	5.5	Garry Oak	12.0	Bylaw Protected
0009	43	4.5	Oak	13.0	NA
0010	47, 55	7.0	Intense Cedar	8.0	Bylaw Protected
0012	97	8.5	Garry Oak	18.0	Bylaw Protected
0020	59	6.0	Western Red Cedar	9.0	NA
0021	24	3.5	Birch	7.0	NA
0022	35	5.5	Birch	10.0	NA
0025	121	14.5	Munsteria Cypress	20.0	Bylaw Protected
0027	44	5.5	Dispersed	5.0	Bylaw Protected
0028	92	9.0	Rid Oak	22.0	Bylaw Protected
0035	69	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
0042	94	9.5	Garry Oak	17.0	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

REMOVED TREES

TREE TAG #	DBH (cm)	PRZ (radius in m)	SPECIES	CROWN SPREAD (m)	STATUS
0003	45	5.5	Desert Cedar	9.0	NA
0004	32, 38, 33, 31	7.0	Scots Pine	10.0	Bylaw Protected
0005	25	4.0	Douglas Fir	5.0	NA
0011	36	4.5	Ponderosa Pine	6.0	NA
0013	71	7.0	Copper Birch	15.0	NA
0014	134	16.0	Sequoiadendron Giganteum	11.0	Bylaw Protected
0015	138	16.5	Sequoiadendron Giganteum	10.0	Bylaw Protected
0016	38	4.5	Chamaecyparis	5.0	NA
0017	44	5.5	Chamaecyparis	6.0	NA
0018	31	4.0	Shore Pine	6.0	NA
0019	41, 42	6.0	Chamaecyparis	8.0	NA
0023	42	5.0	Atlas Cedar	8.0	NA
0024	36	4.5	Chamaecyparis	6.0	NA
0026	34	4.0	Intense Cedar	7.0	NA
0029	152	18.0	Intense Cedar	15.0	Bylaw Protected
0030	82	12.5	Douglas Fir	12.0	Bylaw Protected
0031	64	9.5	Douglas Fir	10.0	Bylaw Protected
0032	54	6.5	Chamaecyparis	6.0	NA
0033	32	4.0	Chamaecyparis	5.0	NA
0034	117	12.0	English Oak	18.0	Bylaw Protected
0041	36	4.5	Pine	5.0	NA
No Tag 1	18	3.0	Cedar	NA	NA
No Tag 2	46	8.0	Cedar	NA	NA
No Tag 3	(4 x) 30	5.5	NA	NA	NA
No Tag 4	24	4.5	NA	NA	NA
No Tag 5	25	4.5	NA	NA	NA
No Tag 9	3	NA	Arbutus Stem	1.0	Bylaw Protected

REPLACEMENT TREES

Replacement Tree Ratio = 2:1 as per City of Victoria bylaws

TREE SPECIES	QUANTITY
Garry Oak	6
Cercidiphyllum japonicum	2
Acer rubrum 'Bowhall'	2

TOTAL REPLACEMENT TREES: 10
ADDITIONAL TREES TO BE PLANTED: 35
TOTAL NEW TREES: 45

Received
City of Victoria
FEB 03 2017
Planning & Development Department
Development Services Division

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NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	Issued for GP	02/02/2017
2	Development Permit	03/15/2018

DRAWING: Tree Retention and Removal Plan
PROJECT: 1201 Fort
Abstract Developments
1201 Fort Street
Victoria, BC V8V 3L1

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SCALE: 1:250 (1024x36)

PROJECT NUMBER	DATE
116.18	02/02/2017

DRAWING FILE	CHECKED BY	DATE
SAFPGD	SAFPGD	JD

REV: 2

DWG NO: L1.02



N

NOTES

- Except where noted, all Apartment ground floor private patios shall be EL 32.975 with a 450mm high CIP seal wall @ EL 33.425.
- All Townhome backyards shall have 0 to 3 risers (max.) for each stair transition. Final number of risers determined upon final grades.

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs, as well as runoff from indicated hardscape (driveway) areas flow to the rain gardens located throughout the site.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area (as per City of Victoria Stormwater Guidelines).

Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

Permeable paving areas will be used to manage driveway, where drainage towards rain gardens is not feasible.

Patio areas will be drained towards absorbent landscape areas or rain gardens.

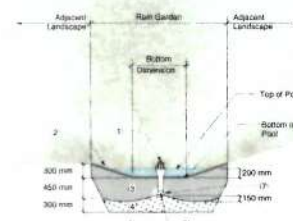
IMPERVIOUS AREA SUMMARY

Total Impervious Area (Roofs, Driveways, and Patios) = 4880 square metres

Total Rain Garden Area (bottom of rain garden area) = 250 square metres (5.1% of the impervious area)

LEGEND

- Property line
- Extent of Parkade, below
- Direction of flow
- Direction of slope
- Architectural grade, provided for reference only
- Proposed Landscape Grade
- Apartment Roof Area (Building A + B)
- Townhome Roof Area (Building C, D, E)
- Hardscape Catchment Area
- Granular Tilt, with varies
- Pedestrian Unit Paving
- Vehicular Unit Paving
- Cast in place concrete paving
- Rain Garden / Rain Planter



- RAIN GARDEN MATERIALS**
- Overflow drain, 200 mm diameter grate + adapter
 - Compacted mulch, 50-70 mm depth
 - Free-draining growing medium, 450 mm depth
 - Scarified/tilled subgrade, 300 mm depth
 - Existing subgrade/retention material
 - 100 mm diameter (perforated) pipe
 - 25 mm diameter drain rock, 100 mm depth

- Rain Garden Detail Scale: 1:50

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 planters to current IABC 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 BC SCA/ARCA 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.
- Free protection fencing, for existing trees, to be installed prior to commencement of all site work.



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NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	Development Permit	2011.05.08

(DRAWING)

Grading and Drainage Plan

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

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SCALE: 1:250 (024x36)

PROJECT NUMBER: 116.18 Date: 02.02.2017

DRAWING FILE: CHECKED BY: SAU/POG DRAWN BY: JONAL

REV: 1

DWG. NO.: L2.01

Received
City of Victoria

FEB 03 2017

Planning & Development Department
Development Services Division



PLANTING DESCRIPTION

- Fort Street boulevard. Garry Oaks with grassed boulevard.
- Entry landscape. Plant height maintained at 1m in sight line triangle.
- Garry Oak landscape. Retained Garry Oaks in lawn and clusters of camels. Succession planting with Garry Oak trees. Native shrubs such as snowberry, Oregon grape and Pacific wax myrtle enhance screening between adjacent condo building.
- Rain gardens planted with plant material adapted to wet winter and dry summer conditions. Mix of yucca, sloth sedge, midwinter fire dogwood in the bottom and evergreen ornamentals on the upper planting zone.
- Naturalized planting along west property line includes snowberry, mahonia, salal, and red flowering current.
- Lawn area with natural play elements. Play elements include lawn knot and smooth boulders. Noctua Cedar (Pseudotsuga) used to screen adjacent property.
- Inner courtyard landscape, graded to create small riser between access path and first floor patios. Katsura trees are sited between balcony bump outs and patios. Plant material is adapted to site conditions and includes Pivotal Honeyuckle, Rhododendrons, Little Princess Spirea, Citrus, and perennials.
- Townhouse entries are separated by a structural wall and fenced planter. The planting area between the building and the sidewalk allows for the installation of medium sized trees including Japanese Snowbell, Japanese Maple, and Camus Kousa. Plantings will be ornamental with Glacier Azaleas, Citrus, English Weeping Yew and a mix of perennials and hardy grasses.
- Penthouse streetscape planted with Garry Oak trees with a groundcover planting of David Viburnum and White Abelia.



KEY PLAN
Scale: 1:1000

PLANT LIST - 1201 FORT STREET

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
4		Acer circinnatum	Vine Maple	2.4 m Ht. multi-stem (3 trunk)
17		Acer gileum	Paperbark Maple	4.0m col. b&b
2		Acer palmatum 'Katsura'	Japanese Maple	min 2 m height
7		Acer rubrum 'Bowhall'	Bowhall Red Maple	4.0m col. b&b
7		Cercocarpus japonicum	Kousa Tree	5.0m col. b&b
9		Chamaecyparis nootkatensis 'Pendula'	Noctua Red Cypress	2.5 m Ht.
5		Camus kousa 'Milky Way'	Milky Way Kousa Dogwood	multi-stem, 1.5 m Ht. b&b
4		Nyssa sylvatica	Tupelo	5.0m col. b&b
16		Quercus garyana	Garry Oak	4.0m col. b&b
5		Shrub japonicus	Japanese Snowbell	5.0m col. b&b

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

BOULEVARD SHRUBS:

Agd	48	Abelia x grandiflora 'Prostrata'	Prostrate White Abelia	#2 pot
Vdb	48	Viburnum davidii	David Viburnum	#2 pot
0				

ORNAMENTAL SHRUBS:

Agd	100	Abelia x grandiflora 'Prostrata'	Prostrate White Abelia	#2 pot
Auc	20	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	#3 pot
AB	47	Althaea rosea var. cycloclorum	Northwestern Lady Fern	#1 pot
EL	16	Blechnum spicatum	Deer Fern	#1 pot
Civ	7	Ceanothus thyrsiflorus 'Victoria'	California Lilac 'Victoria'	#2 pot
CI	63	Cistus x correntinus	Rock Rose	#1 pot
Cum	63	Coronilla varia 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Ed	44	Epimedium x pendulicolum	Boneset	Sp3 / 20 cm O.C.
Gah	63	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Hob	100	Hebe buxifolia nana	Hebe odora	#1 pot
Lp	209	Lonicera pileata	Pivotal Honeyuckle	#1 pot
Ph	63	Philadelphus tomentosus 'Nana'	Dwarf Philadelphus	#2 pot
Plm	56	Polystichum munitum	Sword Fern	#1 pot
Rcw	36	Rhododendron x Cunninghamii 'White'	Cunningham's White Rhodod.	#3 pot
Sh	28	Shorea robusta 'Himalayan Sweet Elm'	Himalayan Sweet Elm	#1 pot
Sl	35	Spirea japonica 'Little Princess'	Little Princess Spirea	#1 pot
Tbr	210	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
Vdb	179	Viburnum davidii	David Viburnum	#2 pot
0				

NATURALIZED PLANTINGS:

Cit	3569	Camus kousa	Camus	2 b&b each, 40cm o.c.
Gah	8	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Lp	47	Lonicera japonica 'Texanum'	Winked Pivotal	#3 pot
Lp	8	Lonicera pileata	Pivotal Honeyuckle	#1 pot
Ma	53	Mahonia aquifolium	Oregon Grape	#2 pot
Myr	14	Myrica californica	Pacific Wax Myrtle	#3 pot
Rs	45	Ribes sanguineum	Red Howering Currant	#3 pot
Sa	309	Symphoricarpos alba	Snowberry	#1 pot
0				

PERENNIALS / GROUNDCOVERS:

Agd	14	Acorus gramineus 'Ogon'	Golden Variegated Sweet Fl.	#1 pot
Bec	136	Bergenia cordifolia 'Winter Glow'	Bergenia	#1 pot
Hmg	136	Hemerocallis macro 'All Gold'	All Gold Japanese Forest Gl.	#1 pot
Hds	211	Hemerocallis 'Stella de Oro'	Dwarf Yellow Daylily	#1 pot
Lm	363	Lilium muscari	Lily turf	#1 pot
El	211	Eutrochium fulgida	Black Eyed Susan	#1 pot
0				

RAIN GARDEN:

Ca	335	Carex ostenia	Sloath Sedge	#1 pot
Cla	190	Carex lasiocarpa 'Prairie Fire'	Prairie Fire Sedge	Sp3 / 30 cm O.C.
Can	12	Celtis occidentalis 'Hortmatingford'	Sweet Pepperbush	#3 pot
Cum	138	Coronilla varia 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Ag	131	Juniperus communis 'Grey'	Soft Common Rush	Sp3
Lp	58	Lonicera pileata	Pivotal Honeyuckle	#1 pot
Myr	21	Myrica gale	Bag Myrtle	#1 pot
Plm	32	Polystichum munitum	Sword Fern	#1 pot
Scs	34	Schizanthus coccineus 'Oregon Sunset'	Crimson Flag	#1 pot
Tar	22	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
Vdb	13	Viburnum davidii	David Viburnum	#2 pot
0				

ROOF PATIO PLANTINGS (SEE L3.02 FOR PLAN):

Ab	15	Abelia Edward Goucher	Edward Goucher Abelia	#2 pot
Ag	5	Acer gileum	Paperbark Maple	4.0m col. b&b
CI	21	Cistus x correntinus	Rock Rose	#1 pot
Ph	21	Philadelphus tomentosus 'Nana'	Dwarf Philadelphus	#2 pot
0				

DRAWING NOTES:

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plant 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 capital of all work for approved by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all plantings 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 SCSA/BCNA Landscape Standards.
- General Contractor and/or sub-contractor are responsible for all costs related to production and installation to contractors of all landscape or built infrastructure including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



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**Murdoch
de Greeff** INC
Landscape Planning & Design
200-1000 Burrard Street
Victoria BC V8T 2G2



NO.	DESCRIPTION	DATE
1	Issued for I/P	02/02/2017
2	Development Plan	30/11/2016
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DRAWING	
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	116-18
DRAWING FILE	116-18
CHECKED BY	SM/PGG
REV	2
DATE	02/02/2017
DESIGN	
L3.01	

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Murdoch
de Greeff INC
Landscape Planning & Design

Received
City of Victoria

FEB 03 2017

Planning & Development Department
Development Services Division

NOT FOR CONSTRUCTION

2	Issued for DP	17 03 2017
1	Development Permit	30 11 2016
NO.	DESCRIPTION	DATE

DRAWING

Planting Plan

PROJECT

1201 Fort



1201 Fort
Product Developments
1201 Fort Street
Vancouver, BC V6V 3L1

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SCALE AS NOTED (@24"x36")

PROJECT NUMBER	Date
110.10	02.02.2017

DRAWING FILE	CHECKED BY SM/POG	DRAWN BY JD/ML
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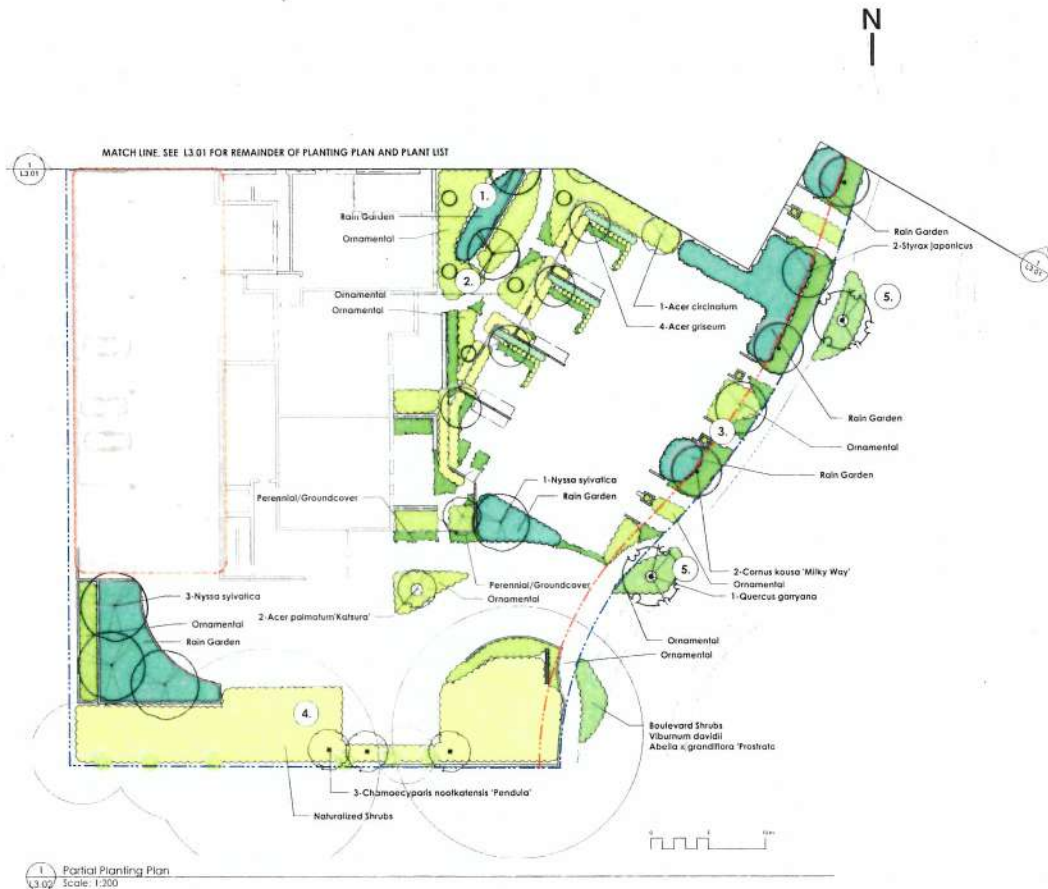
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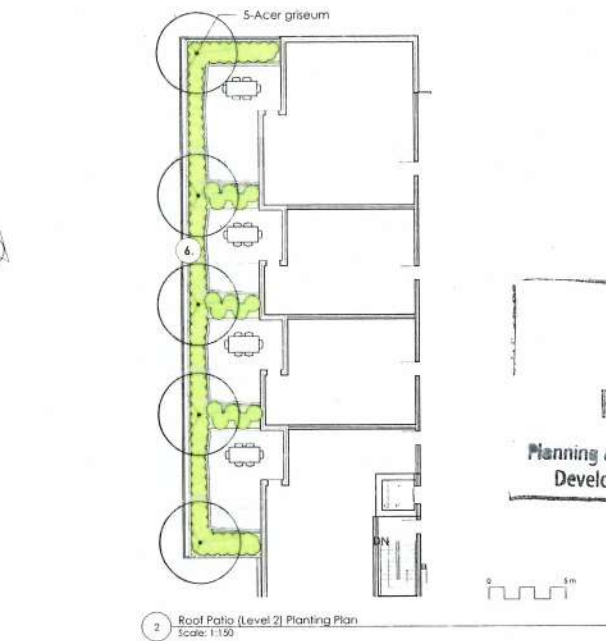
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L3.02



PLANTING DESCRIPTION

1. Rain gardens planted with plant material adapted to wet winter and dry summer conditions. Mix of juniper, staghorn dogwood, maidenhair tree dogwood in the bottom and evergreen ornamentals on the upper planting zone.
2. Inner courtyard landscape graded to create small rises between access path and first floor patios. Knapweed are sited between balconies bump outs and patios. Plant material is adapted to site conditions and includes Pinot Houckii, Rhododendrons, Little Princess Spruce, Citrus, and perennials.
3. Townhouse entries are separated by a structural wall and tiered plantings. The planting area between the building and the sidewalk allows for the installation of medium sized trees including Japanese Snowbush, Japanese Maple, and Cornus kousa. Plantings will be ornamental with Glacée Azalea, Citrus, English Weeping Tree and a mix of perennials and hardy grasses.
4. Naturalized planting along south property line includes snowberry, mahonia, salal, and red flowering current.
5. Penthouse streetscape planted with Garry Oak trees with a groundcover planting of David Viburnum and White Abelia.
6. Roof Planting Plan planted with Paperbark Maple trees and plant material is adapted to site conditions and includes paphiopedicularis, citrus, and aelia.



DRAWING NOTES

1. Do NOT SCALE DRAWINGS: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall have precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of excavation.
5. Provide notice of all work for approval by (Landscape Architect) prior to proceeding with work.
6. Contractor to provide irrigation system for all plants to ensure IALC, IRE Standard and Council Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant species, installation and maintenance to conform to the latest edition of the NSW/ACT/NTA Landscape Standard.
9. General Contractor and/or sub-contractors responsible for all costs related to production and submission to council of all applications for bulk irrigation and existing irrigation.
10. Free price for fencing, for existing fencing, to be installed prior to commencement of all site work.



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abstractdevelopments.com

March 20, 2017

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

Attn: Mayor and Members of Council

Re: Neighbourhood Meeting Held on February 22, 2017
Rezoning and Development Permit Application for 1201 Fort Street and 1050 Pentrelew Place

Dear Mayor and Members of Council,

This letter is provided as an update to the community engagement process we have undertaken to-date in regards to the Rezoning and Development Permit Application for 1201 Fort Street and 1050 Pentrelew Place. A formal Community (CALUC) Meeting was held on January 12, 2016. While this meeting was well attended, we ran into some logistical challenges due to the unforeseen positive response to the meeting invite. As a result, we decided to host another neighbourhood meeting and an invite was mailed through Canada Post to all residents with a 300m radius of the centre of the 1201 Fort property. In total there were 1880 invites mailed and the invite was also sent to the President of the Rockland Land Use Committee.

The following two pages provide what was included in the mail-out, which includes a letter describing our rationale for having a second meeting. This meeting marked the 16th time we have engaged and met with either the neighbours or the Rockland Land Use Committee.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Ganong'.

Sam Ganong
Vice President, Development

Enclosed:

- 1) Neighbourhood Meeting Letter
- 2) Neighbourhood Meeting Invite

February 10, 2017

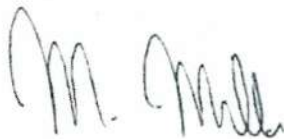
Dear Neighbour of 1201 Fort Street,

Since our Community Meeting held on January 12th we have had a chance to reflect on how the overall meeting went. We realize that we clearly did not anticipate the level of interest in this meeting, and as a result, we failed in our responsibility. For this, we sincerely apologize. We strive to live and work by a set of core principles which guide us in every decision we make, and we fell short on this evening.

As a result, we would like to invite you to another Neighbourhood Meeting. This time, we will have the appropriate visual and audio equipment, and the meeting will be structured to give everyone an opportunity to speak and be heard. In addition, we will have ready to present some additional information, studies and visual media that was previously requested by the local residents. There are some strong opinions, and unfortunately inaccurate information circulated within the community and all we ask is that you come to this meeting with an open mind, and an interest in learning the facts about our proposal.

While we have received a wide range of feedback thus far, we respect that you may feel there are unresolved challenges with the current proposal, possibly in terms of the proposed height, density, parking, traffic, or the number of new people that may be living in the neighbourhood. We know that the redevelopment of this property will result in a large change to your neighbourhood compared to the existing conditions you have enjoyed for so many years. We take this responsibility very seriously. We are working hard to balance the feedback from neighbours, the constraints of the site, and the needs of the region.

Sincerely,



Mike Miller,

President & Founder

PLEASE JOIN US.

Where:

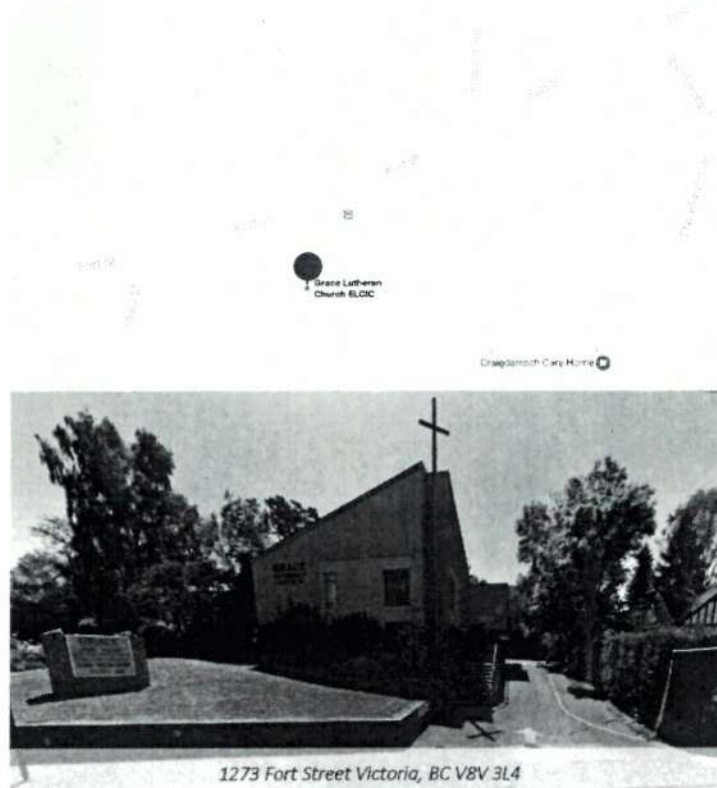
*Grace Lutheran Church
1273 Fort St, Victoria, BC V8V 3L4*

**Limited parking available on-site*

When:

*Doors open at 6:30 pm
Starting at 7:00 pm
Wednesday, February 22*

**Light snacks and refreshments will be served*



If you are unable to attend, please email us directly and we will make time to accommodate you personally. Please send email to 1201@abstractdevelopments.com

02 February 2017

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

Attn.: Mayor & Council

Re: REVISED 1201 Fort Street ReZoning & Development Permit Application

Cascadia Architects, on behalf of Abstract Developments Inc., is pleased to submit this revised application for ReZoning and Development Permit for 1201 Fort Street in Victoria.

The revisions reflect the current stage of design development of the project, add drawing clarity, and include some technical corrections.

These revisions can be summarized as follows:

1. Two additional site analysis diagrams have been added to the site analysis page. The diagrams show where livings spaces will be located and their proximity to the open spaces and adjacent buildings.
2. The phasing strategy has been modified based on feedback from the construction team.
3. A new site plan drawing was added which consolidated the necessary information required by the re-zoning application.
4. In consultation with the arborist, the parkade was modified under building B, adding 9 additional parking stalls, bring the total parking count to 123. The unit
5. A discrepancy in the forecourt paving area between the landscape drawings and the architectural drawings has been synchronized.
6. A shadow study showing the existing site conditions as well as the proposed conditions has been added.
7. The height of building A has been raised to better reflect the technical requirements of its construction of the floor and roof construction.
8. Zebra Design modified the town house design by increasing the ground floor den and decreasing the rear landing size by 1.2m. This increased the overall floor area by 45 sq m and changed the FSR from 1.381 to 1.387. Refer to the letter issued by Zebra for further information.
9. Murdoch de Greef Inc. modified the landscape package for increase technical accuracy. Please refer to the letter they issued for further details.
10. An additional letter from Sam Ganong, Vice President of Abstract Developments is included to provide additional site analysis.



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A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
Interior Architect AKNW Germany

The team has carefully reviewed the City's technical review and input related to the previous design, and worked to more clearly present the information for the consideration of staff and council. The changes are bubbled and itemized in the drawing sets as requested. 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.

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

Peter Johannknecht, Architect AIBC, LEED AP
Principal

A handwritten signature in black ink, appearing to read 'Gregory Damant', written in a cursive style with a large circular flourish at the beginning.

Gregory Damant, Architect AIBC LEED AP
Principal

File No: 116.18

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

Attention: Mayor & Council

February 1, 2017

**Re: Rezoning & Development Permit Application Revisions
1201 Fort Street**

The proposed Landscape Plans have been updated to reflect recent data corrections and minor adjustments to the plan. We discovered there were some technical errors with the previously submitted plant schedules. These have now been corrected. The design remains the same and the following items have been updated:

- Public Walkway widened adjacent to Fort Street Entrance
- Townhome back (upper) patio adjustment
- Protected Root Zone-Drawn as a diameter not radius
- Arbutus tree status (very small arbutus added to protected tree list)
- Replacement Tree List
- Plant List - Trees

The following descriptions provide a brief explanation for each of the above points.

Public Walkway, Fort Street Entrance Adjustment (Bubbled Area 1)

The entrance threshold to the public walkway at the Fort Street end has been widened to better address pedestrian desire lines across the Fort Street frontage of the site.

Townhome Back (upper) Patio Adjustment (Bubbled Areas 2)

The back (upper) patio size has been adjusted to reflect recent changes to the Town House Architecture.

Protected Root Zone (PRZ) Adjustment (Bubbled Area 3)

Upon further clarification with the project Arborist the PRZ of existing trees to be retained has been revised to correctly reflect radii in meters. This has been re-plotted on L1.02 Tree Retention and Removal Plan. The building and landscape designs have always been designed using the correct PRZ. The original drawings show PRZ as a diameter. New drawings show it drawn as a radius. For example, if the PRZ was 5m, in our original drawings it is drawn as a 5m diameter (2.5m radius) offset while the new drawings (Feb. 2, 2017) are drawn as 5m radius.

Tree Status Update (Bubbled Areas 4)

Upon further investigation, the tree status of tree 'No Tag 9' (3cm DBH Arbutus tree) has been corrected to 'Bylaw Protected'. Total Bylaw Protected Trees Removed has now been revised to 8, (previously 7).

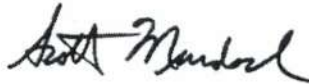
Replacement Tree List Update (Bubbled Areas 5)

In response to Bubbled Area 2, the Replacement Tree List has been updated. Two (2) previously proposed *Acer rubrum* 'Bowhall' trees have been identified as Replacement Trees and have been coordinated onto the Legend and Plan. Total number of Replacement Trees has been revised to 16, (previously 14).

Proposed Tree List Update (Bubbled Areas 6)

The Plant List has been updated to capture actual proposed tree numbers. This was previously incorrect due to a technical error. Total number of proposed trees is 71, (not 66). This has also been coordinated onto our L1.02 Tree Retention and Removal Plan.

Best regards,

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

Scott Murdoch

Registered Landscape Architect

Cc:

29 November 2016

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

Attn.: Mayor & Council

Re: REVISED 1201 Fort Street ReZoning & Development Permit Application

Cascadia Architects, on behalf of Abstract Developments Inc., is pleased to submit this *revised* application for ReZoning and Development Permit for 1201 Fort Street in Victoria.

The revisions are made in response to comments received from City staff that were generated during the technical review of the application, and can be summarized as follows:

1. Abstract Developments is currently working with the City to complete a land lift analysis as required, and to prepare the Housing Agreement.
2. Nine rendered views of the project have been added to the application material to assist Staff in their review, as requested.
3. Murdoch and deGreef Landscape Architects have coordinated with the arbourist, Talbot MacKenzie to prepare a tree retention plan that summarizes the trees on site that are intended to be preserved and those that will be removed as part of the development. This information is submitted as part of the landscape drawing package and in the Arbourist's report.
4. The SRW for the public pathway from Fort Street to Pentrelew has been widened to 2.4m to make it more visible and a natural or intuitive choice for pedestrians to use. The path entry from Fort Street has been enlarged to be more visible, and relocated to join with the building entrance path, in order to strengthen Building A's 'front door' presence at the same time. The Pentrelew entry point was reviewed, relative to it's location north / south along the Pentrelew frontage. It was determined, based on site analysis that the current location remains the best location, both in terms of the space available and pedestrian comfort on the pathway as it passes between buildings to reach Pentrelew, and in terms of the direct visual and intuitive connection to Wilsperencer place and the Art Gallery. Graphic analysis diagrams supporting this rationale have been included in the application set on drawing A004-M.
5. Concurrent with the removal of the townhouse parking lane, an internal non-public pedestrian pathway that mimics the location and off-site connectivity orientation of the Pemberton Greenway has been added.
6. A shadow study analysis is now included in the drawing set.



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Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
Interior Architect AKNV Germany

7. Abstract Developments has commissioned a CEPTED analysis for submission with this revised application set.
8. Concurrent with the removal of the townhouse parking lane the decision to eliminate the subdivision of the townhouse site has been made.
9. The most significant change to the proposal is that, as requested by City staff, the parking lane for the townhouses has been eliminated and replaced with townhouse patio spaces and expanded internal greenspace for the site. Several other changes result from this decision:
 - a. The number of townhouses has been increased from 10 to 12.
 - b. Townhouse garages are now accessed via the underground parking level and entrance from Fort Street, eliminating the lane access driveway from Pentrelew. As a result, only 19 parking spaces (3 visitor and 16 resident spaces under building B) are accessed from Pentrelew Place. The underground parking level has also been reconfigured in order to make the new expanded layout more efficient and an additional exit stair has been added from the parkade at the east end of Building A to address exit distances from the new townhouse parkade area.
 - c. The site has been regraded and internal raingardens reconfigured, with Building A being raised approximately 300mm and Building B raised approximately 600mm, in order to accommodate the underground connection to the townhouse garages. The raingarden changes are illustrated in the Landscape drawings.
 - d. Internal pedestrian connections and links east / west and north / south have been strengthened as illustrated in the Landscape drawings.
10. Zebra Design has updated the townhouse plans to make entrance porch areas more visible and to add rear patio spaces and gardens. The townhouses have also been lowered. Zebra has submitted a separate letter outlining these changes in more detail and describing how they address City comments regarding a more active rear edge and positive street relationship for the townhouses.
11. A sectional drawing 3/A401M describing the spacing relationship between building B and the condominium on Linden Street has been added. Additionally a rendered view, taken from a fourth floor unit at the NE corner of 1039 Linden forms part of the information submitted here. This rendering illustrates the proximity, relative height of Building B, as well as the views through the site that the two-building design is able to maintain, and the green roof of the carport for 1039 Linden which Abstract has agreed to provide for the mutual benefit of both properties.
12. Further to item 11, the 16 under-building parking spots along the west edge of Building B is opposite a covered carport at 1039 Linden. This parking will be covered by a terrace patio for the second-floor units above, which will include landscape planters as guardrails and for privacy. The terrace is roughly level with the roof of the carport, which will have a new extensive green roof to expand the effect of landscaped element of the terrace across the property line, to the benefit of both properties. This is best described in View 3 on A003M which shows the terrace planters, the green roof, and the screen wall which will hide the building B parking from view for the 1039 Linden property. Part of this design involves elimination of the typical 0.6m setback of that parking from the property, as that would create an unusable void space with no benefit.
13. The Fort Street frontage has been revised in several ways to increase the project's presence and pedestrian-friendliness on Fort Street, with the objective of increasing the use and integration of the park space with the building entry sequence. The intended result is to create a gracious experience of the building frontage that clearly draws the public realm onto the site. The following changes have been made:

- a. The Building A lobby has been pulled out from the floorplate and now sits as a pavilion addressing the street via a projected canopy, and the park space via a second access pathway. The height of the lobby has been increased to 3.8m (12'-6") to clearly identify it as the front door, and the pathways now encircle one of the specimen Garry Oak trees, literally wrapping it in as an experiential part of the arrival sequence.
 - b. The pedestrian entrance and SRW pathway through the park have been collected to meet Fort Street and a mini-plaza in front of the entrance lobby of Building A. The objective of this change is to give a clearer line-of-sight along the park path for pedestrians walking up Fort, and make it a more visible and natural choice of direction. This also brings the public closer to the Building A entrance, giving it more presence on Fort Street. Bicycle parking for Building A is now located at the lobby access ramp to the park path as well, increasing the integration of the park space and building circulation.
 - c. The parkade ramp is now screened from the pedestrian entrance and park area by a wall and landscaping, and it has been moved as far as possible to the west to consolidate it with the adjacent property driveway as a vehicle zone while maximizing the site frontage devoted to the park and pedestrian circulation paths. This has the additional visual effect of grounding the overhanging wing above the parkade ramp.
 - d. Balconies at the third and fourth floor units 301 and 401 have been re-oriented to face Fort Street, and the penthouse level has increased glazing above the stucco on the east wall of 601 and the corridor.
14. Visitor parking at the Fort Street vehicle entrance has been removed as requested.
15. Boulevard treatments have been updated to reflect Parks comments, as indicated on the landscape drawings.

In preparing these revisions the team has carefully considered the City's comments and input related to the previous design, and tried to balance City objectives with the feedback received from the community during the consultation process. The changes are bubbled and itemized in the drawing sets as requested. 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

CASCADIA ARCHITECTS

File No: 116.18

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

Attention: Mayor & Council

November 29, 2016

**Re: Rezoning & Development Permit Application Revisions
1201 Fort Street**

The landscape design has been modified with the recent changes to the building and circulation program. The main areas affected by the changes are as follows:

- Moving townhouse access and parking into underground parkade;
- Modify vehicle and pedestrian access to the building off Fort Street;
- Realign and widen path between Fort St. and Pentrelew Place;
- Created mid-property path for future Pemberton Greenway; and,
- Modifications to the stormwater management plan.

The following description is in addition to the information provided in our previous letter from September 26, 2016.

Underground Parkade and Townhouses (Bubbled Areas 4 + 5)

Moving the lane and vehicle access has created a significant landscape opportunity between the townhouse and the condo building. At-grade patios have been added to each townhouse. These will provide access to the site open space through a path system that connects to Fort St. and Pentrelew Place as well as the future Pemberton Trail Greenway. This design change has resulted in more at-grade open space, reduced impervious area, and improved physical and visual access to the site's inner open space (a positive CEPTD design intervention).

Fort Street Entrances (Bubbled Area 2)

The vehicle and pedestrian access off Fort Street was adjusted to provide better access to the building's main entrance. The main pedestrian entrance has been brought closer to Fort Street and the walkway is a straight route to the door. An accessible walkway has been designed adjacent to the large retained oak. The grassy oak lawn has been brought right to the front door and is framed by large seating steps.

Fort St. and Pentrelew Place Walkway Connection (Bubbled Areas 3 + partially 2)

The alignment, width, and material of the pathway have been improved access through the site. The realignment improves visual access and provides a more direct route through the site. Making path 1.8m wide (previously 1.5m) and concrete (previously compacted trail blend gravel) will improve access for all users and create a more durable walking surface.

Pemberton Trail Greenway (Bubbled Area 5)

A concrete unit paver path (1.8m wide) has been added that will form part of the future Pemberton Trail Greenway path. The path extends through the site and can be extended in the future with the redevelopment of the western adjacent properties.

Water Management (Full Site)

Rain gardens and rain planters have been integrated into the design to manage runoff from the buildings on the site. The changes behind the townhouses has meant a change in the overall stormwater management plan. The large rain gardens in the inner triangle landscape have been significantly reduced as of result of grading and slab conditions. Water from the townhouse roofs will be managed by smaller rain gardens located in the landscape at the front of the units. Some water to go to the two smaller rain gardens in the inner triangle space.

Regional Growth Strategy / OCP Goals and Objectives:

As described, this proposed project design encompasses following goals and priorities of the Regional Growth Strategy and the City's Official Community Plan (OCP):

- **Increase 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 also connects Fort Street with Pentrelew Place which supports the strategic directions for the neighbourhood by creating pedestrian connections between the residential neighbourhood and Fort Street frontage. The addition of the mid-site walkway will enable future expansion and connection of the Pemberton Trail Greenway.

In preparing this rezoning and development permit application package, the team has carefully considered the relevant OCP objectives and DP Area Design Guidelines. The design enhances linkages within the community, enhances ecological values, and provides a landscape that integrates with the surrounding neighbourhood.

If you have any questions or require further clarification, please feel free to contact our office.

Best regards,



Scott Murdoch

Registered Landscape Architect

Cc:

27 September 2016

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

Attn.: Mayor & Council



Re: 1201 Fort Street Rezoning & Development Permit Application

Cascadia Architects, on behalf of Abstract Developments Inc., is pleased to submit this application for Rezoning and Development Permit for 1201 Fort Street in Victoria. The requested development permit, encompassing 2 condominium buildings and 10 townhouses on the nearly 2-acre parcel draws heavily on the site's unique characteristics for its planning, building arrangement and architectural expression.

This application is the culmination of a 6 month neighbourhood consultation and design development process that has included 8 separate community engagements in addition to many one-on-one meetings with the property's neighbours. In preparing this application Abstract's design team (Cascadia Architects, Murdoch and de Greef Landscape Architects, and Zebra Design) has also received preliminary input from City planning and engineering staff, and specialist consultants including certified arbourists, and civil and geotechnical engineers.

The 1201 Fort property is uniquely characterized by its established stand of mature trees, including several significant Garry Oaks. This pocket of urban forest is a significant community amenity, lending a distinct atmosphere to the area and providing the neighborhood with a park-like outdoor room and an informal pedestrian mid-block connection from Fort in towards the Art Gallery of Greater Victoria and the neighbourhood generally. As described in this letter and the proposal drawings, preservation of the trees and the character they lend to the site, as well as the public pedestrian connection through the site, are central tenants of the design rationale.

In terms of built context, the site is a transitional zone. To the west and north it is bordered by 4 storey condominium buildings that are part of the multi-storey fabric of downtown that reaches up Fort Street, Rockland Street, and along Linden Avenue. To the east, across the Pentrelew, the single family character and grain of Rockland begins, in-filling around the larger institutional sites of the AGGV, Central Middle School, and Craigdarroch Castle. This is the second design rationale of the project – to arrange new development on the site to transition smoothly to the existing context as much as possible.



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A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
Interior Architect AKNW Germany

Neighbourhood Consultation

As mentioned previously, through the development of the scheme neighbouring residents have been regularly consulted both individually and on 8 occasions in collective meetings as the site planning, massing, and architectural expression were developed. Abstract's consultation process included:

- Initial door-to-door introductions, starting April 10th.
- Two introductory meetings prior to the start of planning work with both local neighbours and adjacent residents in the condominium buildings. (April 21st and May 10th)
- An interactive site analysis and planning charrette with Cascadia Architects and local residents. (May 18th)
- A review of preliminary massing options with Cascadia and local neighbours / adjacent condominium residents to explain the primary design concepts resulting from the site analysis. (June 20th, June 21st, June 28th)
- An interactive 'open house' session allowing 1-on-1 discussions looking at precedent imagery and preferences around materiality, detailing, and landscape elements and design. (July 28th)
- A review of the application package, scheduled in advance for October 11th.

The feedback from neighbours included consistent references around:

- The concern to preserve the treed, leafy character of the site and the pedestrian access through the site.
- Concerns about any increase in traffic and parking volume on Pentrelew Place.
- The concern about abrupt transition in height from small scale residential to larger condominium buildings and a preference for stepped building height / stepped-back upper floors.
- Preference for natural materials such as wood and stone with lighter and warmer tones and textures.

Abstract has committed to undertake additional meetings prior to presentation of the project to Council, including a formal CALUC meeting presentation.

These sessions and the resulting feedback have been primary influences on the development of the project siting, massing and architectural expression, as described below.

Land use/zoning change

Currently, the North portion of 1201 Fort Street is zoned R3-AM-2 and the South Portion is zoned R1-B Single Family Lot. Conceptually this is a straightforward approach that places density along the Fort Street corridor, and integrates with the single family neighbourhood that starts on Pentrelew Avenue. However the zoned density, as noted in the OCP, underutilizes the opportunity of this site, and any development that conforms to the R3-AM2 zoning will unavoidably result in the complete removal of the mature trees.

By contrast, the OCP calls for an increase to these existing density allowances where the Plan objectives are advanced, but treats the site with a similar broad brush stroke. It also locates the density on the Fort Street corridor, where the R3-AM-1 portion is designated as Urban Residential with a built form of mid-rise buildings up to 6 storeys and FSR of up to 2:1. The south portion of the site is designated as Traditional Residential, with an FSR of approximately 1:1 and built form of multi-unit structures up to three storeys on arterial / secondary arterial roads, with ground oriented buildings elsewhere.

The 2:1 FSR target is repeated in *Development Permit Area 7B*, which calls for medium density building forms as per the *Urban Residential* designation on the northern portion of the site.

Based on these OCP and DPA targets, the project has been developed to an overall density based on a proportional blend of these figures. The weighted average results is an FSR at 1.37:1 for the overall site, and based on the

feedback received at the community engagement meetings, the design team has arranged that density in a manner that responds to the natural constraints and built context of the site itself, in order to preserve its natural character and value.

OCP Goals and Objectives:

In addition to the community consultation, the design team has worked to fulfill the goals and priorities of the City's Official Community Plan (OCP) in developing the proposal, which is to build 2 condominium buildings arranged at the north and west edges of the site and 10 townhouses along the east street frontage of Pentrelew Place. The primary design initiatives can be summarized as follows:

- **Keep urban settlement compact:** Although the overall FSR proposed for the project is relatively modest at 1.37:1, reflecting the transitional context of building densities around the site, the master site plan does contribute a meaningful amount of in-fill housing stock within walking distance of services, amenities and the City's downtown core. This type of development is required to accommodate growth in the region without contributing to vehicle-dependent urban sprawl at the periphery. This objective is also reflected in the OCP's Land Management and Development Section.
- **Protect Regional Green and Blue Space:** The proposal challenges the existing zoning restrictions which are insensitive to the on-site reality of the mature stands of trees, and instead arranges a custom building massing to preserve that community amenity. Although this approach will technically require an OCP amendment, it is a more accurate reflection of the spirit of the OCP to preserve green space and the character of that space, as stated in the OCP Environment Section, which calls specifically for the preservation of Garry Oak ecosystems and the support of healthy ecosystems in general in the urban forest of private and public green spaces. Furthermore, the two larger buildings are located adjacent to the existing multi-storey neighbours, and shaped to use the bare areas of the site. They will share a new central green space and laneway with the 10 townhouse units which, by their positioning along Pentrelew, buffer the smaller built-scale context to the east. Together with the trees, they soften the edges of the site and screen the new condominiums.
- **Increase Transportation Choice:** By placing new residential density in direct proximity to transit routes, and within cycling and walking distance of downtown, new development can increase transportation choice and relieve vehicle dependence. The popular Walk Score website rates 1201 Fort as a "Walker's Paradise" with an overall score of 92; a transit score of 70 (10 bus routes within one half of a kilometer); and a cycling score of 100 due to the bike lane on Fort Street. Victoria's OCP calls for promotion of such choices in the Transportation and Mobility Section, stating the objective that "Victorians [can] move freely and efficiently via a safe, integrated and convenient network of public transit, bike routes, and supportive inviting pedestrian realm in preference to driving alone."
- **Place making:** As called for by the OCP, the project seeks to preserve and enhance the sense of the site's unique identity. This is accomplished by the mechanism of *design*, whereby the massing of the buildings are threaded amongst the existing trees, utilizing the previously built-upon areas and with reference to the scale of the proximate neighbouring buildings. For example, the 10 townhouses are two-storeys in height on Pentrelew, and are positioned to face the existing one- and two-family residences on Pentrelew, creating a step in height and scale between the 5 and 6 story multi-family buildings beyond. Additionally the upper storeys of both condo buildings are set back from the south and east, to create penthouse roof decks and reduce the apparent height of the buildings when viewed from off-site. These efforts moderate the visibility of the condominium buildings from the neighborhood to the east, preserving the street and pedestrian scale environment along Pentrelew

Place. *Public access* through the site is also maintained by provision of a pedestrian path that formalizes the link from Pentrelew to Fort Street through the preserved green space.

- **Housing:** The larger building facing Fort Street will have 47 units with a mix of 1 bedroom, 2 bedrooms and 3 bedroom units, some containing dens, while others boast large sun decks. The southern building is designed for 34 units with one and two bedroom units. The provision of different housing types, including townhouses and condominiums, in this transition zone between the urban and traditional residential areas reflects the OCP goal to give residents housing choices within the City.
- **Infrastructure:** Rainwater resources are carefully managed with collection, diversion, and re-use, and recycling as detailed in the separate letter provided by Murdoch and de Greef landscape architects.

Additionally, the project responds to several relevant priorities laid out in **Development Permit Area 7B (HC): Heritage Corridor (Fort Street):**

- Public realm improvements to connect residential area to pedestrian and cyclist corridors are provided via creation of the new dedicated pathway.
- Low to medium density multi-family dwellings 3(d) are provided in an appropriately blended FSR by the strategic placement of buildings on site.
- The desire for enhanced appearance of the corridor through sensitive innovative interventions 4(c) of high quality architecture, landscape and urban design are reflected by the response to trees as an important physical constraint and central driver of the project concept.
- The prioritization of enhanced pedestrian and cyclist corridors 4(d) with human scaled urban design is reflected in the shared-space design of the laneway, and the provision of at-grade secure bicycle storage for building B.

Description of Proposal

Architecturally, the condominium buildings take their cue from the concept of the forest landscape, using a vertical transition of façade treatments that recall the understorey and canopy of the forest. In this case, steel columns and picket railings respond to the context of surrounding tree trunks, creating screens of privacy for lower level residences, while at the upper levels a canopy of large decks and expansive glass take advantage of the views & light to the east, south, and west. The building materials are natural and muted, intended to serve as a back-drop to the natural tree canopy. The light, textured stucco will receive dappled light through the trees to the north, south, and west, changing its apparent depth and colour through the day and seasons. The windows have also been carefully arranged to reflect the more random patterning of light and shadow, solid and void that characterizes the branches and leaves of a tree canopy. The condominium building top floors are set back to reduce the apparent height of the structures, when viewed from adjacent sites, and one meter deep planters are provided on the west facing deck over the parking structure of the south condo building to permit the establishment of trees that will help to green the visually shared space of the rear yard parking areas of the buildings on Linden Street. All of these measures also reflect the input of neighbouring residents as listed above.

The design concepts for the landscape and townhouses are described in more detail in separate letters provided by Murdoch and de Greef and Zebra Design as the respective designers of those components.

Transportation & Infrastructure

- The project will include underground parking accessed from Fort Street as well as under-building parking at the main level of the south condo building. Each townhouse will include a two-car garage accessed via the laneway, and there are a total of 9 at-grade, on-site visitor parking stalls as well. The Fort Street access has been

negotiated in order to preserve the significant trees at the south end of the site, where an underground parkade entrance would typically be located, but has the additional benefit to the neighbourhood of reducing vehicle traffic on Pentrelew. This was a primary concern of the neighbours on Pentrelew.

- The project is well situated and fully serviced by City of Victoria infrastructure. Schools, parks and recreation facilities are all located within walking distance of the site. In addition, the nearby work and shopping opportunities available downtown make this site suitable for an increased population density.
- This population will be well serviced with regard to transportation options, including immediate proximity to major Transit routes on both Fort and Cook Streets as well as vehicle and bicycle parking and storage provisions.
- The proposal provides for 6 bicycle racks at each building entrance as well as 81 secure Class A bicycle lockers and 110 vehicle parking stalls. Further amenities related to transportation are described in the Project Amenities.

Project benefits and amenities

The neighborhood will benefit from the transformation of a large underutilized institutional site into a vibrant community consisting of townhouses and condominiums within a site design characterized by generous natural spaces and walkways. In the proposal is a statutory right of way for a dedicated pedestrian path connecting the Fort street corridor to the neighbourhood of Rockland, including the Art Gallery of Greater Victoria. Both Fort Street and Pentrelew Place receive new landscaped street boulevard bulbs that include trees to give a sense of shelter for the pedestrian from moving traffic. Additional amenities include:

- A secure at-grade bicycle storage room is provided as part of Building B, to reflect the priority of cycling as alternative transportation, and in acknowledgement that in this location, a substantial percentage of the purchasers will choose to forgo a car in favour of walking and cycling options.
- A natural play-setting, with climbable elements and creative topography, is to be created in the landscape adjacent to the common room of Building A to provide families with an area dedicated to outdoor play for children.
- A concern of the neighborhood was the dangerous intersection of Pentrelew and Wilspercer. The project therefore includes a proposal to add a traffic calming street bulb, which reduces the overall width of the otherwise oversized intersection, in order to create a more safe and pleasant pedestrian experience.

Safety and security

The creation of a resident population is the primary factor in creating a safe pedestrian environment, through the placement of 'eyes on the street', and in this design all areas of the site are overlooked in good proximity by multiple dwelling units. All pathways through the site will be lit with low-height fixtures to provide comfortable, but functional illumination levels without glare. The laneway is designed in the spirit of a 'shared street' with textured paving and rumble strips to calm traffic, and a canopy of trees to lend the character of a traditional laneway, and, as traffic for the site is dispersed between three entrances the lane will service only the ten townhomes, preserving a more friendly and pedestrian-safe park-like area at the center of the site.

Green building features

The primary investment of this project in green building features revolves around the landscape. In addition to placing new homes in a walkable setting, the project utilizes the brownfield areas of the site while maintaining the mature landscape. Furthermore, the landscape treatment for the site is designed to improve the amount of rainwater infiltrated on the site compared to the current condition. This will help to support the natural ecology of the site and the health of the Garry Oaks on the site. New juvenile Garry Oaks are included in the planting plan, in order to perpetuate the meadow into the future as well.

The easy-access bicycle facilities will also help to promote a healthy lifestyle.

In preparing this rezoning and development permit application package the team has carefully considered the relevant OCP objectives and DP Area Design Guidelines. The design fills an underutilized site with a customized development that is appropriate to the site and proposes a bold and distinctive architecture that responds to the unique character of the location. We believe it will strengthen the connection of this neighbourhood to downtown and improve pedestrian access to the AGGV. We look forward to presenting the project to Council. If you have any questions or require further clarification of any part of this application please do not hesitate to contact our office.

Sincerely,

CASCADIA ARCHITECTS INC.

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

Peter Johannknecht, Architect AIBC, LEED AP
Principal

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

Gregory Damant, Architect AIBC LEED AP
Principal



September 25, 2016

#1 Centennial Square
Victoria, B.C.
V8W 1P6

Site Specific Development Permit for 1201 Fort Street – Pentrelew Rd. Townhouses, 10 Units

Dear Mayor Helps and Members of Council /City of Victoria Planning Department,

As part of the larger development proposal headed by Cascadia Architects Inc. and Abstract Developments, and in collaboration with both, Zebra Design has designed ten townhomes to complement the other aspects of the proposal. Landscape designers Murdoch deGreef Inc. have elaborated a landscape plan that coordinates and ties together the living environment and green spaces with the building designs.

This townhouse project is uniquely positioned at an interesting junction between downtown, Harris Green and Rockland, an urban residential area close to down town and village areas. The townhomes are intended to transition between the adjacent existing and proposed multi-unit residential buildings and the detached houses in the area, especially on Pentrelew Place. Multiple public engagement sessions were held, and neighbour feedback collected was integrated into our design.

The townhomes themselves are oriented towards Pentrelew Place with covered front entries and landscape elements for each unit. Currently Pentrelew is somewhat unappealing on this side of the street, with limited interest and residential character. The proposed two four-unit buildings and one two-unit building are in scale with the other nearby single family homes on and near the Pentrelew circle. The siting and front elevations of the buildings articulate with the curvature of the road and a landscaped laneway and common area at the rear provides a shared use hardscape with trees, plantings and rainwater management features. This rear area also provides access to the lower level garages of each unit, creating a very pedestrian friendly street presence on Pentrelew. Building massing has been distributed to minimize shadowing impact on nearby residences.

Recessed and elevated front stoops, each with its own planter, distinguish the primary entrances to the homes and provide a degree of separation from the street in a semi-private area, while retaining a connection to the public realm. Grass areas, shrubs and trees as well as the planted boulevard bump outs will provide green areas on the Pentrelew side of the buildings. As well as connecting pedestrian paths across the site, the landscape plan provides immediately accessible green space with diverse plantings and features, and invites connectivity between residents.

Situated in a rich historical neighborhood within walking distance of downtown and other village areas, the architectural styles of the area are diverse. We have attempted to be responsive to the mixed character of the community by designing townhomes that speak to a single family residential scale. In the public engagement sessions, the neighbours expressed desire for: the design to be residential in nature, reflecting the Pentrelew character; an affinity for stone and wood materials; sloping roofs; having steps up to the main entrances and/or a stoop along Pentrelew; the use light and warm materials.

Traditional forms and architectural elements such as peaked roofs and stone chimneys have been incorporated in the design of the townhomes. Conversely the contemporary exterior treatments, glazing shapes, roofing materials and modern stonework define the townhomes with a style and finishes that complement the proposed condominium buildings behind. Steeply pitched, asymmetrical gables on the front elevations provide a roofline rhythm punctuated with alternate roof details that frame the drive aisle access to the rear of the buildings.

A variety of roof forms clad in standing seam metal, and cantilevered areas on the building faces provide additional profile and add visual interest to the fronts of the homes. Horizontal wood siding on the boxed out areas references the wood of the front entry doors but will be highlighted with accent colours for additional visual texture. These relate to the other natural exterior materials of metal, glass, and stone. Narrow window trim and numerous large square windows aid a clean, up-to-date look while allowing plenty of natural light into the dwellings. Narrow trimmed glass deck railings also maximize the entry of daylight into the homes.

Residences have been designed to be adaptable for future accessibility and aging in place features such as space for elevators in all units and level entry through the garages. Individual balconies at the rear of each unit also allow direct access to usable private outdoor space. To further enrich residents' lifestyles and enjoyment of the outdoors and their homes, roof decks have been designed for all units. These roof deck areas are set well back from the edges of the buildings to minimize overlook into private yards and to prevent uninterrupted sight lines to and from the street level. Landscape screening features may be established for privacy between the separate roof deck areas.

The units have been designed with connection to the neighbourhood in mind, as part of a walkable, active development that encourages neighbour interaction. Nearby green spaces and proximity to schools, medical centres, groceries and retail, the waterfront and downtown amenities and entertainment are also part of this dynamic environment. The location of the project would provide residents with opportunities to meet day to day needs close to home via self-propelled means, transit or personal vehicle, as well as being well located for outdoor recreational activities and active lifestyles. The three bedroom design of the dwellings is very adaptable, especially well-suited for families.

We respectfully submit our portion of the project proposal and hope that the values we are trying to include in this proposal have been made clear.

Sincerely,



Rus Collins

File No: 116.06

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

Attention: Mayor & Council

September 26, 2016

**Re: Rezoning & Development Permit Application
1201 Fort Street**

Murdoch de Greeff, in collaboration with the Abstract Development design team (Cascadia Architects, Murdoch de Greeff Landscape Architects, and Zebra Design) has developed the landscape plans for the site. The project is situated at 1201 Fort Street, on a previously developed site. The site connects to Pentrelew Place to the east and supports an extensive number of mature native trees including Garry Oaks, Douglas Firs, and Arbutus.

Landscape Description

An integrated design approach has been taken for the site in efforts to retain trees, manage rainwater on site and create an urban landscape that functions for building residents and the community. A significant amount of effort has gone into retaining many of the significant and bylaw protected trees on site. An arborist was brought on 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 driveway and parking layout were modified to avoid sensitive areas and parking spaces kept to a minimum to avoid impacting tree roots. In addition, paving within protected root zones will use permeable pavers as a means to minimize impacts. Low impact development strategies such as building on existing disturbed land, were used to reduce the impact to tree roots and conserve trees. There are 42 trees on the site of which 19 are bylaw protected. A total of 6 bylaw protected trees will be removed from the site. These will be replaced with 11 Garry Oaks planted on site and 7 Garry Oaks planted in the new City boulevard. The addition of young Garry Oak trees as successional plants will benefit this grove of trees and ensure there are replacement trees as this grove ages. An additional 44 trees will be planted around the site. Overall trees are replaced at a ratio of just under 3:1 (new to removed).

The site has been graded to create opportunities to manage rainwater and to create separation for residents with the development. For example, a rolling landform is created between Buildings A and B to create separation between people walking in the landscape and resident's patios. This grading also helps create more soil volume needed for the trees planted on top of the parking structure below. A small wall separates the townhome lane from Building B landscape and patios. The landscape buffer and the grade change will mean that vehicles in the lane will not be visible from people sitting on their patios in Building B. The grade change also creates an opportunity to manage rainwater on site.

Water Management

Rain gardens and rain planters have been integrated into the design to manage runoff from the buildings and driveways on the site. These rainwater features will clean and slow the delivery of stormwater to the City's storm drain. The facilities have been sized using the City of Victoria's new Stormwater Utility: Rainwater Management Standards. The site is roughly 7,850 m². Roofs and driveways make up roughly 4,430 m² of site area or 56 % of the site. Rainwater runoff from these surfaces will be conveyed to rain gardens and planters

- The desire for enhanced appearance of the corridor through sensitive innovative interventions 4(c) of high quality architecture, landscape and urban design are reflected by the response to trees as an important physical constraint and central driver of the project concept.
- The prioritization of enhanced pedestrian and cyclist corridors 4(d) with human scaled urban design is reflected in the shared-space design of the laneway, and the streetscape provision of landscaped traffic bulges planted with Garry Oak trees.

Landscape Benefits and Amenities

Key landscape benefits and amenities for the project include:

- Outdoor residential amenity space with sloped lawn and naturalized play space. The paving pattern of the patio and paths provide creative play opportunities as do the large boulders placed in the landscape;
- The amenity space contains an outdoor fireplace and BBQ and will have outdoor seating and tables;
- Enhanced streetscapes on Fort St. and Pentrelew Place enhance the urban forest and calm traffic. The road width on Pentrelew is wide for a residential street. The landscape traffic bulges will soften and green the streetscape and create a safer pedestrian environment;
- The Garry Oak grass/meadow area adjacent to Fort Street will be enhanced with native shrubs and trees. The intent is to rejuvenate that stand structure of this grove of oaks provide successional trees as the grove ages;
- Integrated rainwater management will clean and slow stormwater delivery to the city's storm drain network. It will also help support the local urban forest by mimicking and enhancing the natural hydrological processes of the site including providing water for site trees; and,
- The public path provides access from Pentrelew to Fort Street for the neighbourhood. This will help to create a more walkable and livable community.

In preparing this rezoning and development permit application package, the team has carefully considered the relevant OCP objectives and DP Area Design Guidelines. The design enhances linkages within the community, enhances ecological values, and provides a landscape that integrates with the surrounding neighbourhood.

If you have any questions or require further clarification, please feel free to contact our office.

Best regards,



Scott Murdoch

Registered Landscape Architect

Cc:



ROCKLAND NEIGHBOURHOOD ASSOCIATION

Re: 1201 Fort/1050 Pentrelew January 12, 2017, Community Meeting

Though the proposal presented offered to save the Garry Oaks on the site, the unequivocal consensus at the Community Meeting was that the plan as presented is flawed in its proposal of FSR or density for the site. Simply put, it is too large, too high, too crowded. There was clear agreement that the six-storey condominium fronting on Fort Street was too tall and that nothing justified the maximum height allowed under the OCP Urban Residential criteria for strategic locations. This site is well outside the OCP Core Residential area and far from the Stadacona Large Urban Village. The 5-storey condominium to the south is located in an OCP Traditional Residential 3-storey area; again, it is too massive. The 12 townhouses along Pentrelew, at 10 or 11 meters in height, greatly exceed both the height proposed in the current R1-B zoning of 7.6 m. and the three-storey limit in the OCP Traditional Residential. They in no way meet with the expectations of the neighbours.

Following are the themes of the meeting as they were first presented, rather than in priority of issue:

The first area of concern revolved around the realistic preservation of the trees on site, considering the amount of blasting that would be required for the proposed underground parking. Assurance was given that a tree preservation plan would be developed and that current blasting techniques would prevent damage to the root zones. Additional concerns about site hydrology disruption from blasting and the long-term detriment to tree survival, and the staging of construction equipment and supplies on site were also raised. Hydrology appears not to have been considered. Site staging should protect the retained trees from compaction issues. These concerns are expected to be addressed in the arborist's report, which will be part of the package for the COTW. Concern was raised about the loss of two giant, historically significant, Sequoia, which would be a direct result of the proposed building footprint. There was significant concern that this site is the only substantial green space between Wharf and Richmond, and that the city should be working toward preserving it for the public.

The loss of green space and the number of people who will be residing on site were interlinked issues with many. Abstract roughly calculates the increase in density/people at 137. Many neighbours consider this to be a gross underestimation. Also, it was voiced by many that the limits to massing and site coverage, and the protection of trees and habitat, were being sacrificed to fulfill some extrapolations from the OCP, and that the project did not fulfill either the Rockland Strategic Direction of the OCP or the Rockland Neighbourhood Plan in preservation of the Rockland character.

Blasting was a reiterated concern because of its potential for structural damage to adjacent buildings and contents and the general disruption the ongoing noise would cause. It was suggested that, if the project is to go ahead, a pre-blast survey and blasting be supervised by a P.

Eng. as is done in West Vancouver, with criteria set for vibration limits and air overpressures that are constantly monitored.

Parking and traffic issues was another major concern. There was general disappointment expressed over a situation in which plans could reach the point of a community meeting with no traffic or parking studies to review. The fact that they would not be available until the COTW was not well received, and the attendees clearly felt that they should be able to have an informed discussion now. The constriction of Fort Street with parking and bike lanes, and its increasing speed were concerns. Accessing underground parking with the existing road speed on Fort was an issue, as was the danger of merging traffic leaving the site. There was concern expressed about the school crossing at Moss and whether the school district had been consulted.

Residential street parking on site, on Pentrelew and Willspencer Place in particular, and in the area in general is at times already in very short supply. In the recent rezoning of the AGGV, parking concerns were discussed at length. An agreement was to be made with Langham Court Theatre not to hold events on the same evening as the AGGV to alleviate the residential parking issue as part of the rezoning. Further, an agreement was supposed to be in place to allow the AGGV to access event parking on the Truth Center site. This off-street parking is now gone, to the detriment of the area and the concern of the residents.

To date, there seems to be little or no discussion of the cumulative effect of the OCP build out along the Fort Street corridor for parking and what it will mean for the residential side streets. As with the AGGV rezoning, lack of foresight is negatively impacting neighbourhoods.

Parking on site was quoted as a 1.3:1 ratio, 121 spaces. This is well short of the near 150 spaces required under Schedule C and the 142 in the new Summary of Proposed Rates. There will be 7 visitor parking spaces on the site; again, this is significantly below the 10%/13 sites of Schedule C or the Summary. The lack of visitor parking will seriously impact neighbours in an area already busy with daytime downtown park-and-walkers, and evening gallery and theatre goers.

The height of the townhouses and the addition of roof top patios were concerns. The townhouses were labeled "The Great Wall of Pentrelew." At 10 or 11 m., which remains unclear, they are much taller than the houses of the immediate neighbours in their R1-B zone height of 7.6 m. If the project is to proceed, it is obvious the neighbours expect the townhouses to conform to R1-B.

Roof top decks were recently removed from the R1-A/B zoning, and both the RNA and the neighbours objected to their resurfacing in these townhouses. While these decks are internal facing, they pave the way for other developers, literally down the street, to include them in proposals. Further, there is a question as to whether the mechanical rooms servicing the elevators to these decks are included in the height calculations and whether this might account for the discrepancy in the townhouse heights.

A concern was raised about the remains of church members which were scattered in the Prayer Garden and how Abstract plans to proceed. No answer was provided, except that the Truth

Centre is being consulted. An Archeological Significant Site survey and site preparation is to be recommended.

There were questions as to how this project improves the neighbourhood and what benefit the neighbourhood would receive from this project and the substantial increase in density. The retention of seven Garry Oaks is commendable but seems merely an opportunity to propose buildings which significantly exceed standards in the area. The proposed walkway diagonally from Fort to Pentrelew through the property replaces an existing, if unofficial, short cut. The neighbours do not see that this proposal offers any improvement to their neighbourhood.

It should be noted that the Design Guidelines for Attached and Semi Attached Dwellings in Rockland calls for a building to be built to environmental and energy efficient standards (e.g. LEED™). In addition, the Rezoning Information includes extensive information on Green Building and Green Building Indicators, yet none of this was referred to in Abstract's presentation. Cook and Oliphant, Dockside Green and other area projects are being built to LEED™ standards. Why is this not being proposed for Rockland?

In conclusion, although there was some indication of potential acceptance of a smaller scale project that complements the neighbourhood and supports the goals of the OCP, serious concerns regarding the height, mass, and density of this proposal dominated the community meeting.

Bob June, Land Use Committee Chair

Rockland Neighbourhood Association



Talbot Mackenzie & Associates

Consulting Arborists

November 24, 2016

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 tagged 42 trees on the property, 22 of which are protected by the City of Victoria tree bylaw. The proposal we have reviewed has the potential to retain 21 of the trees, 15 of which are protected by the City of Victoria tree bylaw, all the 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. Although it won't be possible to retain in its present location, it may be possible to relocate.

Potential Impacts: In order to facilitate the proposed construction, we anticipate that it will be necessary to remove 21 of the trees that were inventoried, 8 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.

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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 to 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.
- The portion of Building A that encroaches into the critical root zone of tree 42.
- 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:** The demolition of the existing house 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 may 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 do not know if blasting will be required adjacent to the trees that are to be retained. However, 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:** We recommend that any portion of this proposed driveway that encroaches into the critical root zones of trees to 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.
- **The portion of Building A that encroaches into the critical root zone of tree 42:** The proposed entry lobby that encroaches into the critical root zone of tree 42 has been designed so that minimal soil disturbance should be necessary within the critical root zone. It is our understanding that it will use point loads to suspend the slab above the existing grade using grade beams or similar constriction techniques. Any excavation within the critical root zone must be reviewed and supervised by the project arborist and efforts must be made to ensure that the existing hydrology and drainage patterns are maintained in the finished landscape. We anticipate that the exact locations of the footings for the point loads will have to be determined at the time of excavation, through exploratory excavations.
- **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.
- **Pathways and hardscape within critical root zones:** In areas that are proposed for pathways 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.

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- **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

Encl. 1-page site plan with tree locations, 5-pages tree resource, 1-page floating driveway specifications, 1-page barrier fencing specifications.

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.

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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>
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
0002	91	9.0	English oak	19.0	Fair	Fair	Good	Previously topped, large deadwood, visible decay at base.	Yes	Yes
0003	45	5.5	Deodar cedar	9.0	Good	Good	Moderate	Relatively young tree.	No	No
0004	32, 39, 33, 31	7.0	Scotts pine	10.0	Fair	Fair/poor	Moderate	Included bark in main union, small deadwood.	Yes	No
0005	25	4.0	Douglas-fir	5.0	Fair/poor	Fair	Poor	Young tree, sparse foliage.	No	No
0006	21, 27, 47	7.0	Big Leaf maple	10.0	Poor	Poor	Moderate	Sparse foliage, insect damage.	Yes	Yes
0007	48	6.0	Big Leaf maple	9.0	Fair/good	Fair	Moderate	Large deadwood.	No	Yes
0008	64	6.5	Garry oak	12.0	Good	Fair	Good	Asymmetric crown, some endweighted limbs.	Yes	Yes
0009	43	4.5	oak	13.0	Fair	Fair	Good	Large deadwood.	No	Yes
0010	47, 55	7.0	Incense cedar	8.0	Fair	Fair	Moderate	Co-dominant.	Yes	Yes

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

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

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

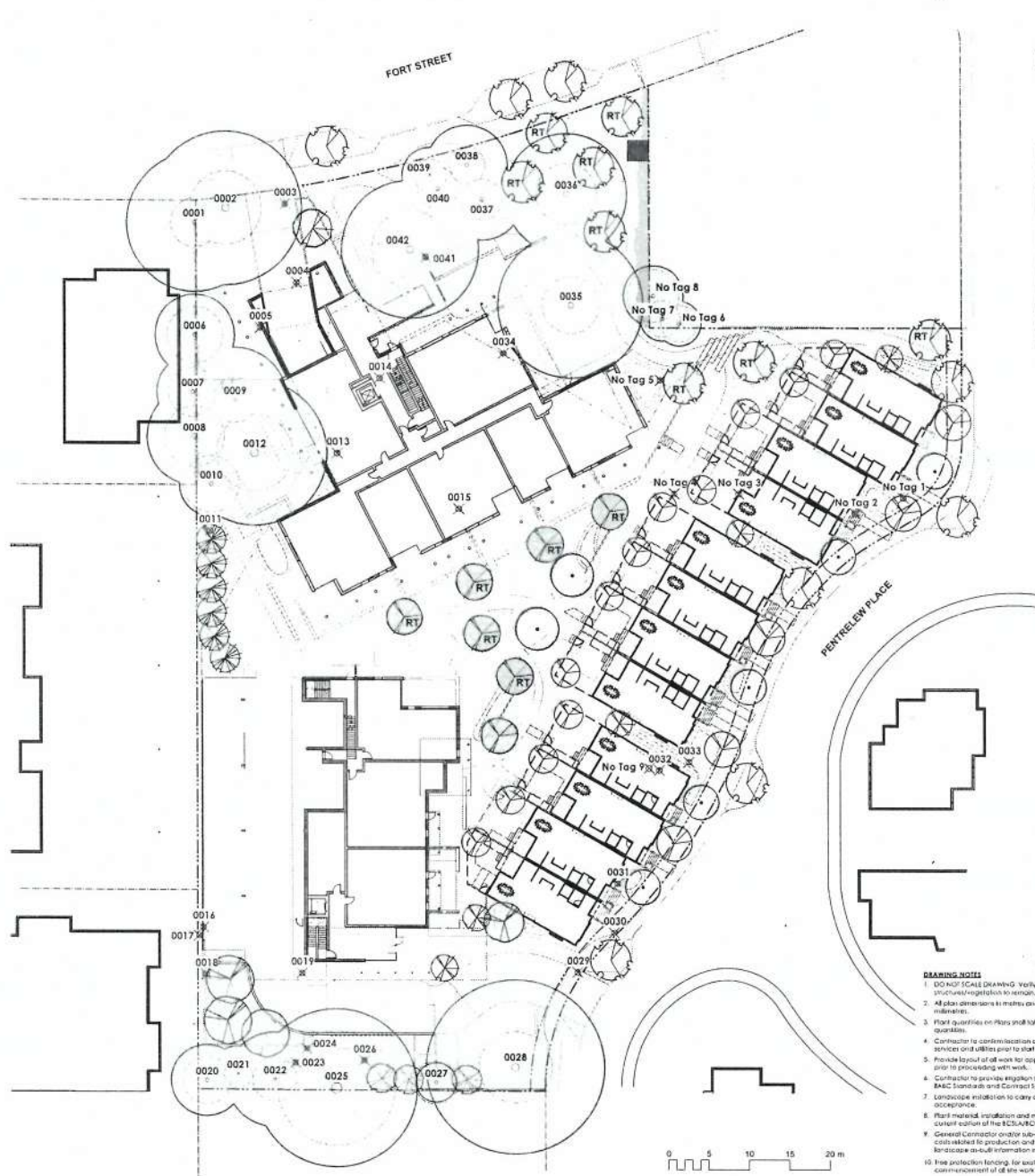
April 28, 2016

TREE RESOURCE
1201 Fort Street

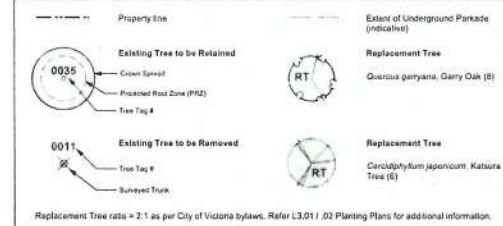
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<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>	<i>Bylaw protected</i>	<i>To be retained</i>
0041	36	4.5	Pine	5.0	Good	Fair	Moderate	Deflected top.	No	No
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	Yes
No tag 9	3	2.0	Arbutus	1.0	Good	Fair	Poor	Small tree, may be able to try to transplant	Yes	No

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
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LEGEND



EXISTING TREE INVENTORY*

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

RETAINED TREES

TREE TAG #	DBH (mm)	PRZ (m)	SPECIES	CROWN SPREAD (m)	STATUS
0001	53	6.0	Big Leaf Maple	17.0	NA
0002	81	9.0	English Oak	19.0	Bylaw Protected
0003	21, 27, 47	7.0	Big Leaf Maple	10.0	Bylaw Protected
0004	48	6.0	Big Leaf Maple	9.0	NA
0005	64	6.5	Garry Oak	12.0	Bylaw Protected
0006	43	4.5	Oak	13.0	NA
0007	47, 55	7.0	Invasive Cedar	8.0	Bylaw Protected
0008	87	8.5	Garry Oak	18.0	Bylaw Protected
0009	50	6.0	Western Red Cedar	9.0	NA
0010	24	3.5	Beech	7.0	NA
0011	25	3.5	Beech	12.0	NA
0012	121	14.5	Mansueti Cypress	20.0	Bylaw Protected
0013	44	5.5	Dogwood	5.0	Bylaw Protected
0014	92	9.0	Red Oak	22.0	Bylaw Protected
0015	69	7.0	Garry Oak	15.0	Bylaw Protected
0016	76	7.5	Garry Oak	15.0	Bylaw Protected
0017	51	5.0	Garry Oak	10.0	Bylaw Protected
0018	45	4.5	Garry Oak	10.0	Bylaw Protected
0019	40	4.0	Garry Oak	7.0	Bylaw Protected
0020	51	5.0	Garry Oak	7.0	Bylaw Protected
0021	94	9.5	Garry Oak	17.0	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: 24

* Offsite trees with PRZ extending into 1201 Fort Street property.

REMOVED TREES

TREE TAG #	DBH (mm)	PRZ (m)	SPECIES	CROWN SPREAD (m)	STATUS
0003	45	5.5	Deodar Cedar	5.0	NA
0004	32, 36, 33, 31	7.0	Scots Pine	10.0	Bylaw Protected
0005	25	4.0	Douglas Fir	5.0	NA
0011	38	4.5	Ponderosa Pine	8.0	NA
0012	71	7.0	Cooper Beech	15.0	NA
0014	134	16.0	Sequoiadendron Giganteum	11.0	Bylaw Protected
0015	138	16.5	Sequoiadendron Giganteum	16.0	Bylaw Protected
0016	36	4.5	Chamaecyparis	5.0	NA
0017	44	5.5	Chamaecyparis	6.0	NA
0018	31	4.0	Shrub Pine	6.0	NA
0019	41, 42	6.0	Chamaecyparis	8.0	NA
0023	42	5.0	Alpine Cedar	8.0	NA
0024	38	4.5	Chamaecyparis	6.0	NA
0026	34	4.0	Invasive Cedar	7.0	NA
0029	152	18.0	Invasive Cedar	15.0	Bylaw Protected
0030	62	12.5	Douglas Fir	12.0	Bylaw Protected
0031	64	9.5	Douglas Fir	10.0	Bylaw Protected
0032	54	6.5	Chamaecyparis	6.0	NA
0033	32	4.0	Chamaecyparis	5.0	NA
0034	117	12.0	English Oak	18.0	Bylaw Protected
0041	26	4.5	Pine	5.0	NA
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	Fir	NA	NA
No Tag 5	25	4.5	Fraxinus	NA	NA
No Tag 9	3	NA	Arbutus Menziesii	1.0	NA

TOTAL TREES TO BE REMOVED: 27
(TOTAL BYLAW PROTECTED TREES REMOVED: 7)

REPLACEMENT TREES

Replacement Tree Ratio = 2:1 as per City of Victoria bylaws.

TREE SPECIES
Garry Oak
Cercidiphyllum japonicum

TOTAL REPLACEMENT TREES: 54
ADDITIONAL TREES TO BE PLANTED: 52
TOTAL NEW TREES: 66

QUANTITY
2
6



CASCADIA ARCHITECTS

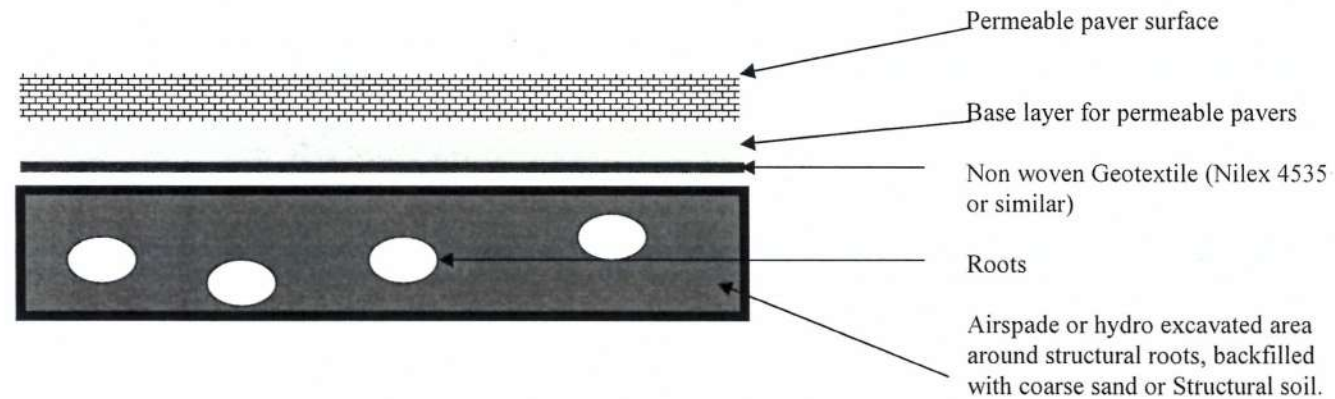
INC
1060 Maxwell Street
Victoria BC V8V 3J5
Canada
T 250.580.3223 office@cascadiaarchitects.ca
F 250.583.3226 www.cascadiaarchitects.ca



Murdoch de Greeff
Landscape Planning & Design

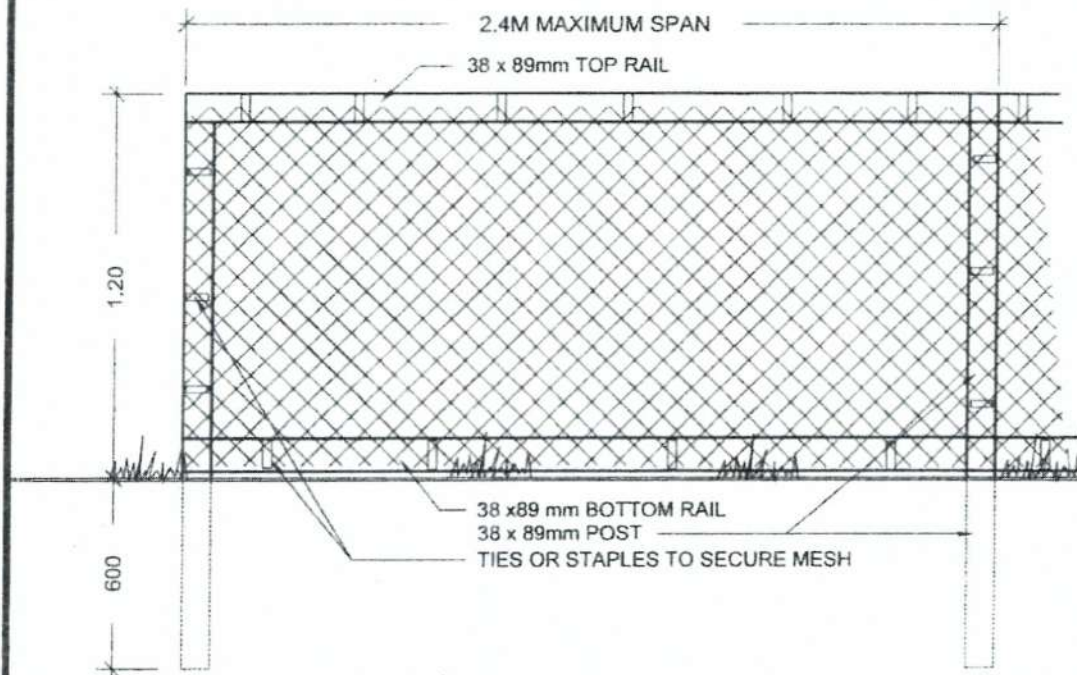
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Diagram –Permeable paver driveway crossing over Critical Root Zone



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.



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

MEMORANDUM



DATE: 26 January 2017
 TO: Alec Johnston, City of Victoria
 FROM: Blair Erb, Coriolis Consulting Corp.
 RE: Summary of Financial Analysis for 1201 Fort Street and 1050 Pentrelew Place

1.0 Introduction

A developer has submitted an application to amend the Official Community Plan (OCP) and rezone the adjacent properties at 1201 Fort Street and 1050 Pentrelew Place to allow the development a 93 unit multifamily residential project.

Under the City of Victoria's Density Bonus Policy, the value of the Community Amenity Contribution (CAC) from a rezoning that requires an OCP amendment is negotiated¹. The negotiated CAC value is based on the amenity needs created by the new development, but with the constraint that the CAC should not exceed about 75% of the estimated change in property value due to the rezoning. Therefore, as part of the approach to processing rezoning applications that involve an OCP amendment, the City evaluates the change in the property's value associated with the approval of the rezoning.

Coriolis Consulting Corp. was retained by the City of Victoria to analyze the financial performance of the proposed project and to estimate the change in property value associated with the proposed rezoning. This financial analysis will be used as input to the evaluation of voluntary amenity contributions by the applicant.

For our analysis, we were provided detailed information about the development proposal. Some of this information was available from the City and some was only available directly from the developer. The information provided by the developer is confidential. In addition, our analysis contains information that could be harmful to the developer's business interests. Therefore, we shared the details of our analysis with City staff, but documented our conclusions in summary form without disclosing the details of the analysis.

This memo summarizes the results of the analysis that we completed during December 2016.

2.0 Approach to Analysis

To estimate the change in property value associated with the rezoning, we:

1. Reviewed the rezoning application.
2. Reviewed cost information for the project provided by the applicant.
3. Examined recent sales prices of new strata apartment units and townhouse units in Victoria to help estimate the potential revenues that could be expected from the planned units at the site.

¹ Outside of the Core Area, most rezonings that do not require an OCP amendment are subject to a fixed rate target CAC equal to \$5 per square foot of bonus floorspace beyond the OCP maximum density or existing zoning, whichever is higher. For context, if the fixed rate was applied to this rezoning, we estimate that the total CAC value would be about \$61,000. This was calculated as follows: Rezoned floorspace of 111,370 sf less 99,170 sf of floorspace at base density (60,706 sf of R1-B land at 1.0 FSR + 24,040 sf of R3-AM-2 land at 1.6 FSR) = 12,200 sf of bonus floorspace x \$5 per square foot = \$61,000.

-
4. Reviewed indicators of current construction costs to determine the likely development costs for the proposed project.
 5. Created a detailed financial proforma (land residual analysis) to estimate the financial performance of the proposed project and the supportable land value after rezoning.
 6. Estimated the value of the property under existing use and zoning, a combination of R1-B (single family) and R3-AM-2 (multifamily).
 7. By comparing the results of steps 5 and 6, estimated the change in property value associated with the rezoning and the implications for potential voluntary community amenity contributions by the developer.
 8. Summarized the results of the analysis.

3.0 Proposed Development Project

1201 Fort Street is currently improved with institutional uses while 1050 Pentrelew Place is improved with an older single family house (on a separate legal lot). The total combined site area is 84,746 square feet which is divided into two different existing zoning districts:

- Part of the overall combined site (24,040 square feet) is currently zoned R3-AM-2, a multifamily zoning district that allows a maximum density of 1.6 FSR (including bonuses for underground resident parking and open space) and a maximum height of 4 storeys.
- Part of the site (60,706 square feet) is currently zoned R1-B, which allows single family houses. This part of the site includes a portion of the existing institutional space as well as the existing single family house at 1050 Pentrelew Place.

The proposed rezoning is for 111,370 square feet of multifamily residential floorspace (93 units) in two apartment buildings (81 apartment units) plus a series of townhouse units (12 townhouse units). Most of the parking for the project will be located in an underground parking structure. The overall proposed density is about 1.38 FSR.

The project is planned to be constructed in phases with the underground parking and Apartment Building A (47 units) built in the first phase, followed by Apartment Building B (34 units) and the townhouse units.

4.0 Financial Analysis of Proposed Project

To estimate the land value supported by the proposed rezoning concept, we used a multifamily land residual approach that includes the following main steps:

- Estimate the revenues that could be generated by the completed proposed development project.
- Deduct the estimated total costs of the development project (excluding land), after allowing for all rezoning related costs.
- Deduct an industry standard developer's target profit margin.
- Calculate the remaining residual, which is the land value supported by the development concept.

We created a proforma to analyze the expected financial performance of the proposed project and to estimate the value of the land supported by the proposed rezoning. The assumptions for the analysis are based on our own independent review of revenues and costs at comparable projects with consideration of cost information provided by the applicant. The construction costs include an allowance to construct a publicly accessible pedestrian greenway through the subject site. We have included the cost for this item in our

analysis, but note that it could be considered an amenity. If so, the cost of the publicly accessible pedestrian greenway should be deducted from any amenity contribution provided by the applicant.

Based on our proforma analysis, we estimate that the land value supported by the proposed rezoning is about \$9.0 million (rounded) before any CAC (but including the cost of the on-site publicly accessible pedestrian greenway).

5.0 Estimated Value Under Existing Use and Zoning

The subject site is divided into two different existing zoning districts. To estimate the value of the site under the existing zoning, we used a different approach for the two different existing zoning districts:

- For the R3-AM-2 portion of the site, we used a multifamily land residual approach (as used in the rezoning analysis above), assuming a maximum permitted density of 1.6 FSR. This analysis assumes that all of the resident parking is located underground which is a requirement to achieve the full permitted 1.6 FSR.
- For the R1-B portion of the site, we estimated the value of the property assuming it is subdivided into a series of single family lots (meeting the minimum lot size requirements under existing zoning), less the costs associated with creating the subdivision (e.g., roads, services) and a land development profit margin. We then added on the market value of the existing single family property (1050 Pentrelew Place).

The combined value of our R1-B estimate and R3-AM-2 estimate creates the overall estimated value under existing zoning.

5.1 R3-AM-2 Land Value Estimate

We estimate that the market value of the R3-AM-2 portion of the site under existing zoning is about \$4.6 million (rounded).

5.2 R1-B Value Estimate

The applicant's land surveyor created a subdivision concept for the portion of the property currently zoned R1-B. The concept meets the minimum lot size requirements in the zoning district as well as the City's requirement for pan handle lot sizes.

This concept indicates that the site could be subdivided into seven R1-B lots² with an average lot size of about 6,490 square feet each. In addition, the existing house and lot at 1050 Pentrelew would still exist.

We estimate that the combined land value supported by the seven-lot subdivision plus the existing house (and lot) at 1050 Pentrelew Place is about \$4.9 million (rounded).

5.3 Overall Value Under Existing Zoning

Our estimate of the combined value of the R3-AM-2 site, the existing house at 1050 Pentrelew Place and the rest of the R1-B land is \$9.5 million (rounded as shown in Exhibit 2).

² This subdivision plan should be considered illustrative only. There are likely a number of different ways that the site could be subdivided, each with different lot sizes and lot configurations. This is just one option. However, for the purpose of this analysis, we have assumed that the site could be subdivided into seven lots with an average lot size of about 6,490 square feet each.

Exhibit 2 – Estimated Property Value Under Existing Zoning

	Estimated Value
R3-AM-2 Portion of Site	\$4,610,000
Seven Lot R-1B Subdivision	\$3,986,000
1050 Pentrelew (R1-B)	\$950,000
Total (rounded)	\$9.5 million

6.0 Conclusions and Implications

Exhibit 3 summarizes our estimated values for each scenario and the estimated change in property value due to rezoning.

Exhibit 3 – Estimated Change in Property Value Due to Rezoning

	Estimated Value
Value based on Zoning	\$9.5 million
Estimated Land Value Under Applicant's Proposal Before Amenity Contribution	\$9.0 million
Estimated Increase in Property Value Due to Rezoning	none

Our analysis indicates that the value of the subject site will not increase due to the proposed rezoning application. The proposed rezoning does not result in an increase in land value for a variety of reasons including:

- The overall proposed density of 1.38 FSR is relatively low for an apartment project in Victoria due to the large amount of on-site open space and inclusion of townhouse units. Most apartment projects in Victoria achieve higher densities.
- Part of the site is already zoned for 1.6 FSR which is higher than the proposed 1.38 FSR for the overall site. Therefore, the value for this portion of the site will decline due to the rezoning.
- The remainder of the site is zoned R1-B which permits single family housing. Analysis we have previously completed in Victoria indicates that a relatively high apartment density is required before rezoning of single family lots creates additional land value.
- The proposed development requires the assembly of the existing house at 1050 Pentrelew Place. Assembly of adjacent single family homes is costly.
- The proposed development includes underground parking for the townhouse component, which is costly in comparison to grade level garage parking.
- The rezoning includes costs to create a new publicly accessible pedestrian greenway through the property.

If the City and the applicant both support the inclusion of the publicly accessible pedestrian greenway within the project, we recommend that this be considered the community amenity contribution from the project. The project cannot support any significant additional amenity contribution based on an increase in land value created by the rezoning application.

It should be noted that, due to the large size of the project, the results of the analysis are sensitive to small changes in the revenue and cost assumptions and small changes to the overall development concept. If the scale or design of the project changes, resulting in additional floorspace, then this analysis should be updated.

**CRIME PREVENTION THROUGH
ENVIRONMENTAL DESIGN
EVALUATION (CPTD)**

FOR

ABSTRACT DEVELOPMENTS

PROJECT:

**1201 Fort Street
Victoria BC**

Prepared by:

**Greg Nelson
1871 Feltham Road
Victoria, B.C.
V8N2A7
nelson7@shaw.ca**

Revised: 2016-11-16

WHAT IS CPTED?

DEFINITION:

"CPTED is the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime and an improvement of the quality of life." - National Crime Prevention Institute

- Commonly known as CPTED (pronounced "sep-ted") is a pro-active crime prevention strategy utilized by planners, architects, police services, security professionals and everyday users of space.
- CPTED surmises that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and improve the quality of life.
- Emphasis is placed on the physical environment, productive use of space, and behaviour of people to create environments that are absent of environmental cues that cause opportunities for crime to occur.
- CPTED is common sense.
- Applying CPTED starts by asking what the designated purpose of the space is, how is the space defined and how well does the physical design support the intended function? Only then, can effective design or problem solving begin.

The Four Strategies of CPTED:

1. **Natural Surveillance** - A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate night-time lighting.
2. **Territorial Reinforcement** - Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and "CPTED" fences.
3. **Natural Access Control** - A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighbourhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.
4. **Target Hardening** - Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges.

Location of Evaluation: 1201 Fort Street Victoria, BC



Obtained from Vibrant Living.



Obtained from CBRE Victoria.

Why conduct a CPTED Evaluation at this location?

President and owner of Abstract Developments, Mike Miller asked me if I could conduct a CPTED evaluation for his company. He referred me to Sam Ganong, Vice president of Development. Mr. Ganong provided the plans for Abstract Development's project which is located at 1201 Fort Street; the property formally known as the Victoria Truth Centre.

Prior to reviewing the Architectural plans, attended 1201 Fort street to conduct a daytime survey of the physical property as it looks now.

Photos are noted below:



Looking South.



Looking towards the south neighbours



Looking South.



Looking South.



Southwest view.



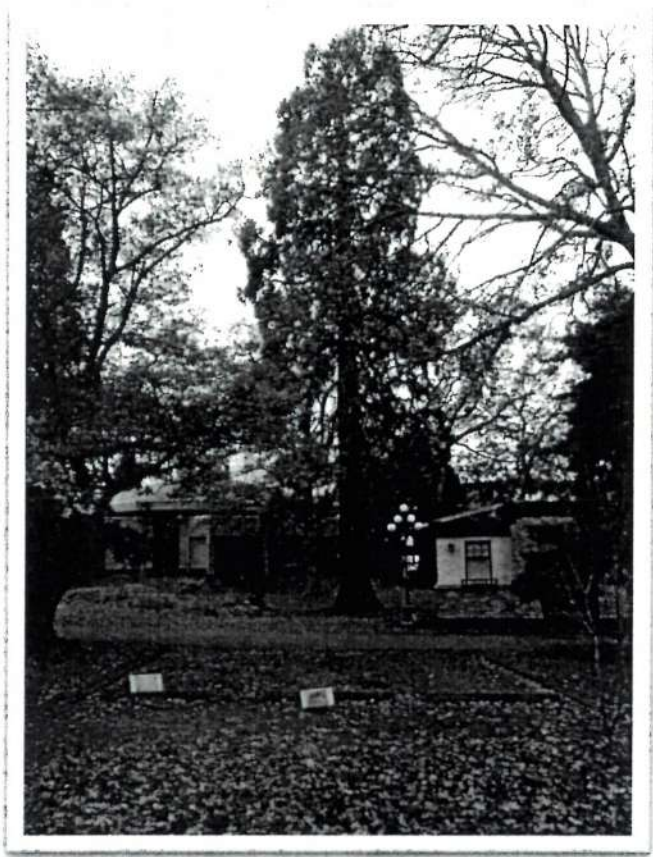
Looking Southwest at existing lighting.



Many mature trees found on the property



Looking East.



Looking South



More mature trees.



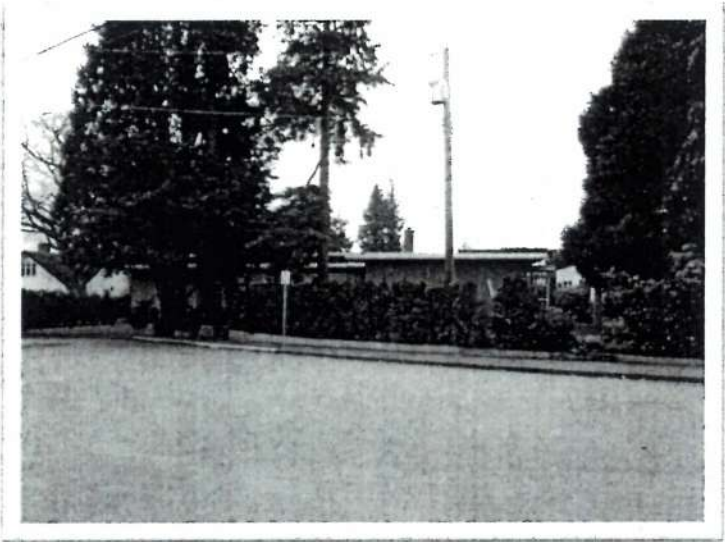
Neighbours to the West.



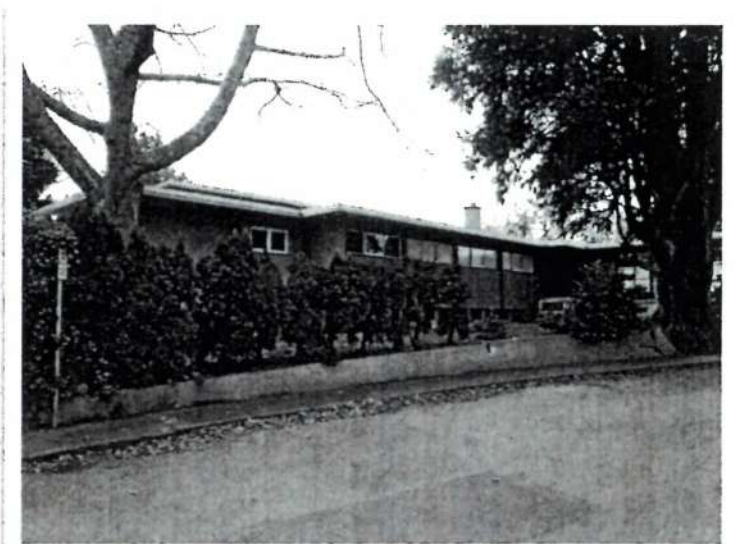
More existing lighting



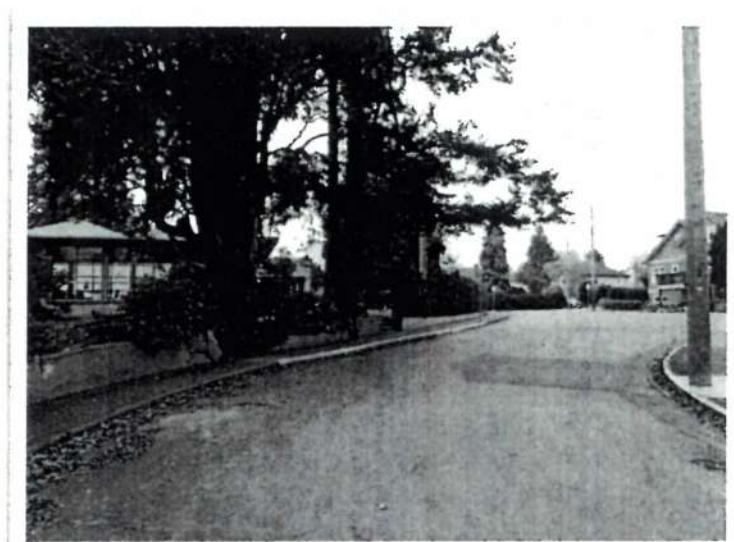
Youths noted hiding on the property near the front of the green car.



View from the cul-de-sac.



Looking North from the cul-de-sac.



Cul-de-sac behind the property looking Northeast.



Plenty of signage noted.



Despite the security advisories, two youths were observed on the property between the above two buildings. Police were notified.

April 4, 2017

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

Attn: Mayor and Members of Council

Re: Items to be Resolved based on Planning Report
Rezoning and Development Permit Application for 1201 Fort Street and 1050 Pentrelew Place

Dear Mayor and Members of Council,

The proposed redevelopment of the property at 1201 Fort Street and 1050 Pentrelew Place is proving to be a challenging one. We believe this is a primary function of a couple things. First, the location and context of the property, being only 250m outside of the Urban Core while also backing onto a traditionally single-family neighbourhood, requires a sensitive approach to site planning. Second, the size of the property, being 1.94 acres and heavily treed, brings with it some challenges in terms of scale. Any comprehensive redevelopment of the property will feel like a large change to the neighbourhood when compared to what is there today.

These two items were not entirely unanticipated by the project team. We felt we took the necessary steps to engage with the neighbourhood and walk them through the planning and design process in a series of meetings and workshops. There are several items contained within the application that would not have been considered if the 7 month engagement process had not taken place. These positive outcomes have made a significant contribution to the overall proposed site planning and design. We do recognize, however, that there are still some items which may need to be addressed which will help continue to refine to overall proposal. These items are largely encompassed within the Committee of the Whole Report for the meeting of April 6, 2017, and we will continue to work with planning staff to resolve them.

In light of these items, we do see value in bringing this application forward to Committee of the Whole. We feel this will afford Mayor and Council an opportunity to review the application and offer their comments and feedback on the points of shared concern for consideration while we continue to refine the development proposal.

Thank you for your consideration and we look forward to your comments.

Sincerely,



Mike Miller
President & Founder

Noraye Fjeldstad

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.)

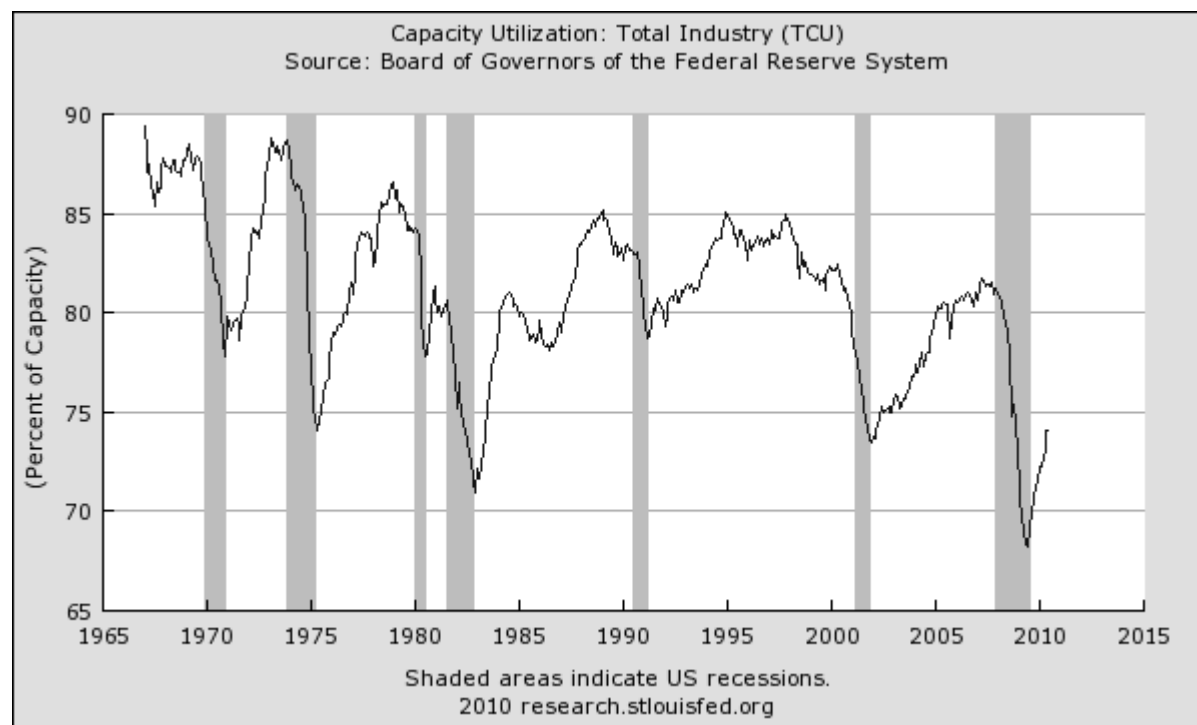
Is it not time to stop building the wrong thing in established neighborhoods like Rockland, Fairfield and James Bay when it will not provide what we need? Do we have to turn a blind-eye to the spirit of the OCP? Do we have to twist and contort our zoning regulations to fit oversized condominiums into 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

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/>.

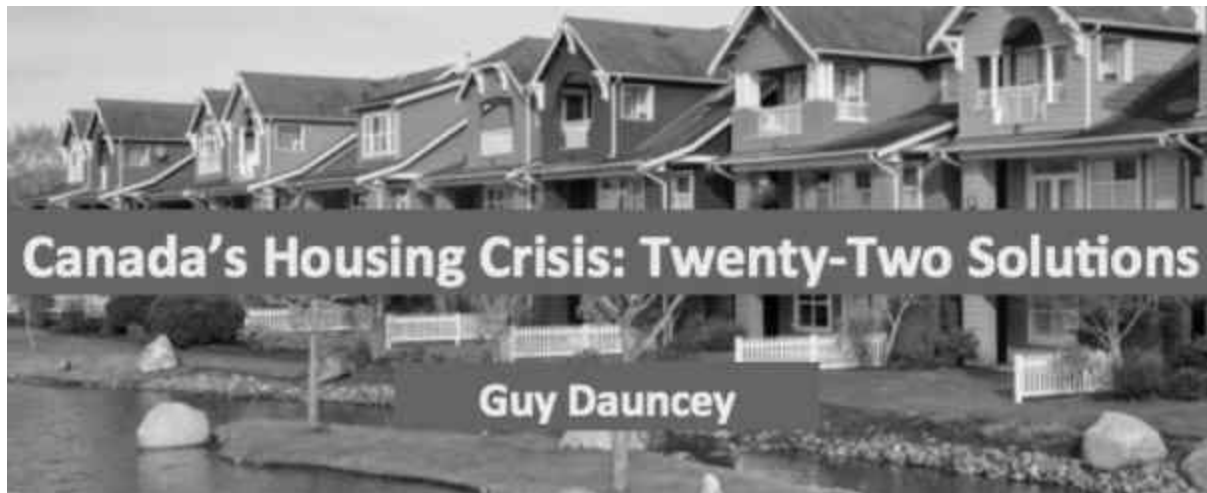
We know you're under the gun, and we want to work together with you to find solutions. I'm worried that without considering other solutions, council may feel pressured to just build as much as possible. Increasing supply is good, but the 1201 Fort proposal is just out of place in terms of scale and architecture. 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%.^[i]

There are signs that the crisis is endemic across the developed world, which makes it likely there's a common cause.^[ii] 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*.^[iii]

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 29th 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.



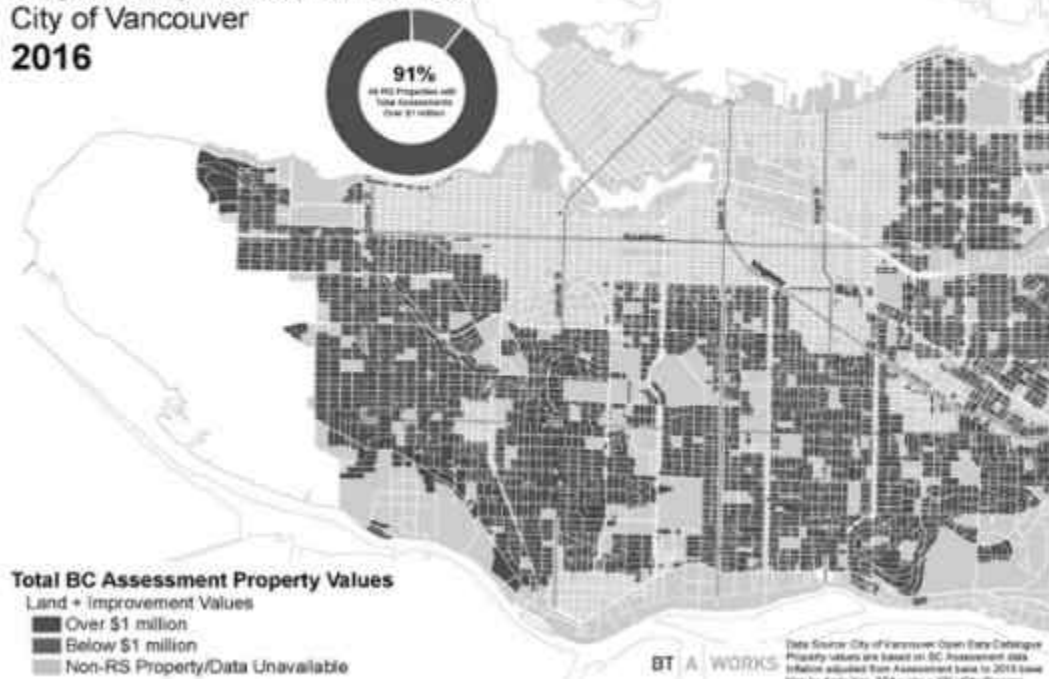
What are the Fundamental Causes?

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 22nd sharing what the government has heard from Canadians.[xx]



Generation Squeeze

#2. Restrict Foreign Ownership

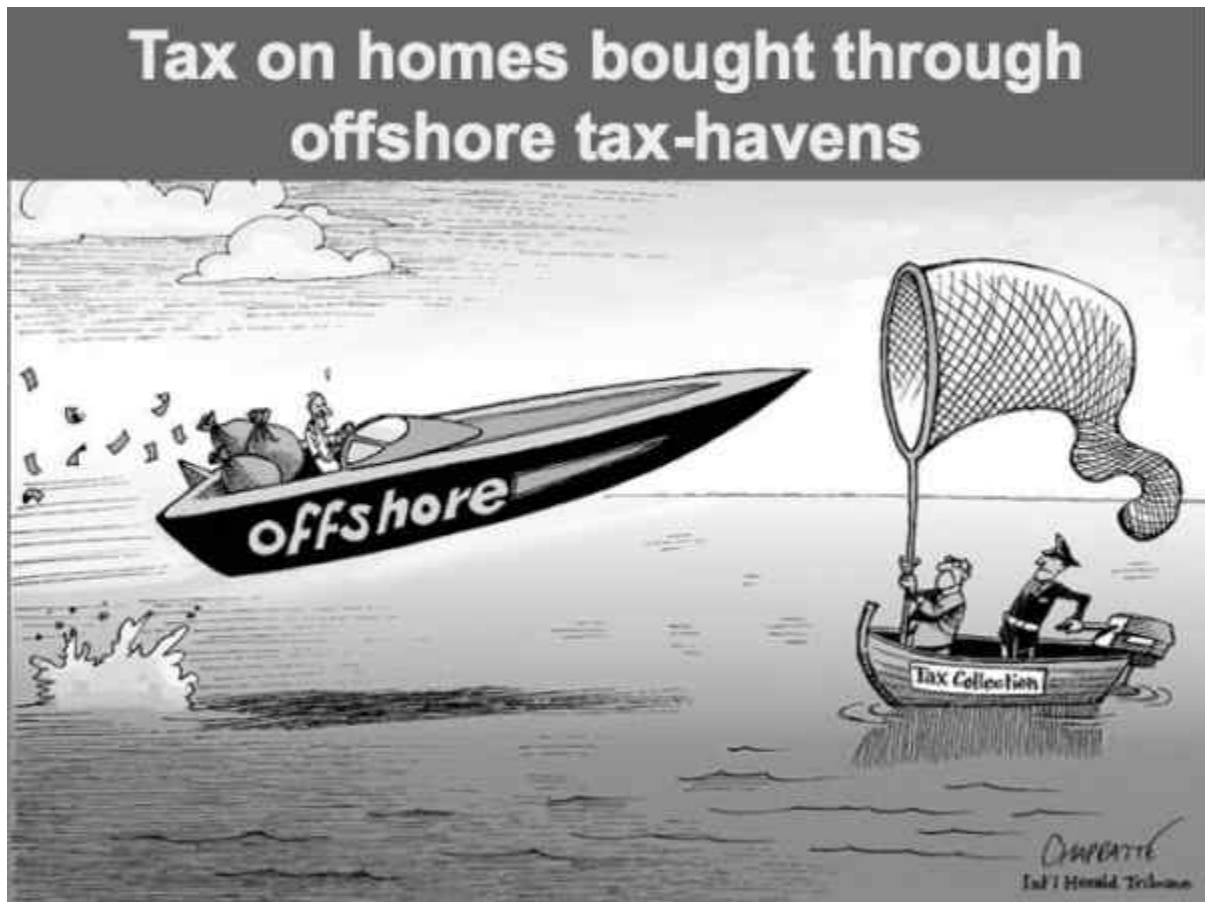
We need to restrict the foreign ownership of land, as Martyn Brown has argued so eloquently in *The Tyee*. [xxi] We could place an outright ban on the purchase of property by foreign non-residents, as Australia and Norway have done, or do it for six months to a year while we sort our policies out, as 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%.^[xxvi]

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.^[xxvii]

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.[xxxi]

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.[xxxii]



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.

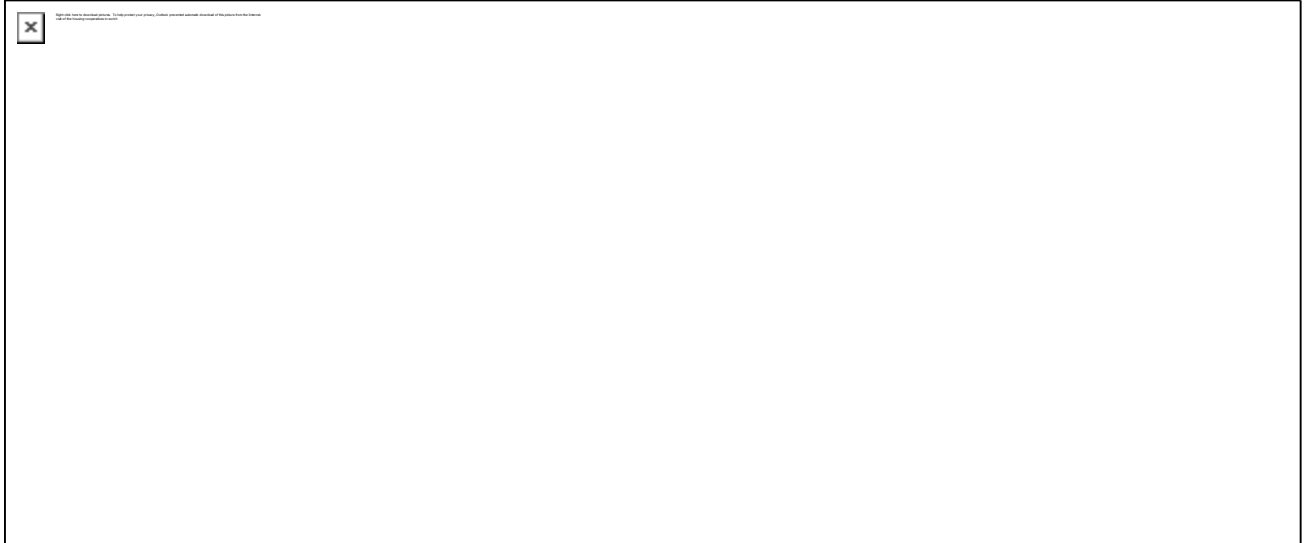
Canada's mayors are seeking \$12.6 billion over ten years as part of the government's \$20 billion social infrastructure investment, including \$7.7 billion to maintain and repair existing units and \$4.2 billion to build 10,000 units of housing annually across the country. This comes to \$1.26 billion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

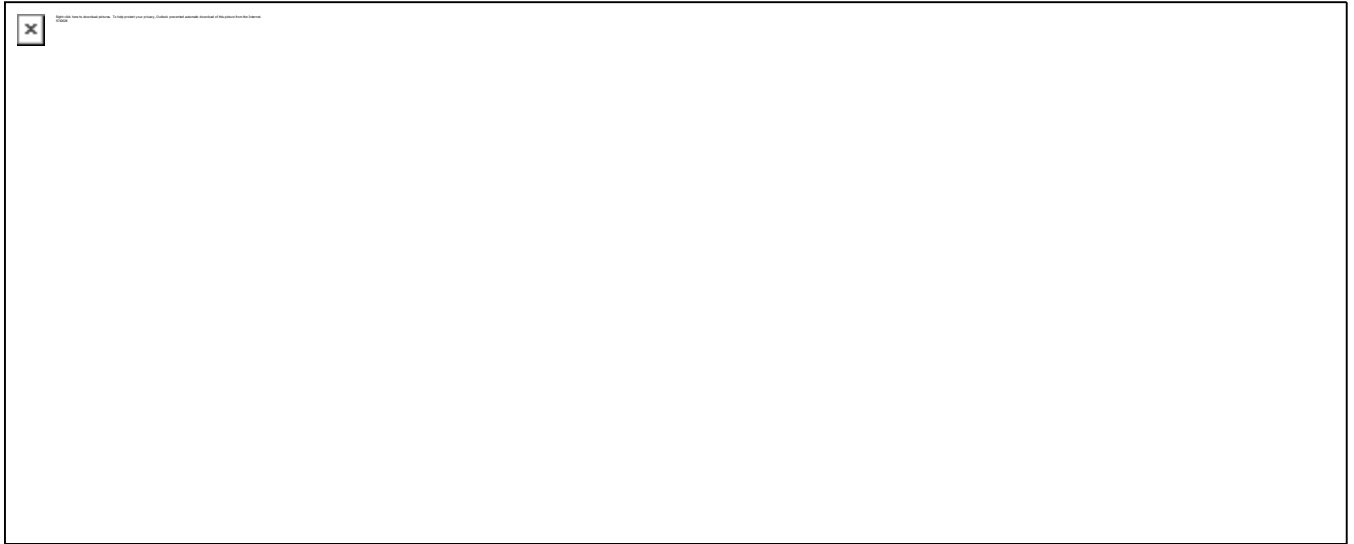
There could be an additional municipal levy on properties bought through offshore companies, and by non-residents or non-Canadian tax-payers, at least until purchase by non-residents is restricted or ended, as the UBC economist Joshua Gottlieb has proposed. [xliv]

#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

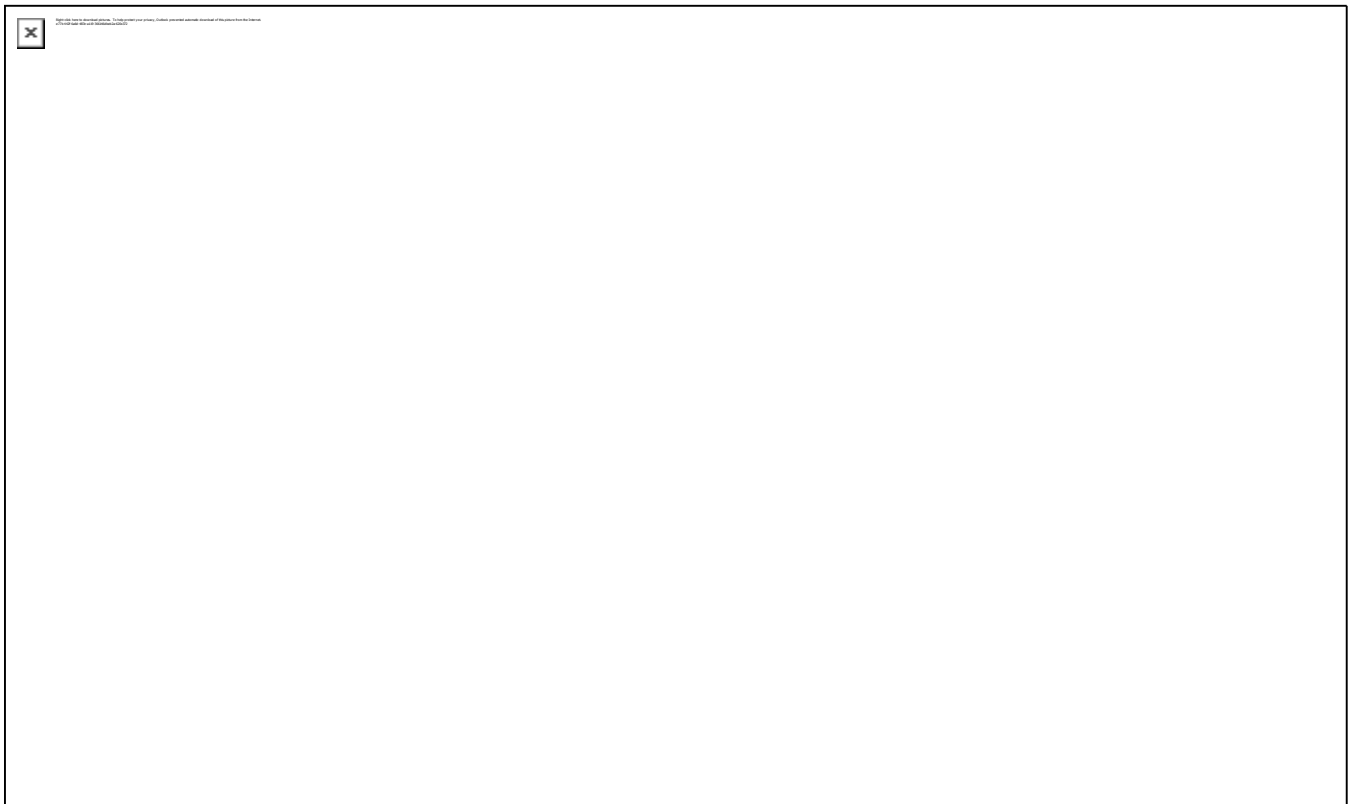
The argument for enabling non-profit housing societies to manage the building program is that they have a better understanding of the variety of housing options that are needed, they operate without a profit expectation, and they enjoy the public’s trust.

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

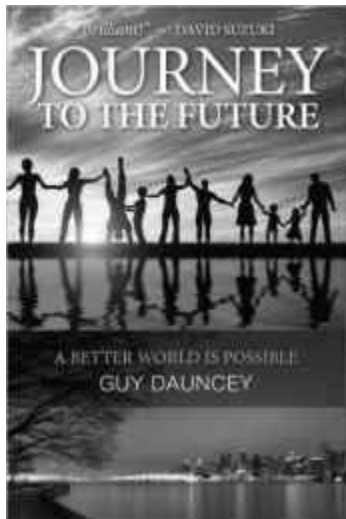
It could also happen if a broadly-based Affordable Housing Alliance were to be established, as a vehicle through which not just the leading NGOs but also the millions of Canadians who are struggling to buy a home or pay the rent were able to organize, the way struggling agricultural workers did when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

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>, <cthorton-joe@victoria.ca>, <gyoung@victoria.ca>, <pmadoff@victoria.ca>, <mlucas@victoria.ca>, <jloveday@victoria.ca>, <bisitt@victoria.ca>, <ccoleman@victoria.ca>, <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

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

2508810528

Alicia Ferguson

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

From: Errol Miller
Date: April 5, 2017 at 11:11:41 AM PDT
To: <pmadoff@victoria.ca>
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 its 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.

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 for date of the public hearing.

The poster features a map of the development site, a stylized illustration of a city building, and contact information for the City of Victoria.

victoria.ca/devtracker developmentservices@victoria.ca 250.361.0382

CITY OF VICTORIA

Proposal at: <https://tender.victoria.ca/tempestprod/ourcity/Prospero/Details.aspx?folderNumber=REZ00525>

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:

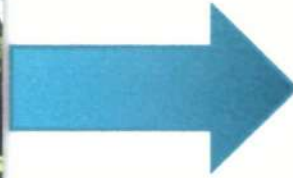
- The parcel on Fort is R3-AM-2
 - Mid-rise, multiple dwelling
 - Height shall not exceed 12m and 4 stories

- 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

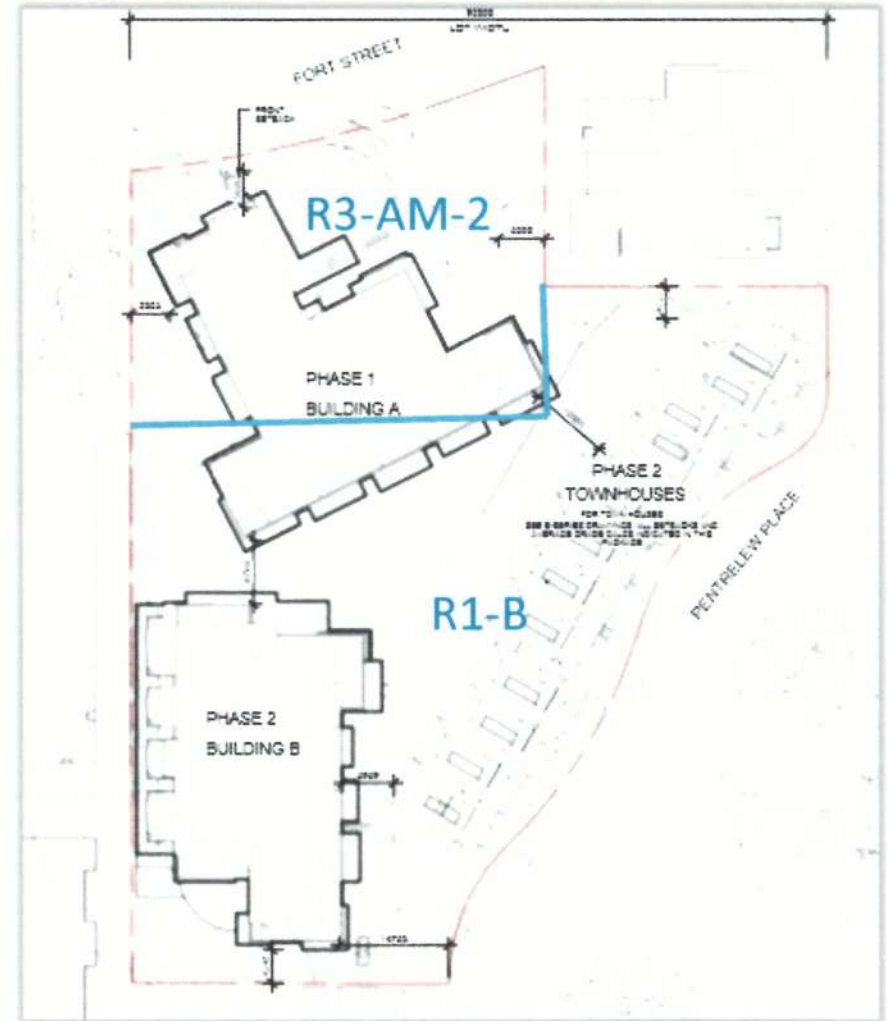


Image from Proposal Submitted – zoning added in blue

➤ Massing and scale is excessive

Proposal includes (facts in black from proposal):

Current - Image from Google Street view



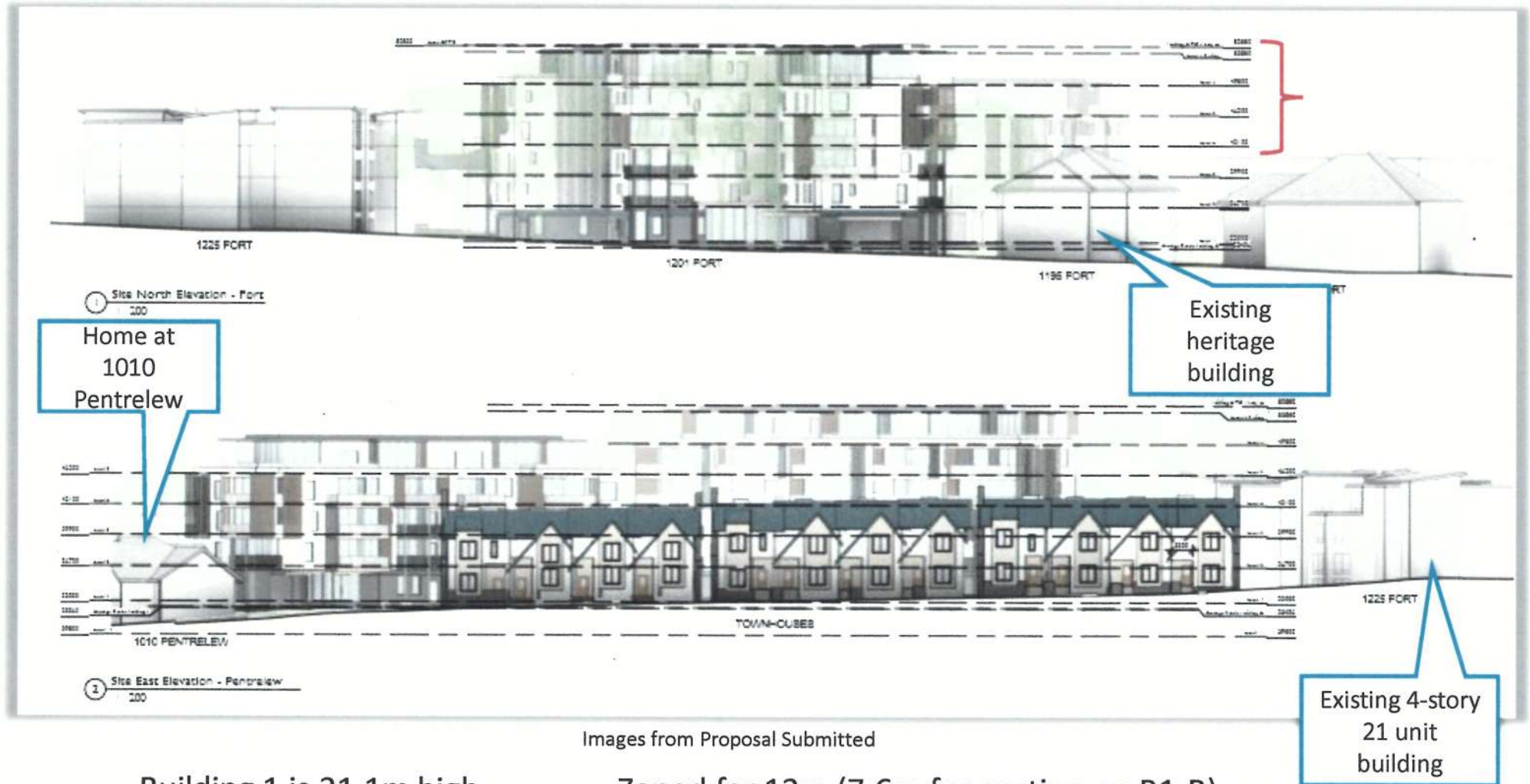
Proposed - Image from Proposal Submitted

- **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)



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)



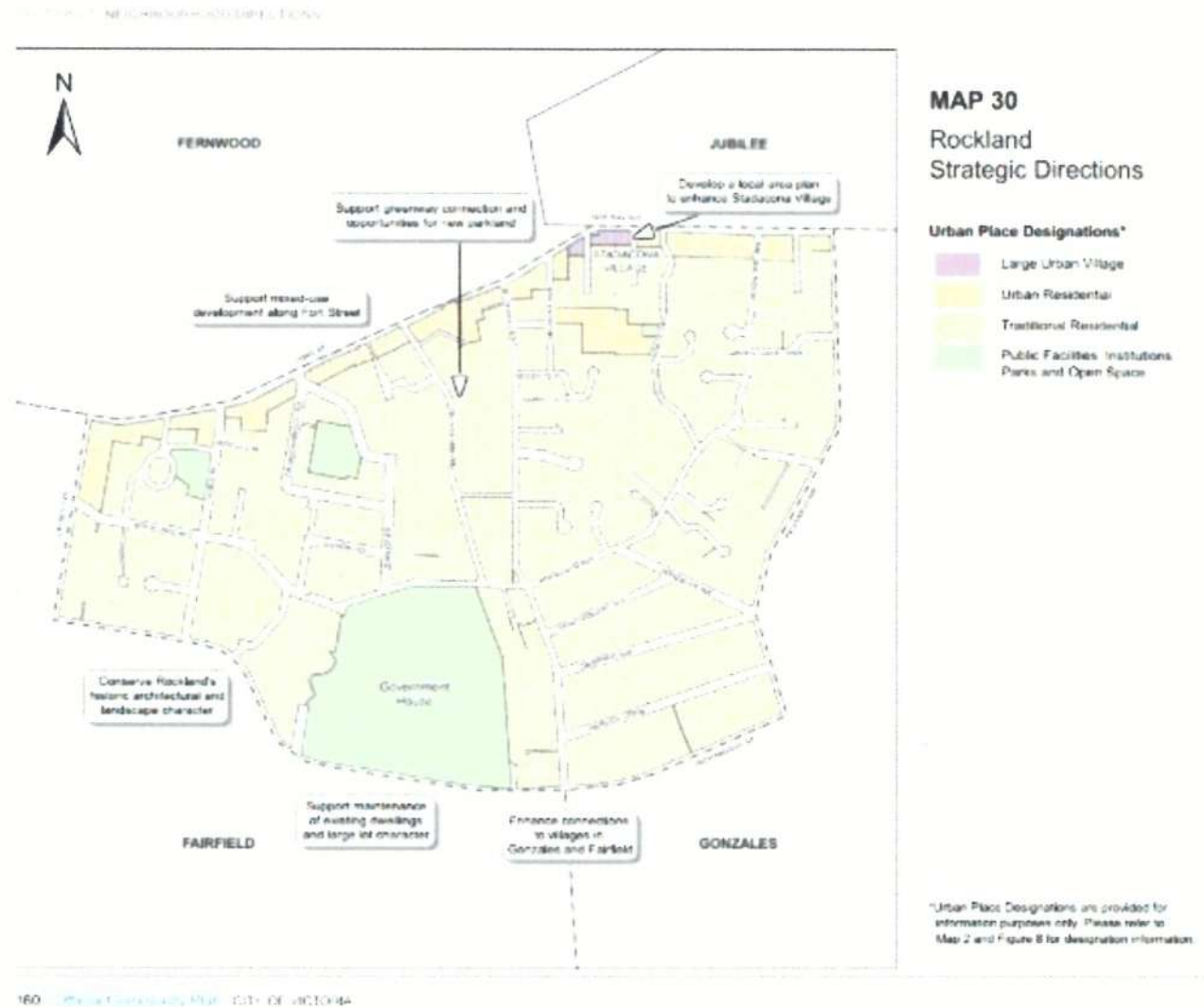
View of the proposed pathway from Pentrelew side provides no sense of greenspace

➤ 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.



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.

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

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>

Cc: <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

CALUC COMMUNITY MEETING FEEDBACK FORM

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 FORT
- ☒ 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): E. Rautanen Date: 12 Jan/16

Address if owner(s): 1210 Fort St.

Comment: I think the developer has been sensitive to the area. I am in favor of 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 if you have questions or concerns.

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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): Ashley Stewart Date: Jan 12/17

Address if owner(s): 102-1225 Fort Street

Comment: The proposal looks great! The height of buildings is good, landscape looks beautiful Density = 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 if you have questions or concerns.

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- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): Anne Landry Date: Jan 22, 2017

Address if owner(s): 1225 Fort St - adjacent property

Comment: The scale is too big, especially 6+5 storey buildings^{3-4 storey} more in keeping with neighbourhood. Townhouses also very tall and will shade my south-facing windows - one of the reasons I (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 if you have questions or concerns.
bought here. Visitor parking will be insufficient

☐ 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.

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☐ 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):

R. Koma

Date:

JAN 16/17

Address if owner(s):

1225 Fort St

Adjacent

to the 1201 developed

Comment:

The height of the proposed bldgs are too much. My south facing windows will be shaded by these bldgs as indicated on the slides shown at the meeting. Also visitor parking is insufficient.

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 if you have questions or concerns.

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- ☐ 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): D. Cuthbert Date: Jan 12/17

Address if owner(s): 1256 Revenom's Place, Victoria, V8V 3G4

Comment: The proposed development is far too dense for the neighbourhood.

Leave the sequoia trees please. I see no need for
Rezoning. This is a heritage area. (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 if you have questions or concerns.



To:
Cc:
Bcc:
Subject: Fw: Print Feedback on Caluc Community Meeting re Truth Centre Property

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

Subject:FW: Feedback on Caluc Community Meeting re Truth Centre Property
Date: Fri, 27 Jan 2017 19:35:02 -0800
From: Jan Drent [REDACTED]
To: landuse@rockland.bc.ca

Dear Mr. June:

As we are unable to attend the AGM on 8 February, we just wanted to provide feedback on the meeting which you chaired so ably.

While we do not live nearby, we were sympathetic to the view expressed by one of the close neighbours that they would ask that the developer reduce the height of the multi-storey buildings.

We were surprised about the answer given to questions about studies of the impact of traffic generated by residents of the new development. We were left with the impression that traffic impact would be studied by City Staff only once planning/approval moves further along. It was surprising that the developer was unable to provide an analysis, particularly because of the proximity of a school.

Thanks very much for your ongoing work on behalf of Rockland residents.

Jan and Janice Drent, 1720 Rockland Avenue.

NEIGHBOUR FEEDBACK FORM

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☒ I have reviewed in full the proposal and plans for the development at 1201 Ford St. / 1050 Rd

☒ I am aware of both the existing zoning and proposed zoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

☐ I have been informed that there is no blasting or tree removal proposed.

Or

☒ A proposal for blasting or tree removal has been explained to me.

☒ The proposed landscaping for our common property line is acceptable to me.

☐ The proponent's explanation addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet): * I would like to see only 8 townhouses at most + 4 story building instead of 6

Signature(s) of the owner(s): Linda Rajotte

Date: Jan 12, 2017

Address of the owner(s): 1345 In Arbor Rd

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

I believe this would help to reduce some of the concerns.

CALUC COMMUNITY MEETING FEEDBACK FORM

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☐ Proposals for blasting or tree removal has been explained to me.

Or

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Signature(s) of owner(s): J. W. Jamieson Fern Hammond Date: 12 Jan 2017

Address if owner(s): 1006 Pentecost Ave

Comment: This does not meet zoning, OCP, RNA and has no "social license among neighbors. 57% of property is traditional residential and zoned R-1B, yes the developer wants to place apartment buildings and townhouses on

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 if you have questions or concerns.

the site. Proposal needs to be rejected and a new proposal developed that respects Council's community

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- ☐ I support the concept as proposed at this time.
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- ☒ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): ANNA CAL Date: JAN 11, 2017

Address if owner(s): 1059 PENTRELEW PL.

Comment: TOO BIG, TOO MUCH, TOO LARGE, NOT
enhancing the heritage character of
Rockland (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 if you have questions or concerns.

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Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
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- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Catherine Cloutier Date: Jan. 18, 17
Address of the owner(s): 1021 Pentreloew Pl

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Sally Hamilton Date: Jan 12/ 2017
Address of the owner(s): 1020 Renfrew Place Victoria BC V8S 4G6

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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: 12/04/17

Address if owner(s): 799 LANHAM COURT V8V 4J2

Comment: ABSTRACT DID A TERRIBLE JOB IN ORGANIZING AND PRESENTING THIS MEETING. THIS CAUSED A BAD FEELING ABOUT THIS PROJECT! NOT WELL DONE! (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 if you have questions or concerns.

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Signature(s) of owner(s): [Signature] Date: Jan 12/17

Address if owner(s): 940 Royal Terrace, Vic, BC V8S5K5

Comment: Please do not let the development to go ahead. I think the density is much too great causing too many trees to be lost & too much traffic in the neighbourhood. There would also be too much (over) traffic on Fort around central school.

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 if you have questions or concerns.

NEIGHBOUR FEEDBACK FORM

This form was developed by the land use committee of the Rockland Neighbourhood Association. When a development proposal requires rezoning, the applicant is advised to consult with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement, and signing the bottom to indicate that you have been informed about this development proposal. You are encouraged to provide comments; however, your ultimate position need not be declared until after the community meeting. That would be the time to write a letter to Mayor and Council, if you so choose.

- ☐ I have reviewed in full the proposal and plans for the development at 1201 Fort St. / 1050R
- ☐ I am aware of both the existing zoning and proposed zoning.
- ☐ I have been informed of the proposed number of dwellings.
- ☐ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☐ A proposal for blasting or tree removal has been explained to me.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponent's explanation addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

traffic
density
scale

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): KADU Date: 12/1/17
Address of the owner(s): 1254 ROCKLAND AVE

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

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- ☒ I have reviewed in full the proposal and plans for the development at 1201 Ford St. / 1050 Pk
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☒ A proposal for blasting or tree removal has been explained to me.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Mylena Plivic Date: 01/12/2017

Address of the owner(s): 1250 ROCKLAND AVE

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

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- ☒ I have reviewed in full the proposal and plans for the development at 1201 Ford St. / 1050 Pa
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☒ A proposal for blasting or tree removal has been explained to me.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Seamus P. Ryan

Address of the owner(s): 1119 Ormond St.

Date: Jan 12, 2017

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

CALUC COMMUNITY MEETING FEEDBACK FORM

This form was developed by the RNA Land Use Committee to help consolidate neighbours feedback to Rezoning Proposals. It is not meant to be a complete compilation of all issues. When a development proposal requires rezoning the applicant is advised to have consulted with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement and signing to indicate that you have been fully informed about this development proposal. You are encouraged to provide comments; however your ultimate position need not be declared until the Public Meeting before City Council.

☒ 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.

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): Chris Date: Jan 12/17

Address if owner(s): 1025 Pentrelew Place

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 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 _____

☐ 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: Jan 12/17

Address if owner(s): 1250 Renwick Pl Victoria

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 if you have questions or concerns.

CALUC COMMUNITY MEETING FEEDBACK FORM

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YES I have had an opportunity to review the required plans and proposal for 1201 Fox

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..

✓ Proposals for blasting or tree removal has been explained to me. not to my satisfaction
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.

yes lol 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): Dawn Healey Date: Jan 12/17

Address if owner(s): 1070 147a st

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 if you have questions or concerns.

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

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, NO 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. but not to my satisfaction

 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. Sequoia trees must be preserved

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.

Yes/No 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): N. Macgregor (owner & yr) Date: Jan 12/17

Address if owner(s): 1070 Moss St

Comment: The meeting was moved on a cold night & started late,

no mics, screen too low. Many community concerns

density, roads too high, traffic on FORT, school zones, (over)

parking, pedestrians - A&A's, Longhorn court, fountain area

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 if you have questions or concerns.

Sequoia trees are historic & cm/should be preserved.
Impact of 12 of people, cars on residential areas, schools, bikes, buses, ambulances
Weeks not hours. 12 minutes & height 12 cars & parking & traffic

CALUC COMMUNITY MEETING FEEDBACK FORM

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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): DOONSCAL Date: JAN 12, 2017

Address if owner(s): 1039 PENTRELEW PL.

Comment: THE SCALE OF THE PROPOSED DEVELOPMENT IS

TOO LARGE
THIS MEETING WAS POORLY PLANNED - IT TOOK TOO LONG (over)
TO COMMENCE - MORE THAN HALF THE INTERESTED

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 if you have questions or concerns.

PEOPLE LEFT WITHOUT SPEAKING. THIS IS NOT FAIR

CALUC COMMUNITY MEETING FEEDBACK FORM

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_____ I have had an opportunity to review the required plans and proposal for 1201 FORT

_____ 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. somewhat

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. Krasner Date: 11 JAN 17

Address if owner(s): 1347 CRANBROOK RD.

Comment: of particular concern: lack of analysis of traffic/safety

concerns, especially as they relate to nearby school

art gallery (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 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 THE TRUTH CENTRE
- ☐ 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. J. Cuthbert Date: JAN. 12, 2016

Address if owner(s): 1256 REVERCOMB PLACE

Comment: CURRENT ABSTRACT PROPOSAL SHOULD BE REDUCED IN DENSITY. THE SEQUIA TREES SHOULD BE PROTECTED. AS WELL AS THE GARRY OAK TREES. (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 if you have questions or concerns.

NEIGHBOUR FEEDBACK FORM

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☐ I have reviewed in full the proposal and plans for the development at 1201 Ford St. / 1050 R

☒ I am aware of both the existing zoning and proposed zoning.

☒ I have been informed of the proposed number of dwellings.

30/1/17 ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

☐ I have been informed that there is no blasting or tree removal proposed.

Or

☐ A proposal for blasting or tree removal has been explained to me.

No ☐ The proposed landscaping for our common property line is acceptable to me.

No ☐ The proponent's explanation addressed my major questions about the proposal.

OK ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]

Date: Jan 12 / 17

Address of the owner(s): 1005 SOAP CRES.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

CALUC COMMUNITY MEETING FEEDBACK FORM

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? NOT SURE what the required plans and proposal for 1201 FORT

☒ 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..

☒ 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.

☒ 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: 15th Jan/2017

Address if owner(s): 1005 Pentrelew Place

Comment: The Developer should be required to keep within the
current Official Community Plan & Zoning. Nothing said so far
JUSTIFIES THE REQUESTED CHANGES/VARIANCES etc (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 if you have questions or concerns.

CALUC COMMUNITY MEETING FEEDBACK FORM

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? Not sure what the proposed plan is
I have had an opportunity to review the required plans and proposal for 1201 FORT

☒ 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..

☒ 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.

☒ 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): Alison Waldman Date: 15 JAN 17

Address if owner(s): 1005 Pontrevel Place Victoria BC V8V 4J5

Comment: The Developer should be held accountable to put forward a proposal that is within the Official Community Plan and Zoning (or why bother have OCPs and Zoning requirements?) (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 if you have questions or concerns.

NEIGHBOUR FEEDBACK FORM

This form was developed by the land use committee of the Rockland Neighbourhood Association. When a development proposal requires rezoning, the applicant is advised to consult with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement, and signing the bottom to indicate that you have been informed about this development proposal. You are encouraged to provide comments; however, your ultimate position need not be declared until after the community meeting. That would be the time to write a letter to Mayor and Council, if you so choose.

PART

- ☐ I have reviewed in full the proposal and plans for the development at 1201 Ford St. / 1050R
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- ☒ Or
A proposal for blasting or tree removal has been explained to me. EXCESSIVE
- ☐ The proposed landscaping for our common property line is acceptable to me. NO
- ☐ The proponent's explanation addressed my major questions about the proposal. NOT AT ALL
- ☐ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting. EVERYTHING SEEMS VERY VAGUE AND SECRETIVE

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

☒ VEHEMENTLY
I am opposed to this development as it has been proposed. IT'S TOO BIG AND HAS TOO MANY UNADDRESSED ISSUES -

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]

Date: 12 JAN 2017

Address of the owner(s): 1345 MANOR RD.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

PARKING TRAFFIC
FLOW, TOO DENS

CALUC COMMUNITY MEETING FEEDBACK FORM

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 FORT ST
☒ I attended the presentation, but the proponent didn't set up the boards they had and the acoustics were bad.
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

- ☒ N/A 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.
☒ 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): David Clark DAVID CLARK Date: JAN 12, 2017

Address if owner(s): 1010 MOSS ST.

Comment: Reference current zoning bylaws, the current neighbourhood plan and the OCP.

The L.A.P. process will reconcile these three guidance documents, possibly later in 2017.
It is not acceptable to rezone a traditional residential lot to multi-dwelling zone (over)
at this time without doing irreparable harm to the L.A.P. process.
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 if you have questions or concerns.

The proposal, as I understand it, does not comply with the guidance
suggested by the O.C.P.; does not represent sensitive densification, strongly
impacts the immediate neighbours, and provides no amenities for the community.

CALUC COMMUNITY MEETING FEEDBACK FORM

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- ☒ I have had an opportunity to review the required plans and proposal for 1201 Foxy 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

N/A 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.

☒ 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): HEATHER GRAMP Date: JAN. 12, 2017

Address if owner(s): 1010 MOSS ST.

Comment: I am opposed to the size of this development - too big - and am opposed to rezoning of this property

(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 if you have questions or concerns.

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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 the 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): S. McAllister Date: 01/13/2017

Address if owner(s): 1301 ROCKLAND AVENUE

Comment: PLANNING WAS CONTRARY TO PROFESSIONAL STANDARDS & ETHICS
RNA ENABLED THE DEVELOPER TO PLAN A CHAOTIC MEETING IN FERNWOOD.
RNA SHOULD/ MUST/ REPEAT WITH A WELL EXECUTED MEETING TO
GET MORE ACCURATE AND FULL INFORMATION.

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planning or the Rockland Council Liaison or 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
- ☒ 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): Sim J. Sablenski Date: 12/01/17

Address if owner(s): 577 Toronto St.

Comment: UNHAPPY WITH THE PROCESS AS IT APPEARS THAT THE CITY
IS ALLOWING ABSTRACT TO AVOID, IGNORE OR AVOID STEPS IN THE
LAST MONTHS. (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 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
- ☒ I understand both the existing zoning and the requested proposed rezoning. to a certain extent
- ☐ 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: 12-1-16

Address if owner(s): 1347 Craigdarroch

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 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 TRUTH CENTRE
1201 FORT
1050 PENT

☐ 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): Doreen Mueller Date: 16/01/2017

Address if owner(s): 1301 ROCKLAND AVE

Comment: Unfortunately I have to oppose the proposal
I found the meeting deliberately manipulated.
It was planned to reduce the amount of (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 if you have questions or concerns.

of people turning up to the meeting with every step the developer had planned for that night.

Being one of the owners notified because of the 200 m requirement I got very little out of it except that there are 47 and 34 in two towers and 12 townhouses. I oppose the development with this type of info and I sincerely hope the RNA will put in in writing to the City that it hosted a disorganised and manipulated meeting to reduce the ~~an~~ numbers of participants.

NEIGHBOUR FEEDBACK FORM

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- ☐ I have reviewed in full the proposal and plans for the development at 1201 Fort St. / 1050R
- ☐ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☐ A proposal for blasting or tree removal ☒ has been explained to me.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponent's explanation addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Many of these questions were not accurately discussed so unable to indicate your form.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): ZB Traile Date: Jan 12/17

Address of the owner(s): 102-1220 Fort St

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

Page 1

I plan to write a letter to
City Council regarding my numerous
concerns regarding this proposed
development. Although there are some
aspects I am in favour of but
there are many more regarding
density, height, parking issues, Fort Street
concerns etc. ZB

NEIGHBOUR FEEDBACK FORM

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☐ I have reviewed in full the proposal and plans for the development at 1201 Ford St. / 1050 P

☒ I am aware of both the existing zoning and proposed zoning.

☒ I have been informed of the proposed number of dwellings.

☐ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

NOT CLEAR
↓

I have been informed that there is no blasting or tree removal proposed.

Or

☐ A proposal for blasting or tree removal has been explained to me.

☒ The proposed landscaping for our common property line is acceptable to me.

☐ The proponent's explanation addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet): SEE REVERSE

Signature(s) of the owner(s): Shammassey Polken Date: 12/01/17

Address of the owner(s): 1125 Ormand St

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

Shammassey Polken # 250-475-5876

P1

* ~~The property does not~~

the proposed buildings do not "blend" in the current neighbourhood on "Pentreleu" and the "density" increase is excessive.

* Fort St. this proposed site in Rockland is a heritage area and the pictures I have seen tonight do not show any intention to blend into a heritage area.

* As a long time member of Victoria, I believe it is inherent on the developer to build a community "up" and that entails building a "~~community~~" ^{structure} ~~building~~ that the immediate community feels fits into the neighbourhood. I feel that the feedback I have observed tonight shows this is NOT happening.

* I have endorsed previous buildings that Abstract has completed and I believe they ^{are} the right ~~is~~ the right ~~best~~ company for the job. However I feel there needs to be some changes to allow the development to fit into the ~~current~~ ^{existing} mature heritage.

NEIGHBOUR FEEDBACK FORM

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- ☐ I have reviewed in full the proposal and plans for the development at 1201 Fort St. / 1050 Pk
- ☐ I am aware of both the existing zoning and proposed zoning. No
- ☐ I have been informed of the proposed number of dwellings. ?
- ☐ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, Yes
plus context drawings to show views of how the development will fit the surroundings
from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed. * Apposed to 6 stories
Apposed to plan
Never happened
to much about
the trees,
- Or
- ☐ A proposal for blasting or tree removal has been explained to me. No
- ☐ The proposed landscaping for our common property line is acceptable to me. No
- ☐ The proponent's explanation addressed my major questions about the proposal. No
- ☐ I realize that the plans I have seen may change considerably, and that it would also be in
my best interest to view the plans presented at the community meeting. Yes

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Gene Monahan Date: 01/12/17
Address of the owner(s): 1220 FORT ST

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

OS

P1

Apposed to 6 storey s/b 4

Apposed to planters on Fort

What visitor parking for new
development - will ~~flow~~ be on Fort
or ~~the~~ Pentra Lew
will it flow out to Fort or
Pentra Lew.

NEIGHBOUR FEEDBACK FORM

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- ☒ I have reviewed in full the proposal and plans for the development at 1201 Ford St. / 1050 P.
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☒ A proposal for blasting or tree removal has been explained to me.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponent's explanation addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting. }

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Trudy M. David
Address of the owner(s): 1165 BURDETT AVE.

Date: Jan 12 / 16

notes
please
turn over
PL

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

93 units
(12 r.t.t. + others)
737 people

My concerns:

- not enough parking
- too much traffic - endangering school children ~~even~~
- size of buildings too large and high
- huge increase^{300%} in population - big change to neighbourhood

* The city needs to do a parking and traffic flow study! including bike lane plan on ^{right} Fort turning into the parkade off of Fort will cause problems

Anthony Danda
1075 Pentrelew Place

- My house is directly across from the proposed development.
- First I want to say that I am not opposed to developing the property.
- But I do not support any form of rezoning or the development application because the massing and height are inappropriate for the character of the neighbourhood and the community and neighbourhood receive no benefits associated with the development or the rezoning.
- If the rezoning were approved, where would the line stop in encroaching on the character of Rockland?
- The OCP, which calls for density on the Fort Street corridor and single-family dwelling on the south end of the property, is there for a reason. Spot zoning is essentially going against the city's own strategy and plan.
- The application aggrandizes only a few and in the short-term.
- I fail to see any short or long-term benefits to the residents of my neighbourhood or the community of the proposed re-zoning and development application.
- We gain nothing but what amounts to a massive wall of 12 grossly over-height town homes squeezed tightly together completely incongruous and out of character with the single family homes they face. And those of us on the Wilspencer elevation will lose a portion of our view corridors.
- When I first read the application I couldn't believe that even the height of the town homes don't conform to the existing zoning of 7.6m.
- These changes will impact every resident of Pentrelew Place and Wilspencer forever.
- The entire application is completely contrary to the city's strategy for Rockland in the OCP and the character of the neighbourhood.
- There are certainly other developments in Rockland that have successfully utilized similar sized lots to build single family homes in character with the neighbourhood like Seyward Mews and Revercomb Place which are only a couple of streets away.
- On a personal note we moved to Victoria from Vancouver two years ago to escape spot zoning.
- We decided to move to Victoria because we felt that there was greater respect for community and heritage, which deteriorated rapidly in Vancouver because of spot-zoning and a disregard for strategic neighbourhood plans in favour of short-sighted decisions favouring developers that left a lasting impact on established neighbourhoods.
- We became weary of constantly fighting inappropriate spot-rezoning that proved ultimately to decimate the well-established neighbourhood we lived in downtown. I'm not talking about light industrial areas, but existing residential neighbourhoods.
- We focused our home search on Fairfield and Rockland specifically because of the character of the neighbourhood and the strategic direction laid out in the OCP.
- We checked the zoning of this site before making an offer on our house to ensure it aligned to the type of community we wanted to live in.
- Rockland has a very distinct character that the residents are proud of and work as a community to foster.
- The proposed rezoning and development application, with the height and massing, do not fit that character.
- I urge the city to leave the zoning intact and reject the development application.

- Thank you.

Drop off at 1010 Moss
first door down from
the art gallery

NEIGHBOUR FEEDBACK FORM

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- P.T.O. I have reviewed in full the proposal and plans for the development at 1201 Ford St. / 1050 P.
- ☐ I am aware of both the existing zoning and proposed zoning.
- ☐ I have been informed of the proposed number of dwellings.
- ☐ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☐ A proposal for blasting or tree removal has been explained to me.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponent's explanation addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☐ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): J. Khan Date: Jan 12/2017
Address of the owner(s): 1267 Revercomb Pl.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

P.T.O.
P.I.

You take away a corner of our lovely, quiet Rockland
neighbourhood & want to build 91+ living units
piled one on top of another & expect us not to be
upset. The City of Victoria will just have to ram
it down our throats!

The folks living adjacent to the proposed development
will each loose about \$100,000 of their assets.

J.

NEIGHBOUR FEEDBACK FORM

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- ☒ I have reviewed in full the proposal and plans for the development at 1201 Ford St. / 1050 Pk
At January 13/17 Community Meeting.
- ☐ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☐ The plans I have seen include clearly-indicated heights, setbacks, and site coverage,
- superficial review only as was hastily done.
plus context drawings to show views of how the development will fit the surroundings
- superficially only.
from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☒ A proposal for blasting or tree removal has been explained to me.
At the meeting only.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- no ☐ The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in
my best interest to view the plans presented at the community meeting.
Again presentation was hasty.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Daryl & Shirlee Plater Date: Jan 19/17
Address of the owner(s): 960 Joan Crescent

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

Daryl & Shirlee Plater.

P1/3

THE FORT ST & PENTRELEW PLACE DEVELOPMENT PROPOSAL
UNDER CONSIDERATION BY VICTORIA'S MAYOR AND COUNCIL

COMMENTS FROM SHIRLEE AND DARYL PLATER
960 JOAN CRESCENT, VICTORIA

JANUARY 19, 2017

The Five and Six Storey Buildings Facing Fort Street

These two buildings although stepped back from Fort Street and with a walkway through the site to Pentrelew Place added are much too tall for this area of the Fort Street corridor.

A drive by of the existing buildings along Fort Street, especially near Pentrelew, demonstrates that 3 and 4 stories for these two buildings should be their maximum height to maintain the continuity of height, scale and density of the street.

(Elevations along Fort Street and Pentrelew Place attached)

The Townhouses Facing Pentrelew Place

At the January 12th, 2017 Community Meeting, which was the first meeting that we had been advised of, it was pointed out that the Townhouses on the Pentrelew Place side of the property were required to reflect the height, scale and density of this residential street and the overall residential character of the Rockland area.

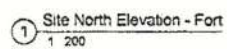
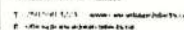
Townhouses Height/Scale – The Townhouses being proposed at their 11 m (36 ft) height are significantly higher than the 7.6 m (25 ft) allowable height for residences in this area. At the meeting the architect, in a drawing showing a section through an existing house on Pentrelew and the proposed townhouse, suggested that there was only 1.1 m (3.6 ft) height difference at the ridges. However, height calculations are taken from the mid point of a sloping roof which was not being done in this example. But more importantly, there are many single family homes on Pentrelew and adjacent streets that are well below the 7.6 m allowable height. Why were these homes not used for more of an accurate contextual comparison? I suggest that the answer is obvious.

Further, when the East Elevation drawing along Pentrelew is reviewed it becomes even clearer that the height of the Townhouses and the height of the 5 and 6 storey buildings are much too high and out of scale with the surrounding area. The condominium at the corner of Fort and Pentrelew is a very tall building for it's location and it is dwarfed by the proposed 5 and 6 storey buildings and, of greatest concern to us, only slightly higher than the proposed townhouses.

Clearly the height of the Townhouses as proposed will "tower" over the existing residences and therefore must be reduced to the 7.6 m (25 ft) maximum so to soften their impact and attempt to maintain the height and scale of this unique and very special single family residential area.

Townhouses Density – All single family homes in the area have requirements for side yard setbacks. This results in pleasant street views of the homes with spaces between so that there is opportunities for views through and space for landscaping to soften the streetscape. Unfortunately, these inappropriately designed Townhouses appear to be a continuous wall of buildings with minimal views through and, of course, their towering height. In fact, these townhouses are similar to those you find on Oak and Cambie Streets in Vancouver which design works ok in that context with it's 2 and 3 lanes of busy traffic in both directions. But this is far from the experience of Pentrelew Place, a quiet side road of single family homes.

Townhouses Character - Although our understanding is that the design of the buildings is not at issue, still we must comment that the townhouses to us are an unsuccessful attempt to have a traditional look but in fact it is rather a simplistic and mundane attempt and should be reviewed again by the City's Design Panel and then more successfully designed to suit this historic neighborhood setting.

[illegible]
$$\frac{V}{w}$$

NEIGHBOUR FEEDBACK FORM

This form was developed by the land use committee of the Rockland Neighbourhood Association. When a development proposal requires rezoning, the applicant is advised to consult with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement, and signing the bottom to indicate that you have been informed about this development proposal. You are encouraged to provide comments; however, your ultimate position need not be declared until after the community meeting. That would be the time to write a letter to Mayor and Council, if you so choose.

YES ☒ I have reviewed in full the proposal and plans for the development at 1201 Ford St. / 1050 P.

YES ☒ I am aware of both the existing zoning and proposed zoning.

YES ☒ I have been informed of the proposed number of dwellings.

YES ☒ / ☒ NO ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, ☒ plus context drawings to show views of how the development will fit the surroundings ☒ from all four sides ☒

☐ I have been informed that there is no blasting or tree removal proposed.

Or

NOT REALLY ☒ A proposal for blasting or tree removal has been explained to me. *Said blasting will occur; no blasting report*

☒ The proposed landscaping for our common property line is acceptable to me.

☒ The proponent's explanation addressed my major questions about the proposal.

YES ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting. *(Committee of the whole meeting)*

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): *Lynette Doherty*
Address of the owner(s): 1025 Pentrelew Place.

Date: Jan 14/2016 *Rockland Neighbourhood Association Plan*

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

(1) SCALE IS TOO MASSIVE
(2) DOES NOT COMPLY WITH MANY SECTIONS OF THE OCP and
(3) DOES NOT COMPLEMENT NEIGHBOURHOOD CHARACTER OF HERITAGE CORRIDOR OR ?

- 4) IT DOES NOT CONSIDER THE VIEWS OF PENTRELEW RESIDENTS
- 5) IT DOES NOT CONSIDER THE IMPACT OF BLASTING ON ADJACENT AND NEARBY HERITAGE HOMES.
- 6) IT INCREASES THE NUMBER OF RESIDENCES IN THE NEIGHBOURHOOD by 300%.
- 7) IT IS TOO TALL, TOO DENSE AND THE SCALE IS TOO MASSIVE FOR THE PROPERTY AND THE NON-URBAN CORE ZONE, SIZE

THE PROPOSAL

This proposal is to change the current land use, description and zone:

From: R3-AM-2 and R1-B

To: Site Specific

Applicant name: Abstract Developments

Phone: (250) 883-5579

Briefly explain your proposal: We are proposing a redevelopment of the property into a mix of multi-family condominiums and townhomes. There will be two condo buildings having 47 and 34 units, and 12 townhomes fronting onto Pentrelew Place.

Changes are proposed that affect the following: (check all that apply)

- ☒ Official Community Plan Amendment
- ☒ Remove or demolish existing building(s)
- ☐ Renovate existing building(s)
- ☒ Number of buildings on the property
- ☒ Height
- ☒ Number of storeys
- ☒ Floor area
- ☒ Site coverage (%)
- ☒ Strata subdivision
- ☐ Number of rental units

- ☒ New zone being requested
- ☒ Use of land or buildings
- ☒ Number of units/residences
- ☒ Basement with separate entrance
- ☐ Garage in yard
- ☒ Blasting
- ☒ Green space/open space
- ☒ Existing trees
- ☐ Views from surrounding properties
- ☐ Heritage values

Blasting for
underground
parking.

From Pentrelew
Place.

next door + across
the street on FORT.

☐ Variances(s) being requested:

- Setbacks on: ☐ Street frontage
☐ One or both sides
☐ Rear

- Parking on site: ☐ Number of spaces
☐ Location on site
☐ Underground parking

- Traffic: ☒ Volumes
☒ Patterns

HOW THE PROCESS WORKS

IT DIDN'T FOLLOW THE PROCESS BELOW.

- STEP 1 This Community Meeting is the first step in the process and is required by the City of Victoria.
- STEP 2 Applicant and Land Use Committee Chair agree on meeting date, time and location. Chair to review and initial this notice.
- STEP 3 The City of Victoria mails out this Community Meeting Notice to the neighbours (owners and occupiers) approximately two weeks prior to the meeting.
- STEP 4 The applicant will consider the feedback received at the Community Meeting and may revise the application before formally submitting it to the City.
- STEP 5 The applicant submits their rezoning application to the City.
- STEP 6 The application is then reviewed by City staff and presented to Council at a Committee Meeting. At this point Council will decide to either decline, refer or advance the application for consideration at a public hearing.
- STEP 7 If the application advances to a public hearing, the public is invited to speak at the hearing. After the hearing, Council usually makes their decision to support or decline the application.

ABOUT THE COMMUNITY MEETING

Community Meetings are hosted by volunteers from your Community Association Land Use Committee. The Land Use Committee is a voluntary organization not affiliated with the applicant or the City.

At this meeting, the applicant will present information about the proposal and will answer questions.

Volunteers will make notes and will provide comments to the City. If you have strong feelings about the proposal, you should also provide a written submission to the City.

My husband and I and our now grown daughters fled the mainland nearly 12 years ago to escape the neighbourhood-destroying building boom driven by developers seeking to maximize their profits but certainly not to even attempt to meet the demand for affordable housing. From magnificent heritage communities such as Shaughnessy to established neighbourhoods all across the lower mainland, all continue to be affected by the plague of insensitive development. For example, friends with a penthouse in downtown Vancouver eventually lost both their views on all sides and their sunlight to taller condos surrounding theirs as no thought was given to the effects of new development on the existing community. We chose our neighbourhood in Victoria because we loved its historic charm, the care that was taken to harmonize new construction with existing homes and businesses and because there were no high-rises to be found anywhere. But all that's changing and we're worried about our neighbourhood's future.

When people ask us where we live we say "Just outside of downtown, at the end of a street known as 'Antique Row' in a designated heritage house surrounded by other others of a similar vintage and across the street from a beautiful old forest. It's our dream come true." As we walk out onto our street, Ormond, we look across to more heritage buildings that border 1201 Fort Street. And just around the corner stands the magnificent and recently restored Wentworth Villa, upon which the new owners spent a king's ransom, now an architectural museum and a shining jewel of historic significance on the block. But sadly, Abstract's proposed out-of-scale, over-height mega-project would badly erode the heritage character of our neighbourhood and disrespect its traditional residential character. We do NOT reside within the boundaries of the downtown urban core making it wholly inappropriate to introduce high-rise development that is not in keeping with the surrounding neighbourhood where no buildings exceed 4 storeys. Furthermore, The OCP designates Fort Street as a heritage corridor but what is being proposed for the site has absolutely no heritage features whatsoever. Within a heritage corridor, any developments should include heritage-character defining elements that integrate the development into its surroundings. Another concern is what would become of the rest of Fort Street's heritage properties between the Black and White at Fort and Cook and Abstract's proposed development at 1201 Fort. We fear it would only be a matter of time before all of the non-designated character properties between them would be razed for more over-height developments devoid of heritage character.

For today, I'd like to conclude with just one more point: that the proposed high-rise development at 1201 Fort would remove forever badly needed green space from Rockland which already lacks parkland; in fact it only has 1 tiny park on Terrace Ave. At present, there is no place one can go for a baseball or soccer game or for a birthday party outdoors and there is no way to re-create green space once it has been removed from the community forever.

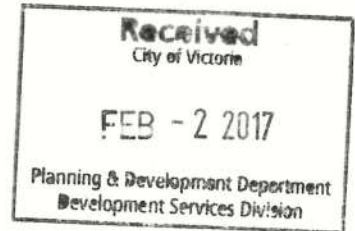
I'll save the rest of my laundry list of objections for the Committee of the Whole Meeting.

- Geanine Robey, 1119 Ormond Street

357 Irving Rd
Victoria, BC
V8S 4A3

Jan. 29, 2013

To the Planning Dept.
Victoria City Hall
Victoria, BC.



Enclosed is a letter I am sending to
our Mayor & Council.

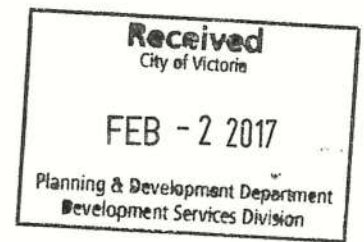
I did contact the Archaeology Branch
of the Forests & Land regarding this.

Frankly, as much as I hate to say it, I
believe preserving this little sanctuary
would add value to the development.

I am very sorry to see the property
sold in the first place, but had no
say in the matter.

Yours truly,

Joyce Harrison



357 Irving Road
Victoria, BC
V8S 4A3
January 29, 2017

The Mayor and Council
Victoria, BC

Dear Mayor Helps and Council Members:

Re: Development of 1201 Fort Street

I have been connected with the Victoria Truth Centre since the mid 1950's, when Reverend Emma Smiley, founder of the Centre, was minister.

In the south-east corner of the property is a secluded area known as The Garden of Silence. This was always kept as a sanctuary of silent enjoyment, contemplation or prayer. Speech was allowed only once a year for re-dedication. Many of our past members' ashes are spread in this area, and possibly some remains in urns may also have been buried there.

I am not disputing the sale or the development of the property, but for many members, this particular part of this beautiful property is considered almost sacred ground, and we ask that respect be given to our forebears. I do not know if any First Nations remains are present, but I know they would be given great consideration and respect. I ask the same for our loved ones.

I am asking you, as the representatives of the citizens and residents not only of the Rockland area but of all who reside in Victoria, to request the developer modify his plans so to preserve this little sanctuary as a green space.

Yours truly

Joyce Harrison

(Mrs.) Joyce Harrison

Laura Wilson

From: Bob June [REDACTED]
Sent: Sunday, Feb 5, 2017 11:55 AM
To: [REDACTED]
Subject: Fwd: Development proposal at 120 Fort/ 1050 Pentrelew

FYI. Please add to file

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

Subject: Development proposal at 120 Fort/ 1050 Pentrelew

Date: Thu, 2 Feb 2017 14:52:24 -0800

From: Gillian Moll [REDACTED]

To: mayor@victoria.ca

CC: malto@victoria.ca, ccoleman@victoria.ca, bisitt@victoria.ca, jloveday@victoria.ca,
mlucas@victoria.ca, pmadoff@victoria.email.telus.net, cthorne-ton-joe@victoria.ca,
gyoung@victoria.ca, thejunes@telus.net, [REDACTED]

Dear Mayor and City of Victoria Councillors,

I write to you to express my concern about the proposed development, change to the community plan and land use rezoning at the 1201 Fort St and 1050 Pentrelew site, having attended the Community Meeting hosted by the Rockland Neighbourhood Association on 12th January, 2017. A chaotic meeting, where the venue was changed at the last minute, and started an hour late as a result.

I own the property 1006-1008 Pentrelew, so will be directly impacted by the Abstract Development proposal.

I object to the proposal for the following reasons.

HUGE INCREASE IN RESIDENTIAL DENSITY

By changing the zoning, what was an area of single family dwellings and duplexes, suddenly becomes a multifamily development with the 81 condo units. A possible increase in population of 160 people, where there are now about 40. Not what I was expecting in my backyard.

HEIGHT

Both proposed condo buildings will be taller than any of the other condos on Fort Street, or Linden by 1 or 2 stories.

The proposed townhouses are narrow and extremely tall [11m], well above the site's current R1-B zoning [7.6m]. In the drawings, with no green space between them they appear like a solid wall along Pentrelew.

STREET PARKING.

This is already an issue on Pentrelew regularly, with both the Langham Court Theatre and the Art Gallery of Greater Victoria near by. Adding 12 townhouses on Pentrelew will make this an impossible situation. In the developers proposal there were less than 10 guest parking spaces on site for the condos and townhouses together. They are proposing 93 units in total, where will their visitors park?

I think many people in the Rockland area have bought property in Rockland neighbourhood because of the ambience of the neighbourhood. I value the residential area with it's winding streets, older style architecture and mature trees. The neighbourhood is friendly, cohesiveness and supportive. I believe this will be lost with this radical increase in density. I realise that Rockland is close to town, again part of it's

attraction is being able to walk to venues in the city, as well as being close to public transport. Development is obviously going to occur in this area but in the buffer zone between city high rises and single family homes surely we can do better than this and come up with a development that blends more cohesively with the existing neighbourhood dwellings.

Yours sincerely,

Gillian Moll.

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

Dear Mayor and Council:

Please be informed that I am against the Rezoning Application currently before the City Hall because

[✓] At the meetings with the developer concerns regarding massing, height and traffic were not addressed in the designs.

[✓] I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive.

[✓] Because of the size of this development, there will be a lot of blasting of the existing bedrock. I am concerned that blasting may cause irreparable damage to the heritage and older wood-frame buildings in the neighbourhood.

[✓] The current proposal does not adhere to the Official Community Plan for Victoria, nor does it complement the long-standing historical character of Rockland.

[✓] The number of people in this new development will overwhelm the neighbourhood. The number of buildings and the height of the buildings in this proposal should be lessened dramatically to ensure the long-standing character of the community and not crowd-out or overwhelm the current occupants and residents.

[✓] The two multi-family buildings, at 5 storeys and 6 storeys, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor. The number of townhouses in a long continuous "wall" as proposed for Pentrelew and the extreme height of these townhouses are out of character for the neighbourhood.

[✓] I am concerned about the increased traffic caused by this new development. Now, the neighbourhood is able to absorb the ongoing traffic from the Langham Court Theatre as well as the expected increase in traffic from the new expanded Art Gallery. A smaller development on this site will not destabilize the neighbourhood.

[✓] I am concerned about parking in this neighbourhood as no traffic study has been done. I do not believe that this development contains enough parking for its own needs. And, together with the need of parking for the Langham Court Theatre and the new, expanded Art Gallery, the lack of parking on-site will only cause parking problems for the neighbourhood in the future.

[✓] A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new Official Community Plan.

[✓] *Please consider the impact of this development on the neighbourhood. Langham Court Theatre is a historic fixture in our city.*

Name: VIRGINIA LANDUCCI

Address: 1521 CHURCH AVENUE, VICTORIA, V8P 5T7

Date: Feb. 1/17

Email Address: _____

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

To contact the City or The Mayor
City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
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☐ *Please stop approving these big developments
and try to keep our beautiful city a reasonable size*

Name: JACINTHE TREMBLAY

Address: 1026 OLIPHANT AVE

Date: FEB. 5, 2017

Email Address: _____

*no small
Vancouver*


Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

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☐ _____

Name: Douglas Jeanette WHITE

Address: 307 - 7840 Hochsack Drive, Saanichton, V8M 2B9

Date: February 1, 2017

Email Address: _____

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

email: mayor@victoria.ca

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[✓] _____

DR JUDITH FINLAYSON

Name: ~~DR ANDREW JOAQUIN~~

Address: ~~610 ST. CHARLES ST.~~ VICTORIA, BC. V8S 3H7.

Date: 31/1/2017

Email Address

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

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☐ _____

Name: Rick Burns

Address: 414 - 1063 FOUL BAY RD

Date: Feb 1 2017

Email Address: _____

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

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[] The two multi-family buildings, at 5 storeys and 6 storeys, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor. The number of townhouses in a long continuous "wall" as proposed for Pentrelew and the extreme height of these townhouses are out of character for the neighbourhood.

[] I am concerned about the increased traffic caused by this new development. Now, the neighbourhood is able to absorb the ongoing traffic from the Langham Court Theatre as well as the expected increase in traffic from the new expanded Art Gallery. A smaller development on this site will not destabilize the neighbourhood.

[] I am concerned about parking in this neighbourhood as no traffic study has been done. I do not believe that this development contains enough parking for its own needs. And, together with the need of parking for the Langham Court Theatre and the new, expanded Art Gallery, the lack of parking on-site will only cause parking problems for the neighbourhood in the future.

[] A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new Official Community Plan.

[] *I very much concur with the concerns expressed in this letter. Maintaining Victoria as a special liveable city should always be in forefront of decisions.*

Name: Anna Berlin

Address: 3910 Shorncliffe Ave S

Date: Feb. 3, 2017

Email Address: _____

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

To contact the City or The Mayor
City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

Dear Mayor and Council:

Please be informed that I am against the Rezoning Application currently before the City Hall because

☒ At the meetings with the developer concerns regarding massing, height and traffic were not addressed in the designs.

☒ I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive.

☒ Because of the size of this development, there will be a lot of blasting of the existing bedrock. I am concerned that blasting may cause irreparable damage to the heritage- and older wood-frame buildings in the neighbourhood.

☒ The current proposal does not adhere to the Official Community Plan for Victoria, nor does it complement the long-standing historical character of Rockland.

☒ The number of people in this new development will overwhelm the neighbourhood. The number of buildings and the height of the buildings in this proposal should be lessened dramatically to ensure the long-standing character of the community and not crowd-out or overwhelm the current occupants and residents.

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☒ A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new Official Community Plan.

☒ I am a patron of Langham Court, love the theatre

but parking is ever difficult at this time. You will kill

Langham Ct Theatre if you let

Name: YVONNE WHITE

Address: 302-220 Douglas St

Date: January 30/17

this plan go through, is
the "almighty dollar"
speaking again??

Email Address: _____

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

To contact the City or The Mayor
City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

Dear Mayor and Council:

Please be informed that I am against the Rezoning Application currently before the City Hall because

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[x] A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new Official Community Plan.

[x] *I feel this plan is not well designed for the neighbourhood.*

Name: Lisa Brighton, 9 West 4th

Address: 1027 Fort St, Victoria V8W 4Z5

Date: 13 February 2017

Email Address: _____

Noraye Fjeldstad

From: Anthony Danda
Sent: Thursday, February 16, 2017 5:21 PM
To: Victoria Mayor and Council; Jonathan Tinney
Subject: Abstract neighbourhood meeting for 1201 Fort Street

Dear Mayor and Council:

Today I received a hand-delivered letter and notice from Abstract development dated six days ago inviting me to a Neighbourhood Meeting, taking place in less than a week, as a mea culpa for the shortfalls of the official Community Meeting hosted by the Rockland Neighbourhood Association (RNA). As this meeting is hosted by Mr. Miller, not the RNA, I am concerned that any report unedited by a third-party on community feedback during the meeting may not be accurate. This proposed Neighbourhood Meeting does not make up for the official meeting. It is conciliatory measure. I would have preferred to see a second Community Meeting hosted by the RNA.

As I have expressed in past correspondence I do not believe that Abstract has accurately stated the priorities expressed in previous neighbourhood meetings last year. The presentation at the ADP and Community Meeting in January absolutely did not reflect the community's concerns as evidenced by the signatures delivered earlier this week to you opposing aspects of the development. To be clear, I do not oppose development. I believe the OCP and existing zoning meets the regions needs. The proposed development and rezoning bring no benefits to the community. Even Abstract could not articulate any benefits in the Community Meeting other than trees, which will be impacted by the height and clustering of the proposed buildings. I prefer to see the height on Fort Street, which complements the 1225 Fort, and 7.6m structures on the southern lot, which complements the neighbourhood on Pentrelew and Rockland.

Thank you for your continued engagement in this process.

Kind regards,

Anthony Danda and David McCurrach

1075 Pentrelew Place

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Thursday, February 16, 2017 3:19 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Samantha Cameron
Email :
Reference :
Daytime Phone :
Dear Mayor and Council:

I am writing regarding the proposed development of 1201 Fort Street by Abstract. I have attended several of the community meetings hosted by Abstract during which they garnered input from the neighbours of the proposed development. I am impressed at how they have tried to incorporate many of the varying interests of the neighbours into their proposed development. I approve of the proposed development and of the zoning changes it will require, and would much prefer what they are proposing over the development that they could build given the current zoning. There is certainly no way to address every different concern I heard voiced at the neighbourhood meetings, as many of them are directly at odds with each other. I do think what Abstract has proposed is reasonable for the land and neighbourhood.

I have owned and lived in my condo at 1225 Fort Street for over 5 years and I plan to own it for many more years. I really appreciate all the effort Abstract has put into listening to the concerns of the neighbourhood and in trying to find the best and most reasonable way to address them and wish to offer this letter in support of their requested zoning change and proposed development.

Sincerely,
Samantha Cameron
403-1225 Fort St.

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IP Address: 142.36.106.118

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Wednesday, February 15, 2017 5:33 PM
To: Victoria Mayor and Council
Subject: Truth Centre 1201 Fort St

From: Ken Milbrath
Email : '
Reference :
Daytime Phone :

Please accept this letter of support for obtaining public access through 1201 Fort, as part of the Pemberton Trail. Abstract's proposal includes ceding a walkway to the City that links Fort to Wilspercer Pl. The proposal also includes an easement to the City along the west boundary for future trail connection directly to Linden. This is truly a major gift for the benefit of all. I can't think of any residential development where public access was offered.

However, my concerns are opponents of the proposed development may force Abstract to simply build condos along Fort St, provide lots to builders to the rear along Pentrelew, with no public access, no park-like setting, and heavier loss of trees. I suspect the opponents would quickly dismiss gaining public access as moot. Therefore I respectfully ask that the City keep this important trail connection as a condition for whatever the property becomes, either by legal means, or by negotiation directly with Abstract or future owners.

Thank you

Ken Milbrath
Chair Pemberton/Centennial Trail Task Force

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IP Address: 216.232.153.101

Noraye Fjeldstad

From: Kate Vallance <
Sent: Friday, February 17, 2017 11:17 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: Abstract Developments project proposal at 1201 Fort Street
Attachments: View of 1201 Fort from 406-1039 Linden.JPG

Dear Mayor Helps and City Councillors,

I am a young professional owner-resident in the condo building at 1039 Linden Avenue, and my unit is east facing on the fourth floor, looking directly on to the proposed development being put forward by Abstract Developments at 1201 Fort Street. (please see attached panorama photograph of the view from my balcony).

I have attended all of the many community and resident meetings that Abstract has held since last spring, including the public meetings, the two that were held in our building and the most recent one held for us at their offices. From the beginning of the community consultation process Abstract have sought feedback from us and other owners and residents in the surrounding area and consistently offered to have meetings, do presentations and answer any of our additional questions and concerns via email or telephone. They have fostered a very collaborative process of getting our input and then incorporating our suggestions into their project design. I have seen evidence of this collaborative evolution in the revisions their architects have made to the site plans and building renderings presented at each of the different meetings.

Based on my observations at the meetings, the feedback of community members as well as those in our building focused mainly on keeping as many of the existing mature trees as possible, maintaining a pedestrian walk-through between Fort and Pentrelew Place, keeping the single-family dwelling-style of building facing Pentrelew, keeping extra traffic off Pentrelew, maintaining a significant amount of green space, keeping the height of the buildings down and making sure the design fit in the with aesthetic of the Rockland area. I feel that Abstract's current proposed design has incorporated all of those elements to the best of their ability and in a very cohesive way that offers a diversity of buildings ranging from condo units to townhouses. The proposed project design not only incorporates a large amount of green space but also a adds a very reasonable degree of increased density to this part of our growing city.

In order to keep the trees, maintain green space, have the pedestrian walk-through and still get a return on their investment I understand that they must have a design that includes 5 and 6 story buildings grading up from the townhomes that will run along Pentrelew. While I didn't initially relish the idea of looking directly into two relatively tall buildings, in response to our concerns, the Abstract architects created a design whereby the top floors of the two condo buildings are stepped back from the edge of the building so they don't appear as tall and they also decided on an overall design that has two buildings instead of one in order to leave a sight corridor between the buildings for those of us who will be overlooking the property.

When I look at the Abstract plans and I see the rain-water gardens, the additional trees they will be planting over and above the mature ones being preserved, the permanent well-lit pedestrian walkway, the thoughtful building design, the potential for garden installations from the art gallery and when I take into account the inclusive and responsive process that Mike Miller and his staff have undertaken with the neighboring residents, I feel very confident that the end result will truly be an asset to the neighborhood.

While the ideal outcome in many people's minds may have been for the property to have been purchased in order to be a park or community garden, unfortunately that was not the case. Something will certainly be built on the land and to have a locally-based company like Abstract create a cohesive project that incorporates the majority of the input brought forward by the residents directly impacted by this property is a very positive result. If their proposed plan with the necessary rezoning is not approved, the alternative of having lower but larger buildings or dividing up the lot will undoubtedly result in less green space, fewer or no mature trees, a more disjointed project and the loss of many of the features built into Abstract's current design.

I know that this development is a very contentious issue for the Rockland and surrounding community and I don't envy you all having to make the decision about this property. I think having the opportunity to have a public hearing would be very helpful. Whatever you decide, I think Abstract has done their due diligence in seeking meaningful engagement and working collaboratively with the neighbouring residents most impacted by the development.

Many thanks,

Kate Vallance
406-1039 Linden Ave.

Noraye Fjeldstad

From: Douglas Curran
Sent: Wednesday, February 15, 2017 10:55 AM
To: 1201@abstractdevelopments.com
Cc: Victoria Mayor and Council
Subject: Shortcomings with regard to your February 10 notice, re: 1201 Fort Street

Hello Mr. Miller,

I received your February 10th letter a few days ago, the first time my household was included in distribution of material relating to your 1201 Fort proposal. This situation is problematic, since reports received from several neighbourhood residents - all living closer to the proposal location than myself, including on Pentrelew itself, were not recipients of this most recent notice.

Given the confusion and inadequacy (space, location, A/V equipment, etc.) evident at the January 12th meeting, it would seem incumbent on Abstract to convene another meeting, but one properly constituted and following the Victoria's established public process policy, including adequate notice to Rockwood's CALUC. To my view, and that of others, the plan laid out in your February 10th letter falls short, as does adequate and thorough notice within the 200 metre defined radius.

In total, you might be best advised to step back, re-organize and begin again, fully and adequately prepared to engage with the community. You are correct in alluding to "*unresolved challenges with the current proposal*" being of primary concern.

There remain deep questions as to whether or not it is essential that "*...a large change to your neighbourhood compared to the existing conditions you have enjoyed for so many years*" is necessary or advisable, given the number of other developments initiated and in process within the Urban Residential core areas.

It should be noted that those most directly affected by your self-admitted "*large change*" have not railed against all redevelopment, but have called for more modest change of scale and form. This is especially of concern given that by your own admission, your proposal represents difficulties due to "*the constraints of the site*". It is difficult to contemplate that you are seeking public relief due to your self-inflicted injury in this matter.

I look forward to hearing that Abstract has taken a meaningful pause, integrated the community concerns and reflected on its own errors in the manner and form of advancing their 1201 Fort Street proposal.

regards,

Doug

Douglas Curran
1161 Burdett Avenue, Victoria
British Columbia V8V 3H3

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Wednesday, February 08, 2017 2:25 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: elisabeth rowe

Email :

Reference :

Daytime Phone : Not provided

I live at 1039 Linden Ave. There is a proposed development in review for the former Truth Centre located behind our building on Fort St. between Linden and Pentrelew. The developer has conducted many meetings re the type of building that would be acceptable to the community.

I am writing in favour of the proposed 4 and 6 story condos plus 12 or 13 townhouses. The reason that I am in favour is that we have been listened to and the developer has tried to incorporate the wishes of those affected by keeping and enhancing the number of trees on the property, putting parking mainly out of site, by keeping a significant amount of green space which is at such a premium along Fort St.

There is a very vocal minority that are opposed to the Abstract development and I would like to put my support out there for this project to move forward before we've lost the opportunity to have so many conditions met. We need some density to help keep the city core vital and vibrant.

Thank you for the opportunity to bring my opinions to your attention.

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

IP Address: 184.66.246.167

Noraye Fjeldstad

From: Bridget Frewer
Sent: Monday, February 06, 2017 8:44 AM
To: Victoria Mayor and Council
Subject: FW: Re-Abstract Developments redevelopment of 1201 Fort St
Attachments: Re-Abstract Developments redevelopment of 1201 Fort St.pdf

From: Jenny Marshall [mailto:jmarshall@victoria.ca]
Sent: Wednesday, February 01, 2017 2:31 PM
To: Marianne Alto (Councillor) <MAalto@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Re-Abstract Developments redevelopment of 1201 Fort St

Please find attached my letter in support of the Abstract Developments redevelopment of the Truth Centre site at 1201 Fort Street.

Kind Regards, Jenny Marshall

THE FORT ST & PENTRELEW PLACE DEVELOPMENT PROPOSAL
UNDER CONSIDERATION BY VICTORIA'S MAYOR AND COUNCIL

COMMENTS FROM SHIRLEE AND DARYL PLATER
960 JOAN CRESCENT, VICTORIA

JANUARY 29, 2017

The Five and Six Storey Buildings Facing Fort Street

These two buildings although stepped back from Fort Street and with a walkway through the site to Pentrelew Place added are much too tall for this area of the Fort Street corridor.

A drive by of the existing buildings along Fort Street, especially near Pentrelew, demonstrates that 3 and 4 stories for these two buildings should be their maximum height to maintain the continuity of height, scale and density of the street.

(Elevations along Fort Street and Pentrelew Place attached)

The Townhouses Facing Pentrelew Place

At the January 12th, 2017 Community Meeting, which was the first meeting that we had been advised of, it was pointed out that the Townhouses on the Pentrelew Place side of the property were required to reflect the height, scale and density of this residential street and the overall residential character of the Rockland area.

Townhouses Height/Scale – The Townhouses being proposed at their 11 m (36 ft) height are significantly higher than the 7.6 m (25 ft) allowable height for residences in this area. At the meeting the architect, in a drawing showing a section through an existing house on Pentrelew and the proposed townhouse, suggested that there was only 1.1 m (3.6 ft) height difference at the ridges. However, height calculations are taken from the mid point of a sloping roof which was not being done in this example. But more importantly, there are many single family homes on Pentrelew and adjacent streets that are well below the 7.6 m allowable height. Why were these homes not used for more of an accurate contextual comparison? I suggest that the answer is obvious.

Further, when the East Elevation drawing along Pentrelew is reviewed it becomes even clearer that the height of the Townhouses and the height of the 5 and 6 storey buildings are much too high and out of scale with the surrounding area. The condominium at the corner of Fort and Pentrelew is a very tall building for it's location and it is dwarfed by the proposed 5 and 6 storey buildings and, of greatest concern to us, only slightly higher than the proposed townhouses.

Clearly the height of the Townhouses as proposed will "tower" over the existing residences and therefore must be reduced to the 7.6 m (25 ft) maximum so to soften their impact and attempt to maintain the height and scale of this unique and very special single family residential area.

Townhouses Density – All single family homes in the area have requirements for side yard setbacks. This results in pleasant street views of the homes with spaces between so that there is opportunities for views through and space for landscaping to soften the streetscape. Unfortunately, these inappropriately designed Townhouses appear to be a continuous wall of buildings with minimal views through and, of course, their towering height. In fact, these townhouses are similar to those you find on Oak and Cambie Streets in Vancouver which design works ok in that context with it's 2 and 3 lanes of busy traffic in both directions. But this is far from the experience of Pentrelew Place, a quiet side road of single family homes.

Townhouses Character - Although our understanding is that the design of the buildings is not at issue, still we must comment that the townhouses to us are an unsuccessful attempt to have a traditional look but in fact it is rather a simplistic and mundane attempt and should be reviewed again by the City's Design Panel and then more successfully designed to suit this historic neighborhood setting.

Noraye Fjeldstad

From: Kam Lidder <
Sent: Friday, February 03, 2017 11:20 AM
To: Pam Madoff (Councillor); The Junes; Janet Simpson; Victoria Mayor and Council;
Jonathan Tinney; Alec Johnston
Subject: Fwd: January 12 meeting

FYI - Message from Neighbour re: 1201 Fort St Meeting

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

From: **gail davidson**
Date: Wed, Feb 1, 2017 at 5:47 PM
Subject: January 12 meeting
To: 1201Fort@gmail.com

Hello,

I would like to note that I did attempt going to the meeting on January 12 in Fernwood, but could not find a parking space nearby. Unfortunately at times my health does not allow me to walk very far without getting overly fatigued. At around 6:50 I noticed that people were already leaving the premises, so just went home.

Regards,

Gail Davidson

Noraye Fjeldstad

From: Gillian Moll
Sent: Friday, February 03, 2017 9:52 AM
To: Victoria Mayor and Council
Subject: Fwd: Development proposal at 120 Fort/ 1050 Pentrelew

Dear Lisa Helps,
As per your automated reply I have forwarded my letter as requested.
Regards,
Gillian Moll.

Begin forwarded message:

From: Gillian Moll <gillian.moll@victoria.ca>
Subject: Development proposal at 120 Fort/ 1050 Pentrelew
Date: February 2, 2017 at 2:52:24 PM PST
To: mayor@victoria.ca
Cc: malto@victoria.ca, ccoleman@victoria.ca, bisitt@victoria.ca, jloveday@victoria.ca, mlucas@victoria.ca, pmadoff@victoria.ca, cth Thornton-joe@victoria.ca, gyoung@victoria.ca, thejunes@telus.net, 1201fort@gmail.com

Dear Mayor and City of Victoria Councillors,

I write to you to express my concern about the proposed development, change to the community plan and land use rezoning at the 1201 Fort St and 1050 Pentrelew site, having attended the Community Meeting hosted by the Rockland Neighbourhood Association on 12th January, 2017. A chaotic meeting, where the venue was changed at the last minute, and started an hour late as a result.

I own the property 1006-1008 Pentrelew, so will be directly impacted by the Abstract Development proposal.

I object to the proposal for the following reasons.

HUGE INCREASE IN RESIDENTIAL DENSITY

By changing the zoning, what was an area of single family dwellings and duplexes, suddenly becomes a multifamily development with the 81 condo units. A possible increase in population of 160 people, where there are now about 40. Not what I was expecting in my backyard.

HEIGHT

Both proposed condo buildings will be taller than any of the other condos on Fort Street, or Linden by 1 or 2 stories.

The proposed townhouses are narrow and extremely tall [11m], well above the site's current R1-B zoning [7.6m]. In the drawings, with no green space between them they appear like a solid wall along Pentrelew.

STREET PARKING.

This is already an issue on Pentrelew regularly, with both the Langham Court Theatre and the Art Gallery of Greater Victoria near by. Adding 12 townhouses on Pentrelew will make this an

impossible situation. In the developers proposal there were less than 10 guest parking spaces on site for the condos and townhouses together. They are proposing 93 units in total, where will their visitors park?

I think many people in the Rockland area have bought property in Rockland neighbourhood because of the ambience of the neighbourhood. I value the residential area with its winding streets, older style architecture and mature trees. The neighbourhood is friendly, cohesiveness and supportive. I believe this will be lost with this radical increase in density. I realise that Rockland is close to town, again part of its attraction is being able to walk to venues in the city, as well as being close to public transport. Development is obviously going to occur in this area but in the buffer zone between city high rises and single family homes surely we can do better than this and come up with a development that blends more cohesively with the existing neighbourhood dwellings.

Yours sincerely,

Gillian Moll.

Noraye Fjeldstad

From: Anthony Danda
Sent: Sunday, January 22, 2017 12:09 PM
To: Jonathan Tinney; Alec Johnston; Jason Johnson; Victoria Mayor and Council; 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: Requested response to outstanding questions about planning process for 1201 Fort Street / 1050 Pentrelew Place
Categories: Awaiting Staff Response

Dear Mr. Tinney:

I am following up on two emails to you, Alec Johnston and Jason Johnson about the planning process for 1201 Fort Street / 1050 Pentrelew Place from 12-Jan and 15-Jan. I am trying to understand better the Byzantine planning process, particularly the governance structure, as many responses tend to point to someone else in the process and accountability appears to spread across multiple stakeholders. I have summarized my comments, questions and requests from those emails below to facilitate a response.

I am also copying Mayor Helps and council in case the Planning department is not able to respond and someone on their team may be able to assist.

I am not trying to agitate. I have a full-time job that is not associated with this development so my involvement in the process is out of personal time. My motivation in contacting you is not financial. I am a citizen concerned about the preservation of the character and liveability of my neighbourhood where I have a vested interest. I would like to feel comfortable that my concerns are being considered as much as Abstract's application. The three situations detailed below point to the applicant ticking the planning process boxes, but not in the spirit of informing citizens. I must admit that I am a bit embarrassed at having to write this email, but my perception based on the issues below is that the applicant is receiving accommodations above and beyond what is being made for the public.

As I've mentioned in previous emails, I welcome the opportunity for the planning staff or other city officials to sit down with me and other neighbours in city hall or at one of our homes to discuss our common concerns, which I imagine would be a more efficient approach.

Thank you in advance to anyone who is able to assist me.

Kind regards,

Anthony Danda

1075 Pentrelew Place

Development Sign

When the city introduced the new format for development signs in 2016, the announcement stated that "the new signs are designed to make it easier for residents to understand what is being proposed for their neighbourhood, to track information about development applications and to provide input."

What is currently posted for 1201 Fort Street / 1050 Pentrelew Place does not meet that objective.

Who is responsible for the content of the sign that states what is being proposed? Does someone from the city provide approval or guidance on the suitability of the content?

My issue is the omission of the height of the proposed buildings. It mentions only "construction of 2 multi-family buildings and 12 townhomes." Compare that to the development sign currently at 701 Belleville Street that states "construction of a 15 storey mixed use building." My neighbours and I have looked at other application signs and ones from Vancouver and even those have the number of storeys and in many cases the number of units. Even the sample on the city's announcement of the new format from 07-Dec-2015 states "The City has received a rezoning application to permit a seven unit, three storey multi-family residential development." The content of the 1201 Fort Street / 1050 Pentrelew Place sign obfuscates the height and massing of the proposed development. How does that make it easier for residents to understand what is being proposed? It says absolutely nothing about how the rezoning differs from current zoning.

I recognize that the wording may be within the letter of the law, but what about the spirit? Is there no oversight to ensure the applicant is disclosing the appropriate level of information to the public in these signs?

And as anyone who attended the engagement sessions with Abstract can tell you, it was absolutely stated since the first meeting on Oak Bay Avenue that height and massing are a particular concern. The applicant has decided not to highlight this concern as an outcome of their consultation in the community meeting presentation and now they appear to be omitting it from the development sign. Abstract points continually to community engagement, but cherry-picks the community's input.

The Community Meeting on 12-January

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 - My neighbours wrote letters weeks in advance of the community meeting to the Rockland Neighbourhood Association chair about the choice of venue being too small and too far away. We proposed Grace Lutheran Church, which is 160m from the development site, was available, accommodates up to 200 participants and has lots of parking.
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A couple of minor points, but nonetheless indicative of Abstracts dismissive attitude towards the importance of this community meeting as part of the planning process:

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Advisory Design Panel (ADP) Special Meeting

Mr. Johnston did respond to my initial email about the special ADP meeting just to discuss the subjected application. He mentioned that extra meetings are organized as "standard practice" although in the past 18 months there hasn't been one extra meeting, so obviously not standard.

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No one has even addressed the optics that Mike Miller sits on the ADP and that there was an extra meeting set up to discuss his application before the community meeting. Who is the accountable party overseeing this process?



357 Irving Road
Victoria, BC
V8S 4A3
January 29, 2017

250-592-4232

The Mayor and Council
Victoria, BC

Dear Mayor Helps and Council Members:

Re: Development of 1201 Fort Street

I have been connected with the Victoria Truth Centre since the mid 1950's, when Reverend Emma Smiley, founder of the Centre, was minister.

In the south-east corner of the property is a secluded area known as The Garden of Silence. This was always kept as a sanctuary of silent enjoyment, contemplation or prayer. Speech was allowed only once a year for re-dedication. Many of our past members' ashes are spread in this area, and possibly some remains in urns may also have been buried there.

I am not disputing the sale or the development of the property, but for many members, this particular part of this beautiful property is considered almost sacred ground, and we ask that respect be given to our forebears. I do not know if any First Nations remains are present, but I know they would be given great consideration and respect. I ask the same for our loved ones.

I am asking you, as the representatives of the citizens and residents not only of the Rockland area but of all who reside in Victoria, to request the developer modify his plans so to preserve this little sanctuary as a green space.

Yours truly

A handwritten signature in cursive script that reads "Joyce Harrison".

(Mrs.) Joyce Harrison

Noraye Fjeldstad

From: Don Cal
Sent: Friday, January 27, 2017 1:10 PM
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: Balanced Growth 1201 Fort St / 1050 Pentrelew Place Redevelopment
Attachments: Balanced Growth.docx

Categories: Respond through Mayor and Council inbox

Mayor and Council
City of Victoria, BC
1 Centennial Square
Victoria, BC

January 27, 2017

Proposed Development at 1201 Fort Street / 1050 Pentrelew Place by Abstract Development

My father always told me that good zoning makes good neighbourhoods. Good zoning stabilizes neighbourhoods and allows for growth. Good, stable zoning allows neighbourhoods to grow and prosper.

Is it not reasonable for neighbours to expect a form of development consistent with what has been in the neighbourhood for three or four generations? The Crease property, 1201 Fort Street, was originally surveyed in 1875 and a 5-acre parcel was created. In 1930 it was subdivided into various single-family parcels including all of the residences along Pentrelew Place, Fort Street and Rockland Avenue. This left the Crease property at its current size of approximately 1.75 acres. It has remained stable since the 1930's. When the Victoria Truth Centre took over the property there was no dramatic change in the property or the size of the buildings.

This entire area has maintained its character since the 1930's, except for the multi-storey building at the corner of Fort Street and Pentrelew (1225 Fort Street) developed in 1999. When this lot (along the Fort Street heritage corridor) was proposed for re-development, the developer wanted to include the residential property of 1050 Pentrelew into the multi-storey re-development along the corridor. He wanted the zoning on this house to be changed from residential to multi-storey. But, because local residents voiced their opposition to the Victoria City Council, the Council denied the rezoning request. Balance was maintained with sustainable growth within the framework of the known, accepted zoning.

The 1201 Fort Street property currently has two distinct zones. This will accommodate balanced growth for the future with ongoing stability that any residential, historic neighbourhood demands. Along the Fort Street heritage corridor, the zoning allows for densification in a multi-storey building. And, the large residential component (by far, the largest part of the parcel) fosters stability with zoning for single-family homes.

Changing the zoning on 1201 Fort Street to eliminate this large residential single-family component sends a message of instability to the neighbourhood and the Rockland community. There is no balance in this proposal for redevelopment. Rather, this proposal sends a very strong message of instability for the long-standing character of our neighbourhood. This proposal does not fulfill the two prerequisites of good zoning: stability and growth.

By seeking to create a new, extremely dense single-site zone in the traditional, historic neighbourhood of Rockland, the developer is asking the Mayor and Council to destabilize our community. A new, site-specific zone is not needed to encourage growth. The possibility for strong growth on this property already exists in the current zoning: a multi-storey building on the heritage corridor and single-family homes on the larger portion of the property.

This proposal undermines everything that we know works in any community: stability with balanced growth.

Your truly

Don Cal

Noraye Fjeldstad

From: Anthony Danda <
Sent: Sunday, January 22, 2017 12:09 PM
To: Jonathan Tinney; Alec Johnston; Jason Johnson; Victoria Mayor and Council; 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: Requested response to outstanding questions about planning process for 1201 Fort Street / 1050 Pentrelew Place
Categories: Awaiting Staff Response

Dear Mr. Tinney:

I am following up on two emails to you, Alec Johnston and Jason Johnson about the planning process for 1201 Fort Street / 1050 Pentrelew Place from 12-Jan and 15-Jan. I am trying to understand better the Byzantine planning process, particularly the governance structure, as many responses tend to point to someone else in the process and accountability appears to spread across multiple stakeholders. I have summarized my comments, questions and requests from those emails below to facilitate a response.

I am also copying Mayor Helps and council in case the Planning department is not able to respond and someone on their team may be able to assist.

I am not trying to agitate. I have a full-time job that is not associated with this development so my involvement in the process is out of personal time. My motivation in contacting you is not financial. I am a citizen concerned about the preservation of the character and liveability of my neighbourhood where I have a vested interest. I would like to feel comfortable that my concerns are being considered as much as Abstract's application. The three situations detailed below point to the applicant ticking the planning process boxes, but not in the spirit of informing citizens. I must admit that I am a bit embarrassed at having to write this email, but my perception based on the issues below is that the applicant is receiving accommodations above and beyond what is being made for the public.

As I've mentioned in previous emails, I welcome the opportunity for the planning staff or other city officials to sit down with me and other neighbours in city hall or at one of our homes to discuss our common concerns, which I imagine would be a more efficient approach.

Thank you in advance to anyone who is able to assist me.

Kind regards,

Anthony Danda

1075 Pentrelew Place

Development Sign

When the city introduced the new format for development signs in 2016, the announcement stated that "the new signs are designed to make it easier for residents to understand what is being proposed for their neighbourhood, to track information about development applications and to provide input."

What is currently posted for 1201 Fort Street / 1050 Pentrelew Place does not meet that objective.

Who is responsible for the content of the sign that states what is being proposed? Does someone from the city provide approval or guidance on the suitability of the content?

My issue is the omission of the height of the proposed buildings. It mentions only "construction of 2 multi-family buildings and 12 townhomes." Compare that to the development sign currently at 701 Belleville Street that states "construction of a 15 storey mixed use building." My neighbours and I have looked at other application signs and ones from Vancouver and even those have the number of storeys and in many cases the number of units. Even the sample on the city's announcement of the new format from 07-Dec-2015 states "The City has received a rezoning application to permit a seven unit, three storey multi-family residential development." The content of the 1201 Fort Street / 1050 Pentrelew Place sign obfuscates the height and massing of the proposed development. How does that make it easier for residents to understand what is being proposed? It says absolutely nothing about how the rezoning differs from current zoning.

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January 14, 2017 Victoria City Council Attention: Charlayne Thornton-Joe

Re: Abstract Development Proposal Plan 1201 Fort Street/1050 Pentrelew Street

My name is Lora-Beth Trail. I live at 1220 Fort Street in the condominium building, Ormond Court. This building has 20 units and is located across the street from the proposed development site. I am a member-at-large of our condo strata council. **I attended the Community Meeting hosted by the Rockland Neighbourhood Association on January 13 regarding this Development Proposal.** The meeting was advertised to be held at 1923 Fernwood Road. It was very evident from the opening of the doors at 6:00 p.m. that this venue was definitely unsuitable for the number of people coming to attend. The room holds 60 people and there were over 100 in attendance. We were advised to walk over to the Fernwood Community Center. We were required to wait until 7:00 as the auditorium was in use until then. Many people had to wait outside in the cold. The room was suitable for the size of attendees but there was no microphone system set up; therefore it was very difficult and at times impossible to hear what the presenters and the people in the audience asking questions were saying. It was a very disappointing and at times disorganized "community meeting". This was our chance to ask questions and to give our input into this extremely dense land use application.

I stayed for over two hours and still there were many hands waiting to speak, calling out and yelling at times and still so many topics not even discussed yet. There was definite frustration being exhibited by the host conducting the meeting and the audience members. For such a large development that affects so many aspects of our community I would have expected that more thought would have been given as to how to address such important topics as: the local associations have not even had their own planning meetings for 2017 so this meeting was pre-empting them, density, height, blasting effects on neighbouring buildings, shading issues, urban forest protection, accommodating green space, honouring the heritage corridor, contributing to affordable housing and very importantly the topic of parking and traffic flow on an already very busy street that accommodates Central Middle School students, Victoria Art Gallery that soon will be even larger than at the present time and Langham Court Theatre .

Upon leaving I was unable to complete the discussion survey as so many topics were not even discussed yet. This meeting was advertised to allow for us to get information, ask questions and participate in an open dialogue regarding our concerns. It did not achieve this goal.

Sincerely,

Lora-Beth Trail

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Sunday, January 29, 2017 11:36 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Sherry House

Email :

Reference :

Daytime Phone : Not provided

I am VERY concerned that the new Condo development at the Truth Centre on Fort Street, will not accommodate the 146 parking spaces needed for their residents and visitors. That they will need to park on the street in the surrounding neighbourhood, which in turn will impact the patrons of the Langham Court Theatre.

It is bad enough that the theatre does not have any parking for patrons at this time. As a frequent patron of the theatre, I AM VERY CONCERNED.

Thank you.

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IP Address: 70.66.160.22

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Sunday, January 29, 2017 9:22 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Paul Sacilotto

Email :

Reference :

Daytime Phone : .

Hello,

This email is to share my thoughts about Abstract Development's proposed project on the Victoria Truth Centre property. My understanding is that the proposal is for a five and a six story condo building and twelve-11m tall townhouses.

While I am completely in support of the property being developed and like what I have seen of projects that Abstract has done in the past my concern is that this project is too large. In particular, I think the buildings are too tall for the area and in relation to the other buildings nearby. I am also concerned that the proposed scope of the project might introduce more people and vehicle traffic to the neighbourhood than it can handle.

I look forward to hearing more about the details of this project as the planning moves forward. I live in the neighbourhood, a few blocks away, at 1289 Revercomb Place. I don't expect to be personally impacted by the project but want to provide my input based upon what I believe is the appropriate type of development for the City.

Best regards,

Paul

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IP Address: 184.66.240.9

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Tuesday, January 31, 2017 11:33 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Sam Hauserman

Email :

Reference :

Daytime Phone :

Re: Proposed 1201 Fort/1050 Pentrelew Development I would like to express my objection to the density that is proposed for the development. Two building must be 4 stories not 6 and 5. The townhouses are too high and too many for that street. There is a reason for having zoning bylaws and it is your responsible to enforce them and not give into developers every time. I have seen to many times lately that the developers have gotten away with anything.

Regards

Sam Hauserman

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IP Address: 24.108.161.37

Noraye Fjeldstad

From: Bridget Frewer
Sent: Tuesday, January 24, 2017 3:55 PM
To: Victoria Mayor and Council
Subject: FW: Development Proposal 1201 Fort Street - ADP Jan. 11, 2016

From: Don Cal [mailto:\doncal@victoria.ca>]
Sent: Saturday, January 14, 2017 11:29 PM
To: Lisa Helps (Mayor) <mayor@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Development Proposal 1201 Fort Street - ADP Jan. 11, 2016

Some thoughts on the Advisory Design Panel special meeting January 11, 2016

Re 1201 Fort Street / 1050 Pentrelew Place

It was surprising to me that there were so few hard questions asked about the project. It made me suspect that very few of the panellists had seen the detailed plans, or had actually visited the physical site. Were they relying solely on the presentation?

Scale was not mentioned in any detail, nor height, nor massing. There was no discussion of how the development, or its design, compliments the neighbourhood. The neighbourhood seemed irrelevant.

Is the neighbourhood irrelevant to the design of a building? Is the context of the neighbourhood irrelevant to the design of a complex of buildings in a two-acre parcel in close proximity to other buildings in an old, established neighbourhood? Does context matter?

The visual presentation avoided showing the height of the 6-storey building beside the heritage building on Fort Street that houses the Dentist's office. There were no questions on how the design of the development fits with the design of the nearby buildings. No photos of nearby buildings.

The two large multi-storey buildings (one of 6 storeys, the other of 5 storeys) were referred to as 5-6 storeys and 4-5 storeys. This is because the top floors of both buildings did not extend to the edge of the buildings. As if, somehow, this lessens the impact of the height on

the community. (I wondered what floor number would be printed on the buttons in the elevator? Could the elevator be as easily fooled?)

Great emphasis was placed on the colour of the large white buildings (reminiscent of an institution) and the interplay of the leaves of the trees against this palette. (I am only talking about the trees that are not destroyed for the development.) No one appeared to realize that while the pictures showed the trees with leaves, these few trees left will be barren 4-5 months of the year. There will be no interplay of leaves against the white palette, and no hiding the 'verticality' of these oversized monoliths from October to March of every year. The trees will be barren then, and unable to hide the monstrous size of these white behemoths for many long dreary months. (This is unlike our highways, where the confident green wall of the 100-yard deep swathe of evergreens disguises the wholesale slaughter of our inheritance by the clear-cuts of our forests.) What will the 1000's of commuters speeding past on Fort Street every day think when they see these white towers with metal poles? In the summer months, they will be dazzled by the interplay of the light on the leaves against the large white palette of the buildings. But, what will they think the other months of the year? Will they be impressed?

Trees do hide the many sins of bad design (or bad practise), a grand career for heritages tree of 100 years or more in age. How many Victorian houses along Fort Street need to be hidden behind trees? And by contrast, how many fast-growing trees are used to 'enrich' and 'soften' the otherwise drab and ill-conceived design of most of the modern buildings along the heritage corridor?

As I am not a designer by trade, I am lost with the ever-changing fashion of the design trade. But, it did occur to me that white is the colour to use in order to visually enlarge a small room, or the colour chosen to make a small building seem larger. This is, undoubtedly, no longer the rule, despite the prevalence of this advise in the paint stores and on the internet. Do the developers really want these oversized blocks to look larger that they really are? Or, have they fallen victim to their own loose language? Is a 5-6 storey building really so much shorter than a 6-storey building that it needs to be enhanced visually in size with the use of colour?

The major, indeed, the only semi-critical question at the ADP concerned the "Great Wall of Pentrelew", that un-ending, un-differentiated row of 12 townhouses along Pentrelew Place. This column will be 11+ meters high or about 4 storeys, as most people would understand it, and it will be an impressive, unbelievable city-block long. A city-block long. Wow. This massive structure would contrast sharply with the residential houses across the street.

But, then, the use of space is, obviously, not a design concern. This is shame, of course, because space is the largest asset this property has. Space is the luxury that 140 years of choosing not-to-develop has given this property. This is a unique, fully-matured woodland space in close proximity to the outside of the downtown area, a downtown area that is filled

overwhelmingly with one- and two-storey commercial properties. And, I must repeat this. This property is in close proximity to the outskirts of the under-developed downtown area, but, and this is important, the property of 1201 Fort Street is not in the downtown core. To many, it is a park. And, over the last 40 years, it has operated as a park, fully open to anyone wishing to walk through it, to sit under the trees, to enjoy a picnic. Truly, it is a gift to the community and to the city. And, the developer intends to spend this gift, this asset, this legacy, as quickly as he can. In our haste to build such a complex of condominiums and townhouses, will we, one day, realize what we have done? Will we regret this?

Is it not appropriate to ask whether the design of a building, indeed, the design of a complex of buildings should entail some consideration to the neighbourhood in which it will be built? Should there not be some human-scale to the size and height of the buildings in this proposed development? Must there be two multi-storey buildings to fill every meter of ground in this large 2-acre property? Must the multi-storey building be 2 storeys higher than any other building in the historic Rockland community? Must it be 2-storeys higher than any other multi-storey building along the heritage corridor? Must there be twelve narrow townhouses in a space adequate for 5 houses? Must these townhouses be 4 meters higher than the tallest house across the street?

Don Cal

1059 Pentrelew Place

Victoria, BC

Noraye Fjeldstad

From: Geraldine Meade
Sent: Thursday, January 12, 2017 5:35 PM
To: Victoria Mayor and Council
Subject: Fwd: Confirmation - City of Victoria Email.

Please see 2 emails below for the email I sent you earlier today which for some reason was not accepted by your site.

Geraldine Meade

Sent from my iPhone

Begin forwarded message:

From: Geraldine Meade <
Date: January 12, 2017 at 2:59:39 PM PST
To: "pmadoff@victoria.ca" <pmadoff@victoria.ca>
Cc: _____
Subject: Fwd: Confirmation - City of Victoria Email.

Please see below for the email that I sent today re the Proposed Development by Abstract at Fort and Pentrelew Place.

I am unable to attend the meeting tonight, but one of the neighbours is going and will report back to me.

Regards,

Geraldine Meade

PS I am seriously considering moving to Victoria in the near future.

Sent from my iPad

Begin forwarded message:

From: unmonitored email - do not respond to this address
<webforms@victoria.ca>
Date: January 12, 2017 at 2:41:44 PM PST
To: <
Subject: Confirmation - City of Victoria Email.
Reply-To: < _____>

This message confirms your message submission (below) has been sent.

From: Geraldine Meade
Email : _____

Reference :

Daytime Phone :

I am the home owner of 1033 Pentrelew Place in Victoria BC. Presently my late father's common law wife resides in the home; I live in North Vancouver. I am concerned about the proposed development by Abstract Development at 1201 Fort St and 1050 Pentrelew. I am not against a development on that site, but feel strongly that the scale is too large and the amount of units too numerous for that particular locale.

I think the height for both condo buildings should be limited to 4 stories, and the number of townhomes limited to 8, maximum.

There is already a lot of parking on Pentrelew by the patrons of both Langham Court theatre and the Art Gallery. With the addition of a Tea House at the Art Gallery this will probably increase.

Developers always want to squeeze in as many units as possible onto a site, however I think Council needs to take into account the character of that neighbourhood; which would be adversely affected by a development as large as the present proposal. Having lived through out of control development here in the City of North Vancouver, I am familiar with the downside. Approximately half of the people I know who still live here are considering moving due to increased traffic, congestion, etc. Some have already left.(particularly young families, many of the parents having grown up here) I am not against increased density but do feel it needs to be done in consideration of the local people, and not always in favour of developers.

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Noraye Fjeldstad

From: Kam Lidder
Sent: Friday, January 13, 2017 8:11 PM
To: Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Jason Johnson; Jonathan Tinney; Victoria Mayor and Council
Cc: The Junes; Janet Simpson; Alec Johnston
Subject: 1201 Fort St Community Meeting Letter
Attachments: Letter about community meeting.pdf

Hi Pam and Charlayne

I am attaching a letter regarding this 'community meeting' for the above named development that was quite frankly a joke. As the liaisons for Rockland and Fernwood, I would appreciate a meeting with you both to discuss the issues addressed in my letter. I am not alone in feeling upset and disappointed with our city officials, council and neighbourhood associations.

Honestly, I am still so upset about this that I wonder if calling a realtor would have been the better course of action rather than this letter.

Kam Lidder

January 13, 2017

Attention: Mayor and Council, City Manager, Director of Planning

1201 Fort St Community Meeting a Farce

I am writing this letter after spending a sleepless night replaying the events from last night's meeting, this last year and the very unsettling feeling that as a resident of the Victoria, *I do not count*. I struggled to purchase my home here in 2010 and it takes work to keep a roof over my head. It is very disheartening to know that my ability to look out my window or enjoy the sunshine and my property is less important than the city's plan to densify at all costs and observe the city's own bylaws and procedures. Thank you for taking away my sense of belonging; the very thing that people want.

Mayor Helps has noted that she doesn't like 'us' vs 'them' attitudes between developers and residents. The sad thing is this has been fostered by a series of events created by your Director of Planning and the complete lack of action by the part of Mayor and Council. If this is how you view citizen engagement, then all of you deserve a failing a grade. For the second time in under two years, you are ignoring the concerns of immediate neighbours for development. The first one being the Art Gallery and now 1201 Fort St.

Last night's (January 12th) meeting was to be the 'Community Meeting' for the 200m of residents due to the proposed development, land use change which also requires an amendment to the OCP. It had been noted earlier that there were issues with the notices and venue location's seating capacity. There were over 1,100 letters mailed out to residents and the venue fire safety limit was reached prior to the meeting start time of 6:30pm. After announcing the meeting could not be held there, the RNA CALUC chair announced that the venue would be moved to the Fernwood Community Centre, however space was not available until 7pm. I don't recall last night's temperature but it was below freezing. The venue would not allow people to wait inside as they had problems with transients in the neighbourhood, so people had to mill around outside in the cold.

At the venue itself, they had to set up seating while trying to start the meeting. There were no microphones which made hearing the presenters or the community a challenge. Abstract did not have any story boards of their plans or the actual plans themselves available for anyone to look at. They rushed to get through their presentation as they wanted time people to ask questions before their arborist had to leave at 8pm. For many people this was the first they had even heard of this rezoning and it was a presentation on fast forward essentially.

Many attendees had not been invited by the city even though they live within 100m, and it was only due to neighbor's promotion they knew of the meeting. The meeting did not start until 45 minutes after the start time. In fact, it should have been cancelled by the Neighbourhood Association at 6:30pm for reasons I won't go into this letter as that's a separate matter.

For your reference, I have included a timeframe of the 'engagements' that were held with Abstract with the Pentrelew and Wilspencer neighbours and some Fort St condo areas, numbering less than 30 people in most cases. (Invitation emails or meeting notices can be provided upon request.)

Early April	Notification	Neighbours receive letters about Abstract's purchase
April 21 st , 2016	Meeting #1	Initial meeting at Oak Bay offices
May 18 th , 2016	Meeting #2	Mtg where architects Cascadia introduced, initial plan ideas drawn out on paper of two large condos and 8-10 townhomes.
June 28 th , 2016	Meeting #3	Storyboards presented of 3 design ideas, all variations of the same scale, height & massing
July 28 th , 2016	Meeting #4	Design, Materials & Style discussion
Between Jun 28 th – August 28 th		Abstract purchases immediate neighbor's property 1050 pentrelew and adds to development
October 11 th , 2016	Meeting #5	Formal Design Presentation

Abstract submitted their initial application to the city on September 27th and a revised application on November 29th. A process which violates the city's Land Use Procedures Bylaw signed by Mayor Helps and Chris Coats on March 24th, 2016, however planning informed us that changing process is subject to the discretion of the Director of Planning.

When a project of this massive scale is proposed where it affects two neighbourhood associations, the community meeting is vitally important and that did not take place until January 12th, 2017. Estimates are that there were between 150-200 people were in attendance. *People who could not hear and who did not have a chance to be heard due the fiasco with the venue. One of the questions asked was why the council members for Rockland and Fernwood were not present.*

If you actually care about citizen engagement, I would strongly encourage you to advise the planning department to hold a proper community with the plans, room capacity and sound system to allow residents input into the project before this project proceeds any further. The developer has already shown a disregard for the neighbourhood, I expect better from our elected officials and the staff who are paid by our tax dollars.

I would like note that the city planner, Alec Johnston, did an admirable job considering it was his bosses that were making decisions about this file and he was the person sent to explain upon their behalf.

I would strongly encourage the Rockland and Fernwood council liaisons to be in attendance at this meeting, as it is very poor optics that a meeting was held when they could not attend.

Regards,

Kam Lidder
1252 Wilsperencer Place

Cc: RNA CALUC, Alec Johnston

From: Don Cal
Sent: Saturday, January 14, 2017 11:35 PM
To: Victoria Mayor and Council
Subject: Development Proposal 1201 Fort Street, Advisory Panel Jan. 11, 2016

Some thoughts on the Advisory Design Panel special meeting January 11, 2016

Re 1201 Fort Street / 1050 Pentrelew Place

It was surprising to me that there were so few hard questions asked about the project. It made me suspect that very few of the panellists had seen the detailed plans, or had actually visited the physical site. Were they relying solely on the presentation?

Scale was not mentioned in any detail, nor height, nor massing. There was no discussion of how the development, or its design, compliments the neighbourhood. The neighbourhood seemed irrelevant.

Is the neighbourhood irrelevant to the design of a building? Is the context of the neighbourhood irrelevant to the design of a complex of buildings in a two-acre parcel in close proximity to other buildings in an old, established neighbourhood? Does context matter?

The visual presentation avoided showing the height of the 6-storey building beside the heritage building on Fort Street that houses the Dentist's office. There were no questions on how the design of the development fits with the design of the nearby buildings. No photos of nearby buildings.

The two large multi-storey buildings (one of 6 storeys, the other of 5 storeys) were referred to as 5-6 storeys and 4-5 storeys. This is because the top floors of both buildings did not extend to the edge of the buildings. As if, somehow, this lessens the impact of the height on the community. (I wondered what floor number would be printed on the buttons in the elevator? Could the elevator be as easily fooled?)

Great emphasis was placed on the colour of the large white buildings (reminiscent of an institution) and the interplay of the leaves of the trees against this palette. (I am only talking about the trees that are not destroyed for the development.) No one appeared to realize that while the pictures showed the trees with leaves, these few trees left will be barren 4-5 months of the year. There will be no interplay of leaves against the white palette, and no hiding the 'verticality' of these oversized monoliths from October to March of every year.

The trees will be barren then, and unable to hide the monstrous size of these white behemoths for many long dreary months. (This is unlike our highways, where the confident green wall of the 100-yard deep swathe of evergreens disguises the wholesale slaughter of our inheritance by the clear-cuts of our forests.) What will the 1000's of commuters speeding past on Fort Street every day think when they see these white towers with metal poles? In the summer months, they will be dazzled by the interplay of the light on the leaves against the large white palette of the buildings. But, what will they think the other months of the year? Will they be impressed?

Trees do hide the many sins of bad design (or bad practise), a grand career for heritages tree of 100 years or more in age. How many Victorian houses along Fort Street need to be hidden behind trees? And by contrast, how many fast-growing trees are used to 'enrich' and 'soften' the otherwise drab and ill-conceived design of most of the modern buildings along the heritage corridor?

As I am not a designer by trade, I am lost with the ever-changing fashion of the design trade. But, it did occur to me that white is the colour to use in order to visually enlarge a small room, or the colour chosen to make a small building seem larger. This is, undoubtedly, no longer the rule, despite the prevalence of this advise in the paint stores and on the internet. Do the developers really want these oversized blocks to look larger than they really are? Or, have they fallen victim to their own loose language? Is a 5-6 storey building really so much shorter than a 6-storey building that it needs to be enhanced visually in size with the use of colour?

The major, indeed, the only semi-critical question at the ADP concerned the "Great Wall of Pentrelew", that un-ending, un-differentiated row of 12 townhouses along Pentrelew Place. This column will be 11+ meters high or about 4 storeys, as most people would understand it, and it will be an impressive, unbelievable city-block long. A city-block long. Wow. This massive structure would contrast sharply with the residential houses across the street.

But, then, the use of space is, obviously, not a design concern. This is shame, of course, because space is the largest asset this property has. Space is the luxury that 140 years of choosing not-to-develop has given this property. This is a unique, fully-matured woodland space in close proximity to the outside of the downtown area, a downtown area that is filled overwhelmingly with one- and two-storey commercial properties. And, I must repeat this. This property is in close proximity to the outskirts of the under-developed downtown area, but, and this is important, the property of 1201 Fort Street is not in the downtown core. To many, it is a park. And, over the last 40 years, it has operated as a park, fully open to anyone wishing to walk through it, to sit under the trees, to enjoy a picnic. Truly, it is a gift to the community and to the city. And, the developer intends to spend this gift, this asset, this legacy, as quickly as he can. In our haste to build such a complex of condominiums and townhouses, will we, one day, realize what we have done? Will we regret this?

Is it not appropriate to ask whether the design of a building, indeed, the design of a complex of buildings should entail some consideration to the neighbourhood in which it will be built? Should there not be some human-scale to the size and height of the buildings in this proposed development? Must there be two multi-storey buildings to fill every meter of ground in this large 2-acre property? Must the multi-storey building be 2 storeys higher than any other building in the historic Rockland community? Must it be 2-storeys higher than any other multi-storey building along the heritage corridor? Must there be twelve narrow townhouses in a space adequate for 5 houses? Must these townhouses be 4 meters higher than the tallest house across the street?

Don Cal

1059 Pentrelew Place

Victoria, BC

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Thursday, January 12, 2017 2:42 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Geraldine Meade

Email :

Reference :

Daytime Phone .

I am the home owner of 1033 Pentrelew Place in Victoria BC. Presently my late father's common law wife resides in the home; I live in North Vancouver.

I am concerned about the proposed development by Abstract Development at 1201 Fort St and 1050 Pentrelew. I am not against a development on that site, but feel strongly that the scale is too large and the amount of units too numerous for that particular locale.

I think the height for both condo buildings should be limited to 4 stories, and the number of townhomes limited to 8, maximum.

There is already a lot of parking on Pentrelew by the patrons of both Langham Court theatre and the Art Gallery. With the addition of a Tea House at the Art Gallery this will probably increase.

Developers always want to squeeze in as many units as possible onto a site, however I think Council needs to take into account the character of that neighbourhood; which would be adversely affected by a development as large as the present proposal. Having lived through out of control development here in the City of North Vancouver, I am familiar with the downside. Approximately half of the people I know who still live here are considering moving due to increased traffic, congestion, etc. Some have already left.(particularly young families, many of the parents having grown up here) I am not against increased density but do feel it needs to be done in consideration of the local people, and not always in favour of developers.

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IP Address: 108.172.128.70

Noraye Fjeldstad

From: Ronald Bell <
Sent: Saturday, January 07, 2017 2:37 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)
Cc: Ronald Bell (telus); Jonathan Tinney; Alec Johnston
Subject: Abstract Developments Proposal - 1201 Fort Street and 1050 Pentrelew Place
Attachments: 17Jan06_LT City of Victoria-PDF.pdf

City of Victoria

Attention: Mayor Helps and Council

Re: Abstract Developments Proposal - 1201 Fort Street and 1050 Pentrelew Place

Please find attached our letter expressing our concerns about the above:

<<...>>

Dear Mr. A Johnston,

I understand that you are the City's contact for this proposed development. Would you be able to provide information on some additional questions we have?

Regards,

Alison Heldman & Ronald Bell

Ronald Bell / Alison Heldman
1005 Pentrelew Place
Victoria, B.C.
V8V-4J5

January 6, 2017

Via Email

City of Victoria

Attention: Mayor Helps and Council

**Re: Abstract Developments Proposal - 1201 Fort Street
and 1050 Pentrelew Place**

We are writing with respect to the above proposal outlined in the "Development Proposal – Community Meeting Notice" for the January 12, 2017 community meeting (the "Proposal").

Summary

We object to the Proposal in the strongest possible way. The Proposal is entirely incompatible with the site, the neighbourhood, the Official Community Plan, and the zoning. The excessive nature of the Proposal is best illustrated by considering this: the Proposal would increase the number of residences addressed on Pentrelew Place and Wils Spencer Place from 38 to 134 – a total increase of more than 250% jammed onto 2 acres of land!

We understand that you have already received submissions objecting to the Proposal which detail the excessive density, the incompatibility with the current Official Community Plan as well as describing the parking and traffic problems and the adverse impact on the neighbourhood and the larger community. We agree with and support all those submissions.

Redevelopment of Truth Centre Site

We would like to provide some further comments on the redevelopment of the Truth Centre site. The Truth Centre has occupied the location for a number of years. However, the eventual disposal of the site by the Truth Centre has already been considered and taken into account in the current Official Community Plan and the current zoning. What is evident is a carefully considered and balanced decision on the limits of high density development. The current zoning articulates a clear decision that when the Truth Centre was disposed of high density development would be limited to the Fort Street corridor and that the balance of the site would become single family residences.

In the absence of need, hardship or a new overriding consideration we do not think there is any basis for varying the Official Community Plan or related zoning. With that in mind, the question is: has Abstract Development identified any need, hardship, or new overriding consideration?

We do not think Abstract can demonstrate any need for increased high density development on this site. There are a large number of high density developments currently being contemplated, constructed or completed in the City. For example:

- on Broughton Street across from the YMCA,
- on Yates Street near Vancouver (i.e., Harris Green Village),
- at the corner of Johnson and Vancouver (the McCall's parking lot),
- Yates and Cook (the old BCAA site),
- the corner of Pandora and Vancouver (the old St. Andrews School site),
- the redevelopment of the Fort Street block from Blanshard to Quadra
- the corner of Cook and Pandora, and
- Abstract's development at the corner of Cook and Fort.

The proposal for the Truth Centre sites would not increase the affordable housing in the City. In our view, there is no demonstrable need to increase the density at the Truth Centre site.

There can be no hardship. Abstract Development has just acquired the site, and was aware of its current zoning. Accordingly, the City must assume that Abstract Development contemplated a viable development on the site within the current zoning restrictions. The City cannot accept any suggestion that greater density is required to make a viable development. If the City were to do so it would create the moral hazard of having all developers overpay for property on the basis that they could then expect the City to agree to changes to make their proposed developments viable.

There are no new overriding considerations. In fact, the relatively recent development of 1225 Fort Street is informative. The City records will undoubtedly disclose that when 1225 Fort Street was being developed there was a proposal to acquire the adjacent property, 1050 Pentrelew, so that it could be rezoned to form part of an expanded development with greater density. That proposal was inconsistent with the Official Community Plan and zoning. The proposal resulted in a strong negative response from the public

and was ultimately rejected. Likewise, the current proposal to incorporate 1050 Pentrelew Place to obtain greater density must be rejected.

No need, hardship or other considerations have been proffered to justify the proposal. Accordingly, in our view, the City must reject the proposal in its entirety and indicate to Abstract Development that it should come back with a proposal within the four corners of the current Official Community Plan and zoning.

Specific Issues

As noted above, we support the detailed concerns provided to you by other residents. At the same time, we wish to amplify some specific points:

1. The parking on Pentrelew Place is already at a critical stage. Pentrelew Place has pressure from the multi-unit residences on Rockland, the Langham Court Theatre and this situation will only become more exacerbated as the Art Gallery expansion takes place. To give you a concrete example, in order for us to use the parking spot in front of our house we generally have to leave the car parked there, otherwise the space is used by someone else and we are forced to park further up Pentrelew. As well, parking on lower Pentrelew Place is only residential from 8:00 to 5:00 Mondays to Fridays to accommodate the Langham Court Theatre and our driveway has been blocked on numerous occasions by patrons of the Theatre. In the past the Truth Centre has made its parking lot available to Theatre patrons to help address the severe parking problems on Pentrelew Place. That extra parking will no longer be available and we will have increased parking problems.
2. The traffic for the high density development of the Truth Centre site must enter and exit from Fort Street. This seems to work well for the condominium at 1225 Fort. The additional parking and traffic problems that the new single-family residences will create for Pentrelew Place must be adequately dealt with (e.g., by requiring sufficient on-site parking for each residence).
3. Trees: we mention this only because it is being used as a "wedge issue" to create divisions amongst affected residents. No significant amount of trees could survive the proposed development. On a broader view, we live in an urban forest in which trees regularly must be cut down and replaced. Growing trees is not a problem in Victoria, and while the current zoning may result in tree loss, the trees can readily be replaced. Again, these adjustments to the urban forest are consistent with the current Official Community Plan and zoning.

4. The current proposal is so excessive that we ask ourselves what its real purpose can be. Surely, the Proposal must fail, so the developer must be planning a fallback Proposal. Our concern is that the fallback Proposal will continue to be excessive, but the developer will claim that in comparison with the first Proposal (i.e., the current Proposal) they have "given up" a great deal and made large concessions to address community concerns. Should such a situation arise we ask that you not be taken in by such an argument.

Conclusion

In our view, the current proposal is excessive, wholly inconsistent with the current planning and zoning requirements, and must be rejected in its entirety. The developer should be asked to return with a proposal that is within the four corners of the current Official Community Plan and zoning requirements.

Thank you,



Alison Heldman



Ronald L. Bell

Noraye Fjeldstad

From: Anthony Danda <
Sent: Monday, January 09, 2017 10:00 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: Objection to item on Advisory Design Panel meeting agenda on 11-Jan-2017

Dear Mayor and Council:

I understand that Abstract Development's proposal for 1201 Fort Street and 1050 Pentrelew Place is on the Advisory Design Panel meeting agenda on 11-Jan-2017. I have concerns that the proposal is being considered before the community has an opportunity to voice their opinions. I request that the proposal be removed from the agenda until the community has had an opportunity to provide feedback.

Thank you for your consideration,

Anthony Danda

1075 Pentrelew Place
[REDACTED]

Noraye Fjeldstad

From: Legislative Services email
Sent: Monday, January 09, 2017 7:54 AM
To: Victoria Mayor and Council
Subject: FW: 1201 Fort street : Flaws in Zoning and Community Meeting Process

Categories: Awaiting Staff Response

Forwarding for a response.

Thank-you
Christine

From: Anna Cal [mailto:anna.cal@victoria.ca]
Sent: Friday, January 6, 2017 10:34 PM
To: -
Cc: Kam Lidder <kam.lidder@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Leah Wilson <lwilson@victoria.ca>; Bob June <BobJune@victoria.ca>; Geanine Robey <GeanineRobey@victoria.ca>; nnette Kissoon <nnette.kissoon@victoria.ca>; Legislative Services email <LegislativeServices@victoria.ca>
Subject: 1201 Fort street : Flaws in Zoning and Community Meeting Process

Dear Council Members:

Over the many months that Abstract has developed their plans for 1201 Fort Street, they have not listened to our suggestions on this development. They have been in a rush to market this proposal to us from May 2016. The 'community engagements' we have had with Abstract Development have been nothing more than a series of sales presentations. Further, all our requests to decrease the density, the height, and the massing to somehow fit their proposal into the heritage character of our neighbourhood were met with more density, more height, and more massing. That, in our experience with Abstract, is their idea of engaging the community.

In our quiet area with its current zoning, every community plan emphasizes traditional residential housing, yet Abstract is planning to build an urban core development. This is Abstract's idea of a gentle change in density and height.

Some residents have lived here for almost half a century. We have lived here for over 20 years.

As far as we understand the process, the City Planning Department worked closely with Abstract over many months of 2016 to develop these plans. Abstract could also hire the help of any expert.

We are normal citizens, we are people who are concerned about the future of our historical community, and we are left to our own devices.

In our experience, the Land Use Committee cannot help us with any advice, but can only coordinate our communication with Abstract and the City Council.

It seems reasonable to assume that the City Planning and Community Development Department would pay attention to the OCP and the Rockland Community Plan.

However, there is no hint in the proposed plans for 120 Fort Street that the City Planning Department has paid any attention to the OCP, the RCP, or the local residents.

Even the upcoming Community Meeting is stacked against active Community involvement.

Some 1100 letters were written to the local residents by the City Administration. This community meeting is the only chance the local residents will get to voice their concerns about this project, and to get answers to our questions before the plans proceed to City Council. This is a very contentious development. Yet, the venue for this very important meeting will only accommodate 70 people. This is not good enough. From the very beginning, Abstract has used this same tactic of rushing the process to achieve their goal. Abstract said they are comfortable with this venue. And, given how many residents are against the overwhelming size of the Fort Street proposal, it is easy to understand Abstract's comfort level with a venue as small as this. We are not comfortable with such a small venue out of our neighbourhood.

Abstract has suggested splitting the meeting in two, or having a second meeting. We do not welcome this strategy of "divide and conquer." We are against this continued tactic of rushing the process by settling for an ill-chosen venue.

We need some assurance from our political leaders that the concerns of our neighbourhood and the 1100 residents who live nearby will be heard fully and fairly, and that our questions can be answered in depth. The venue for the Community Meeting must be bigger; and the date and time of the Meeting should not conflict with any planned City Hall Meeting to allow any member of the City Council to attend.

It is time for Abstract Developments to stop rushing the process and, in so doing, shutting out the local residents from actively participating in this very important process.

For an easy-to-find venue in our neighbourhood which is more than adequate in terms of space, we suggest the Grace Lutheran Church on Fort Street.

Respectfully,
Anna and Don Cal

On Jan 6, 2017, at 7:47 PM, Chris Douglas ·

↳ wrote:

Dear City Council,

Kam Lidder makes some good points here. It's important that the process not just be fair, but be seen to be fair.

At this point, it looks like Abstract is stacking the deck, with the aid or consent of the City. That would be a travesty for the neighbourhood because there is intense and widespread opposition to the proposed development. We deserve a development proportional and complementary to the community, and a process that hears our views.

Best regards,
Chris Douglas
1025 Pentrelew Place

On Thu, Jan 5, 2017 at 8:28 PM, Kam Lidder · wrote:

I am writing with regards to my frustration with the city and rezoning process. We keep hearing from mayor and council and staff that there isn't anything wrong with the process and the public is engaged.

With regards to the 1201 Fort St project, you have a developer who had an application in to the city for rezoning before he even owned the property and it was still under litigation.

The developer has selected a meeting location that may fit 67 people. I understand that more than 1100 letters were mailed by Dec 23 by the city. Yet today (Jan 5th) when we talked to neighbours on Fort St and Yates, they had not received ANY notification about the community meeting which takes place next Thursday (Jan 12th). Conveniently when a city council meeting takes which does not even allow the liaison for the neighbourhood to attend the meeting or council members who live nearby.

Apparently the only option at this point is to turn people away at the meeting and try to have another meeting. Why would planning allow the developer to select a location that is too small if only 10% of community members attend this meeting (~120) people. Why did the developer send out notices with the correct address for the meeting but incorrect location on the map? Considering it's evening, many seniors choose to drive. Why would you select a location that has no parking anywhere in the neighbourhood for visitors? You have a church (Grace Lutheran) within walking distance of the development and Central Middle School both that could accommodate more people, not the mention sufficient parking in the neighbourhood.

Additionally the plans the developers presents at the community meeting can be significantly changed between the community meeting, the public hearing and eventual construction. The only people kept in the loop about the plans are the city planning staff and the developers. Not the neighbourhood or public.

For a city that is supposed to be working for the residents of this city, that certainly does not appear to be the case. I would suspect that our neighbourhood is not the only one feeling extremely disenfranchised, frustrated and angry with this process.

Rather than sending dismissive and threatening emails to our neighbourhood association, perhaps the planning department could be instructed to work with the neighbourhood associations (who are volunteers). It has been abundantly clear that planning is favoring this developer given all the 'allowances' being made for them where they bypass processes. Do we really think it is the community who is favored when notices aren't sent out in time or venues can't accommodate people?

I think it would be highly appropriate for the mayor and council to direct planning to improve this and other flaws in the development process. This is just one area of the development

process that needs to be changed to better serve the needs of residents. I would be more than happy to meet (on behalf of our neighbourhood) with the planning department to present areas where improvements should be made.

I would like to believe that the residents of this city are listened to, however my faith is waning.

Regards,
Kam Lidder
1252 Wilspencer Place
Resident of Victoria since 2008 and Rockland since 2009.

From: Adrienne Holierhoek <
Sent: Monday, January 09, 2017 10:50 PM
To: Victoria Mayor and Council
Subject: Concern about Abstract proposal at Jan. 11 ADP meeting

Dear Mr. June, Mayor Helps and City Counsellors,

We are Rockland neighbourhood residents and homeowners of 1244 Wilspencer, located across the street from Abstract Development's proposed development for 1201 Fort Street and 1050 Pentrelew Place.

After reviewing recent plans for this site, we have many concerns over the impact this development proposal would have on our neighbourhood.

However, we are also alarmed at apparent deviances this proposal seems to be taking from what we understand is the standard rezoning process.

We have been made aware that this development is on the agenda of a special, not-regularly-scheduled, Advisory Design Panel meeting on January 11 -- one day before the community will have an opportunity to voice concerns about the proposed development at the formal community association land use meeting.

We urge the City and it's Planning Department to listen to the concerns of area residents prior to considering this proposed development or any rezoning or amendments to bylaws which would make it possible.

Thank you in advance for your consideration of this issue.

D'Arcy Green and Adrienne Holierhoek

Noraye Fjeldstad

From: Anna Cal
Sent: Wednesday, December 28, 2016 3:47 PM
To: Pam Madoff (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor); Ben Isitt (Councillor); Chris Coleman (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Lisa Helps (Mayor)
Subject: : Abstract and Fort/Pentrelew development


Dear councils,

Since I have sent the letter to TC reporter Carla Wilson, Abstract added two more townhouses and increased the height of some townhouses up to twelve meters. Nobody I know from our immediate neighbourhood is happy about this proposal.

Good zoning makes good neighbours

Please come to a community meeting . Notice of a community meeting is below.

Best regards

Anna Cal


From the Land Use Committee of the Rockland Neighbourhood Association:

NOTICE OF A COMMUNITY MEETING

A 93-UNIT DEVELOPMENT IS BEING PROPOSED FOR THE TRUTH
CENTRE SITE AT 1201 FORT STREET

The proposal is for a 6-storey building with 47 condos, a 5-storey building with 34 condos, and 12 townhouses.

It requires changes to both the Official Community Plan and the Rockland Neighbourhood Plan.

The Community Meeting is open to the public and will take place on

Thursday, January 12, 2017,

at 6:30 PM in the Fernwood Community Centre at 1923 Fernwood Road,
Victoria

A copy of the official notice is attached.

Hello Carla,

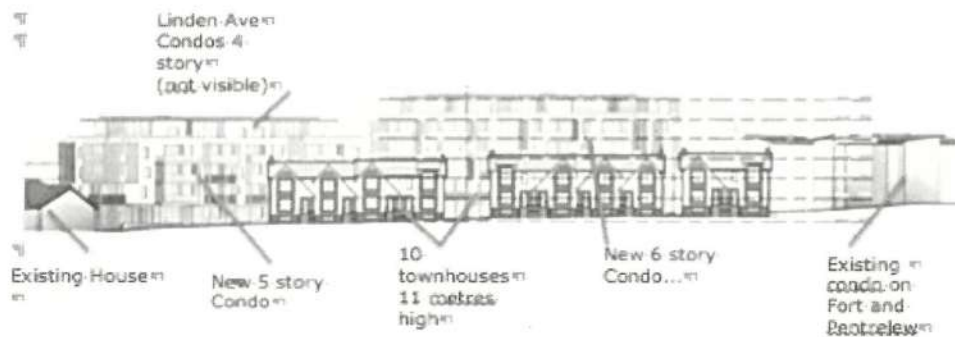
I've read your article in Times Colonist from last Saturday about Abstract Developments proposal for Fort/Pentrelew property that used to be a socially significant establishment. Church, park, a great venue for music arts, ballet, school contributed greatly to the well being of our neighbourhood

I'm a resident of Pentrelew place. My house is facing the Truth Centre parking lot.

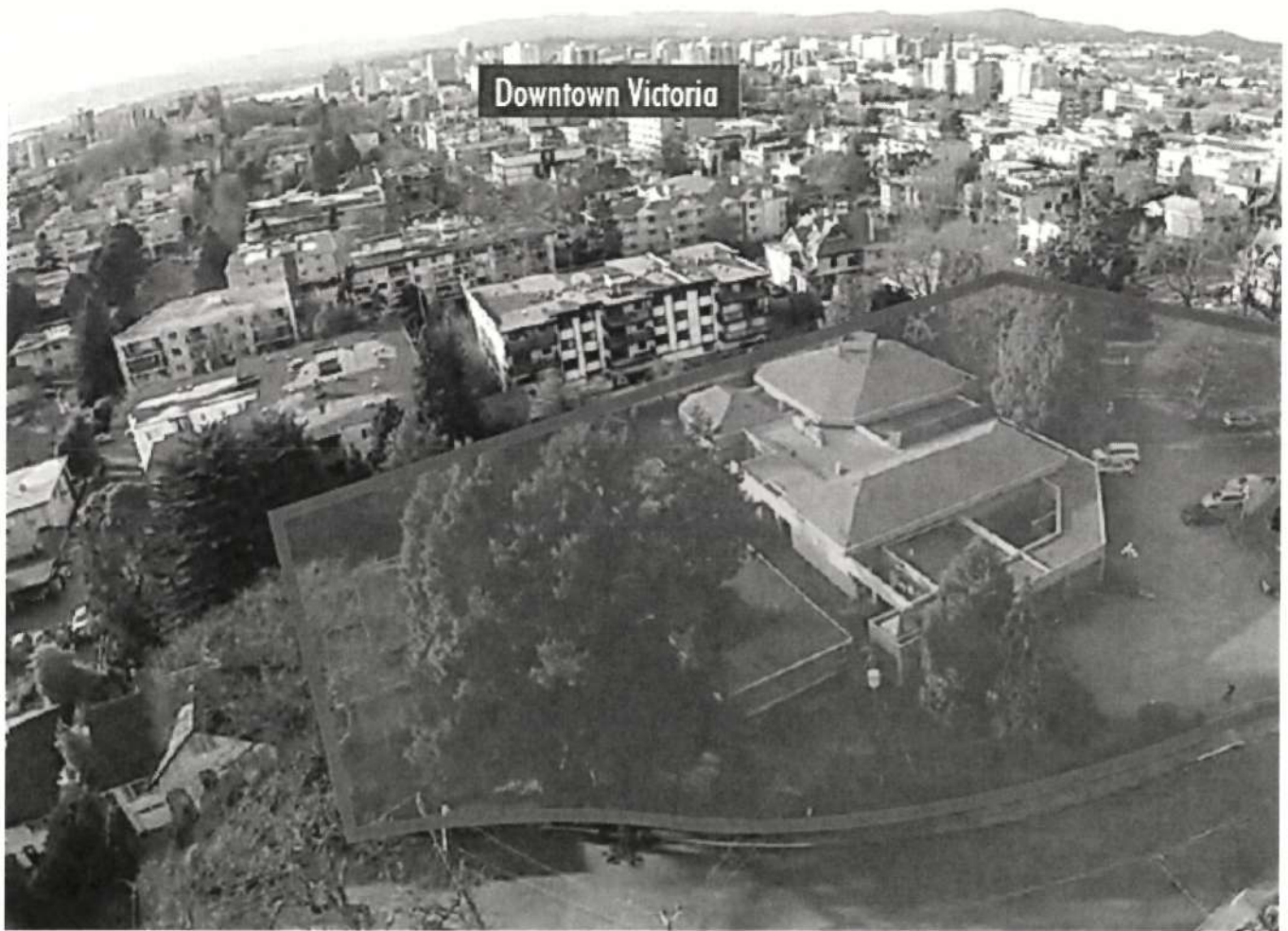
That is what I see now and have seen for last twenty four years.



That is what I'm going to see if Abstract's proposal will be approved, only much closer than it shows on the drawing. As you can see the townhouses are almost as high as existing four storey on the right.



To give you better perspective I include the following photo. The grey roof in the right lower portion is my roof. The house in front of four storey condo is now absorbed in to the 1201 property



Now , please look at yet another picture.
I personally see a great difference between left and right side of the picture.
The blue line indicates an indent where right side will start to look like left side.



Change is good and necessary but not any change.

I find this proposal unfitting for our neighbourhood. Density, height, traffic increase enormously and in my opinion dangerously on our historically quiet and quaint street. Abstract promises to keep some trees but even the remaining trees might be damaged during the blasting (blasting is another painful issue). Besides, a developer is only legally bound to pay a negligible fee for a destroyed tree.

In my opinion the historical character of a property that had only single owners for last 140 years , that used to be historic Pentrelew (the Crease family home) and the heritage character of the whole Rockland is not respected. The spirit of our neighbourhood will be gone.

With respect
Anna Cal

Noraye Fjeldstad

From: saving the planet
Sent: Monday, December 05, 2016 2:38 PM
To: Bridget Frewer
Cc: Lisa Helps (Mayor)
Subject: Re: urban planning needed
Attachments: huge condo complex out of place.pdf

Dear Mayor Helps and Ms. Bridget Frewer - I read this letter in the Times Colonist this weekend and I wanted to send you a copy as I agree with the letter writer... the complex is too big for our area... I live on St. Charles street just off of Fort street...

Also I would ask that you make requests of these Development companies like Abstract to use some green products... I sent Abstract an email on December 3 which read -

hello... do you have any green products in your buildings... such as solar heating... and low flush toilet option....

and Teslar solar roofs.. to name a few?!

best, sheila

thank you, sheila o'byrne

On Nov 29, 2016, at 2:32 PM, Bridget Frewer <bfrewer@victoria.ca> wrote:

Dear Sheila,

On behalf of Mayor Helps, thank you for your email. It has been shared with Mayor and Council.

Victoria's Official Community Plan (OCP) guides growth and development in Victoria and was adopted by Council in 2012 after two and a half years of public consultation with more than 6,000 people. Victoria's OCP focuses on vibrant, walkable villages and town centres while maintaining the downtown core as the heart of the region. It introduces a new approach to land-use management by recognizing the unique neighbourhood character and sense of place of different parts of the city, and emphasizes sustainable transportation such as walking, cycling, and transit.

The Official Community Plan provides guidelines for Council and staff for decisions and policy about land use, and was based both on technical analysis and on extensive input from the community. Council has also recently approved an accelerated local area planning program, to be conducted over three years, to provide more detailed guidance for growth, change and development within the neighbourhoods in Victoria, to review and refine the OCP policies and urban place designations related to specific neighbourhoods. This program is intended to also rely heavily on input from residents, businesses and members of the community.

Victoria's Official Community Plan also includes chapters with policies specific to the Environment and Climate Change and Energy which guide sustainability and efforts to reduce our impact on the earth through policies and practices at the City of Victoria.

Thank you for taking the time to write in with your feedback. To stay up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's [bi-weekly newsletter](#), visit the [City of Victoria's website](#), or download the City's [ConnectVictoria App](#).

Sincerely,

Bridget Frewer
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

<image001.gif> <image002.png><image003.gif> <image004.gif> <image005.gif>

From: saving the planet [[mailto: a\]](#)
Sent: Monday, November 28, 2016 4:11 PM
To: Clark.MLA, Christy <Christy.Clark.MLA@leg.bc.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>
Cc: Colin Campbell < > Nancy Colin Obyrne < >
Mary Jane <[r](#)>
Subject: urban planning needed

Dear Minister Clark and Mayor Helps..... please read this article from the Times Colonist regarding the need for urban planning.... I agree with the author Gerald Walter, growth is happening so quickly in Victoria and it needs planning...

I also include an article on Abstract Developments wanting to build on another site, this time on Fort street and Pentrelew.... to my knowledge Abstract does not include green products in their buildings... why not have such goods as solar panels... or Tesla solar roofs.... or....

please take charge and guide these situations...

thank you, sheila o'byrne

Huge condo complex would be out of place

Re: "Condos pitched for Victoria Truth
Centre land," Nov. 26

*Dec. 3 / 16
The Colonist*

There is considerable neighbourhood opposition to the massive new development Abstract is proposing for the Truth Centre land. Although the norm in the area is apartment buildings of three storeys, such as those across the street, Abstract is insisting on hulking, six- and five-storey structures, the bigger of which will tower over neighbouring buildings on Fort Street.

Coupled with the row of 10 townhouses along Pentrelew Place — also gigantic, at 11 metres each — the development could add about 300 new residents and 120 cars to the area.

We like development and densification, but not so fast and steep, and not at that price.

If others share these concerns, I urge them to write to the mayor and the city council, which will shortly review the development application for this huge, out-of-place apartment complex, and attend the upcoming hearings.

The neighbours aren't happy about the height, density and traffic implications, and citizens of Victoria shouldn't be either.

Chris Douglas
Victoria

1119 Ormond St, Victoria, BC V8V 4J9 {

December 14, 2016

Dear Mayor Helps,

Re: Abstract Developments Development Plans for the Truth Centre Acreage

My husband and I live at 1119 Ormond Street on the Fernwood/Rockland border. We are opposed to Abstract Developments' proposed strata development plan for the Truth Centre property (and 1050 Pentrelew.) The proposed development, the second for that block (the Black & White is, as you know, just about to begin construction at Fort and Cook) is a monstrosity: 6 and 5 storey condos, 10 exceptionally tall 3 storey townhouses with roof decks and elevators, underground parking for approximately 80 vehicles, surface parking for 20 and only 7 guest parking stalls. Obviously, what Abstract is proposing is a high density development of exceptional height that will greatly impact traffic, parking, light conditions, green space and neighbourhood character – all within the Fort Heritage Corridor. To make their plans a reality, Abstract is seeking site specific zoning to replace current zoning which is 'single family' for the southern portion and 'mid-rise, multi- dwelling' for the northern portion.

Once I learned of Abstract's intention, I immediately contacted Brian Sikstrom, the planner in charge of this file, and complained that I, a resident living within a 200 metre radius of the proposed development (a geographical area that covers approximately a third of Fernwood), had not been consulted. I was told that neighbours' input was not a requirement at this stage. When I asked about community meeting plans, I was told that such a meeting had been delayed by the Rockland Neighbourhood Association. I commented that it was odd that the RNA would not want their say regarding the development but I was not given any further explanation.

Next, I contacted the Rockland Neighbourhood Association to find out if there had been any solicitation of residents' input in their neighbourhood. I was told that there had been, but that primarily it was confined to residents in the immediate area of Pentrelew and that the input sought was by Abstract, according to their terms. I also found out there were and still are, good reasons for the RNA "delaying" the public community consultation. I was informed that, initially, the RNA declined to attend the preliminary meeting with Abstract due to the legal challenges regarding the title of the property which did not at that time guarantee a sale. As well, I learned that the need for a second preliminary meeting with the developer (still to take place) is because the RNA had too little time to look at the plans and wanted traffic and shading studies as well as an arborist's report. This is entirely defensible conduct on the part of the RNA and I, as a Fernwood resident, share their concerns.

In detail, here are my thoughts regarding Abstract's proposed development:

- **Unreasonable density.** The property encompasses "Urban Residential" and "Traditional Residential" designations in the OCP which further calls for "gradual transitions." Abstract's proposal does not reflect that.
- **Unreasonable height.** At 5 and 6 storeys, the proposed condos exceed the height of neighbourhood multi-family dwellings. As well, 3 storey townhouses (11 metres) with roof decks would look down on neighbouring 2 storey homes.
- **Urban forest destruction.** Approximately 25 mature trees out of 42 would be destroyed for the development as currently envisioned. Furthermore, there is no arborist's report to address how extensive blasting would affect the surviving trees. There are many reasons to preserve urban forests, not only for the enjoyment and well-being of residents, but because they help prevent flooding and water pollution (obviously a City of Victoria concern with the new storm water initiative), they clean our air, save water, shield us from UV rays and the elements, provide homes to wildlife, mark the changing seasons and provide visual relief in urban landscapes to name just a few of their benefits.
- **Reduction in green space.** Rockland already lacks public green space and Fernwood residents in the southern portion of our neighbourhood would have only the Central Middle School playground for after-hours use with the Truth Centre forest gone. To allow the acreage to be re-zoned, largely de-forested, blasted for underground parking and stripped of its significance to our community for expensive, out-of-scale, high density housing would be squandering the opportunity to create something truly magnificent for the site. A protected park and co-op arts facility in the existing church? Add on a social enterprise café to help support it? A miniature amphitheatre and picnic tables? Victoria can do better than to "pave paradise and put up a parking lot."
- **Does not honour heritage character of neighbourhoods.** Rockland and my corner of Fernwood is rich with character which is vital to the "place-making" valued by Council and Victoria residents alike. Abstract's proposed development does not enhance the Fort Heritage Corridor. Of particular concern to me is what will happen to the remaining heritage dwellings on the south side of Fort Street between Abstract's Black & White and the Truth Centre property should the development proceed on the site of the latter. My husband and I bought our heritage home 11 years ago because we love and value heritage preservation and the character of our neighbourhood and, because we were fed up with the type of neighbourhood-destroying development we were witnessing on the mainland. We want our neighbourhood's character respected and preserved. We are not alone in this sentiment. Gail Brighton, a niece of one of the Truth Centre's founders, Dr. Emma Smiley, wrote to me to share that the property has

traditionally been a destination not only for spiritual reflection, but also a place of peace and a refuge that countless folks, Emily Carr among them, have been enriched by over the years. Another neighbour shared that the ashes of many have been scattered on the property and that the emancipation oaks, sequoias and many other plants and trees that distinguish the property as a unique urban forest were planted to be fixtures of a prayer garden. A pedestrian-friendly, eco-friendly, green-space preserving public haven where people can continue to enjoy nature, each other, a sense of place within a beautiful heritage neighbourhood and possibly even cultural pursuits would go a long way toward enhancing the vibrancy of our city.

- **Does not contribute to affordable housing.** Victoria is still experiencing a rental housing and affordability crisis in spite of its development boom. (In fact, it was recently reported in the TC that the vacancy rate has again decreased from .6% to .5%, evidence that conditions are in fact worsening for renters.) Currently, there is considerable debate about whether transient accommodation zoning of new “affordable” developments is helping homeowners pay their mortgages or assisting rental businesses to make more profit from short term rentals. If there is to be any development at the Truth Centre Property, I would rather see more affordable, non-strata row houses (for which the City of Victoria has not yet made provisions) or possibly co-op housing. These could be a better fit for the neighbourhood and existing density standards.
- **Traffic/parking complications.** No traffic study has yet been submitted with Abstract’s proposal. To make Pentrelew, now a quiet side-street, the major access and exit to the development is an unreasonable expectation of residents who are already burdened by parking problems, in part due to Langham Court Theatre’s use of that street. Furthermore, the AGGV zoning included the Truth Centre grounds that will no longer be available should Abstract proceed with its plans. Fort Street is the second access/exit point. Adding considerably more traffic to a transit corridor that has not yet been upgraded is also unwise. Ormond St., Fort St and View St residents and businesses will also be impacted by the increase in traffic and parking problems. Serious accident potential will increase if cars exiting onto Fort Street continue to drive against one-way traffic to cut over to Ormond as is presently the case. A catastrophic accident would only be a matter of time.
- **Shading Issues.** No shading study has accompanied Abstract’s proposal. Certainly Fort and Ormond Street properties north of the Truth Centre site, including our own home, will be significantly impacted by shading. The only light and skyline visible from the north side of our home (between 2 adjacent neighbouring homes on Fort St) is the northwest corner of the Truth Centre property where enormous trees now stand – giants that would be destroyed and replaced by one of the two condo towers Abstract envisions.

- **Pre-empting Local Area Planning.** It is not right or fair to area residents to have to engage in a planning process for the Truth Centre property in advance of local area planning for Rockland, the Fort Heritage Corridor and Linden Avenue scheduled to take place early in the new year.

In closing, I urge you to consider the many problems the proposed Truth Centre re-development plan presents and the fact that it does not enhance our neighbourhood in any way nor does it even attempt to integrate with its surroundings. The Truth Centre property is not only an historic one, it is a unique, forested site of unprecedented size and beauty which is highly valued in our community. Any development plans for 1201 Fort Street/1050 Pentrelew must be for the greater good of our neighbourhoods, reflect collective values and respect our input.

Sincerely,

Geanine Robey

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Saturday, November 26, 2016 11:11 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Gail Brighton
Email :
Reference :
Daytime Phone :
Re: The Victoria Truth Centre.

I am biased as My Aunt was Emma Smiley and she and her brother (my Dad) bought the original property and developed the land. The Centre has been an inspiration for thousands even if it was just to sit in the Garden Of Silence. Where else in the city center are you requested to be silent when entering a gated area? In these days of turmoil a place of peace is surely needed. Replacing an area known for compassionate staff, loving help, a natural environment, and spiritual inspiration, with high end "bird cage housing" baffles me. When low-cost housing is needed how could you issue a permit for more unaffordable housing?

The developer has even stated there has been a challenge with the under construction, Emerson. Mayor Peter Pollen recognized the treasure of the The Truth Centre in a meeting I attended.

Just my thought, but I think you are moving way to fast on the destruction of the heritage value of the city.

I now live in Nanoose Bay where folks commute to Victoria to work.

I was born in Victoria and taught school there for many years, so much of my heart is there even though housing is beyond my budget.

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IP Address: 70.67.229.144

Noraye Fjeldstad

From: Jaime Hall <
Sent: Tuesday, November 29, 2016 10:24 AM
To: Victoria Mayor and Council
Cc: Mike Miller; Susan Knight; Steve Hutchison; Jacinthe Grenier
Subject: 1201 Fort Street: proposed development

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

November 29, 2016

Dear Major and Council

Re: Proposed redevelopment of 1201 Fort Street (The Truth Center)

We are residents of Victoria, located at 1024 Pentrelew Place, in an area of single family homes within a block of the proposed development at 1201 Fort Street. We write to express our views and to make some suggestions concerning the proposed development of the Truth Center site by Abstract Developments.

We have attended several community meetings concerning the proposed development. We should also indicate that the writer James Hall has some business dealings with Abstract Developments. However, we write principally as residents and from the perspective of the impact of the development on our residential neighborhood.

Having attended the meetings and having reviewed the materials prepared by Abstract, we are generally in support of the proposed development. We anticipate that the project may be disruptive and represents change. But we recognize that the site is presently underutilized and that the church has sold the property. Some form of development of this site is inevitable. We find that the proposal of Abstract is a thoughtful project that will, in time, be a valued and appropriate part of our community. We also recognize that the project represents added density within walking distance of downtown so is consistent with sustainability values and the Official Community Plan.

Our main concerns, however, are with parking and traffic.

The neighborhood already has considerable parking pressure, particularly given the proximity of the Langham Court Theatre and the Victoria Art Gallery (which has inadequate parking on site now and will clearly have even less adequate parking if its proposed expansion occurs). While these are valued cultural institutions, we already experience considerable parking activity associated with these institutions. We strongly support maintaining the daytime resident only parking regime on Pentrelew Place.

With regard to traffic, Pentrelew Place is residential in character and should not be permitted to become a major thoroughfare to serve these developments. We strongly support the direction of traffic from the proposed Abstract development onto Fort Street rather than Pentrelew as well as the traffic calming bulges proposed for the development along the west side of Pentrelew.

We suggest that the City also implement traffic calming along the east end of the Pentrelew "circle" adjacent to the Art Gallery. That would go a long way towards slowing additional traffic generated by the Art Gallery and Truth Center

redevelopments that may use the Pentrelew circle as a means of access. This would be consistent with the traffic bulges proposed for the Truth Center development itself.

Our neighborhood is faced with two major redevelopments on either side. We already bear considerable traffic and parking given the proximity of the Art Gallery and the Langham Court Theatre. In order to preserve the residential character of our area, we would ask that parking and traffic issues presented by the two developments in our area be addressed on a proactive basis.

Yours truly,

Jaime Hall and Jacinthe Grenier
1024 Pentrelew Place
Victoria, BC

Cc: Steve Hutchison, ASCT
Transportation Planner
Engineering and Public Works Department
City of Victoria

Cc: Mike Miller
Abstract Developments

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Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Tuesday, November 29, 2016 10:47 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Gail Brighton

Email :

Reference :

Daytime Phone :

Re The Victoria Truth Centre.

I have had further thoughts and wish to briefly offer an alternate suggestion. Opening us the topic a week ago has flooded my e mail.

Were you aware that Dr. Smiley and the Truth Centre were strong supporters of the Arts Community of Victoria? Emily Carr often sought counsel from my Aunt and hung her works in the hallways. Music students prepped for the Toronto Conservatory exams. Ballet classes were taken in the back building. I could go on. Dr Smiley was herself a teacher at the first small Craigflower School.

Former participants in the Church of the Golden Key, have flourished or as in Emma's Acres in Mission, B.C. where after some wrong turns, a young man remembered what he learned as a youngster and developed a worthwhile project.

All I am asking is that perhaps you consider another use for the property.

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IP Address: 70.67.229.144

Laura Wilson

From: Lauren Martin
Sent: Tuesday, Nov 15, 2016 9:30 AM
To: Brian Sikstrom; Merinda Conley; Laura Wilson
Subject: FW: Victoria Truth Centre

FYI all.

Lauren

-----Original Message-----

From: Nina Bonner [mailto:n
Sent: Monday, November 14, 2016 7:09 PM
To: Zoning <zoning@victoria.ca>; Lauren Martin <LMartin@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>
Subject: Victoria Truth Centre

Unfortunately the members of the Victoria Truth Centre are out of money to fight the illegal board that is now selling our church. They are using the churches money (the very money that members have given the church) to pay Ms Aurora Faulkner-Killam who specializes in hostile take overs. We are currently appealing a decision that was made by a judge on a short order notice when we were without council and could not defend ourselves. Ms Faulkner-Killam has been extremely clever at railroading a group of little old ladies. However I am writing to inform you that the grounds that the Victoria Truth Centre sits on still has significant historic and environmental value and hope that the city will take extreme care of this property when thinking about approving rezoning.

Two sequoias in the front were grown from 1960 Seeds taken from California, Mariposa County

Several English Oaks flourishing throughout the property were grown from acorns originating in the Earl of Chatham's estate in England. The acorns come "from the very tree...under which [Chatham] and William Wilberforce discussed the latter bill in Parliament for the abolition of slavery." Those trees were known as The Emancipation Oaks.

The Garden of silence was created out of a dream of Mrs. Smiley's and the project under the supervision of Mr. Ed Lohbrunner was sponsored by a group of Business women.

There, many trees and shrubs have been planted in memory of dear ones, some of whom have their remains in the Prayer Garden.

The garden hut is made of old growth wood as a memorial to a Creese son who built it out of trees on the property and who died prematurely and it was to be kept as part of the original sale agreement....

I hope you will take this all into consideration when rezoning this property.

Sincerely
Sad
Nina

--
Nina Bonner

Noraye Fjeldstad

From: Mary Chudley
Sent: Monday, November 07, 2016 3:53 PM
To: Anthony Danda
Cc: Lisa Helps (Mayor); Councillors
Subject: RE: 1201 Fort Street and 1050 Pentrelew Place Proposal #REZ00525
Attachments: Aerial View of Rockland.docx

Dear Anthony,

On behalf of Mayor Helps, thank you for your email and attachment regarding the rezoning application at 1050 Pentrelew Place and 1201 Fort Street.

Your correspondence will be added to this file and will be forwarded to all of Council when this application comes to the Committee of the Whole meeting, at a later date.

You can stay updated on Council and Committee of the Whole agenda by clicking [here](#).

Thank you for your feedback.

Sincerely,

Mary Chudley
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Anthony Danda [mailto:]

Sent: Thursday, November 3, 2016 8:53 AM

To: Lisa Helps (Mayor) <mayor@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>

Cc: Jonathan Tinney <JTinney@victoria.ca>

Subject: 1201 Fort Street and 1050 Pentrelew Place Proposal #REZ00525

Dear Mayor Helps and Council:

This correspondence pertains to rezoning proposal #REZ00525 at 1201 Fort Street and 1050 Pentrelew Place and my opposition for the following reasons:

Density

The proposed density and resulting impact to the community is unreasonable. The maximum height expected in an R1-B zone is 7.6 metres and 2 storeys. The impact of the proposed two outsized buildings with heights of 5 and 6 storeys as well as townhouses with a height of 11 metres is unacceptable for the neighbourhood.

Traffic and Parking

The proposed development, which would add approximately 300 residents, will increase traffic substantially on Pentrelew Place. Because Fort is one way going east, motorists headed downtown, to Fairfield and Cook Street village or northbound will exit onto Pentrelew Place in order to access Rockland. There will also be increased traffic from west-bound motorists accessing the site from Rockland, Moss, Wilspenser Place and Pentrelew Place.

Parking is already at a premium due to the Langham Court Theatre and the Art Gallery of Greater Victoria (AGGV). Adding this level of density will negatively impact an already contentious parking situation particularly when the AGGV is expanded.

Character of the Neighbourhood

The proposal neither complements nor enhances the existing neighbourhood. Fort Street and Linden Avenue form corridors that define our neighbourhood. They act as a barrier that restricts the size and density of development. The current zoning of single-family homes along Pentrelew Place should be retained.

I have attached an aerial view of the area with the site highlighted in blue. One can see clearly the character of the Rockland neighbourhood as bordered by the Linden Avenue and Fort Street corridors. The height and density of the proposed development would obviously violate Rockland's existing character.

Alignment with the Official Community Plan (OCP)

The OCP requires gradual transition, which is not delivered by the proposed re-zoning as the houses on Pentrelew are a maximum of 2 storeys.

The proposal does not consider or looks to change the following parts of the OCP:

- OCP 6.1.5, p.35, for Traditional Residential, states in part mixed use buildings up to three storeys;
- OCP, 6.30, p. 49 states "Through the preparation of local area plans, established detailed policies, regulation and guideline for the development on the frequent transit corridor-oriented ... along Fort from Cook to the municipal boundary at Foul Bay Road."

The R3 lot and 1050 Pentrelew Place are also within the OCP Development Permit Area 7B Heritage Corridor. The purpose of this designation includes the establishment of objectives for the form and character of commercial, industrial and multi-family residential development and heritage conservation. One of the special features of this particular area is the "low-to-medium density between Cook Street and St. Charles Street." Furthermore, two objectives of this designation, which are absolutely not catered for in the proposal are:

- to conserve the heritage value, special character and the significant historic buildings, features and characteristics of this area, and
- to encourage pedestrian and cycling use of corridors by enhancing the experience of pedestrians and cyclists through human-scaled urban design, including built form and place character considerations.

Changing the OCP at this time is also inappropriate considering a local area plan for Rockland and the Fort Street heritage corridor has been planned in the next few months.

I urge you to keep the zoning the same and reject the rezoning application.

Thank you for your consideration.

Kind regards,

Anthony Danda
1075 Pentrelew Place

Noraye Fjeldstad

From: David Harvey <
Sent: Tuesday, November 01, 2016 11:05 AM
To: Lisa Helps (Mayor)
Subject: Proposed development of 1201 Fort St.

November 1, 2016

Mayor Lisa Helps
City Hall

Dear Ms Helps;

Re: Abstract Development proposal for 1201 Fort St. and 1050 Pentrelew Pl.

We are writing to vehemently oppose the current plans for redevelopment at the above addresses. We have been residents of 1009 Pentrelew Pl. for 32 years and this most unique area of Rockland and Victoria will be lost forever if this proposal moves forward in it's present scale. The density and scale is far too huge for the site and surrounding community to withstand. The townhouse component of the proposal is intrusive and far beyond any existing height in Rockland. 11 metre high townhouses are unacceptable in this setting.

The traffic flow and parking issues which accompany a development of this size and scope will make our single family street unliveable. Most of the traffic from the proposed exits will use Pentrelew whether travelling east or west to downtown. The addition of 300 residents and their vehicles to our narrow and congested street is unreasonable.

Our heritage and the connection of Victoria to Rockland will be lost forever if this inappropriate proposal moves forward. Site specific rezoning is in order only when it is supported by the neighbours most affected and when it minimizes impacts on neighbours.

There has been no collaboration or community spirit demonstrated in the proposal. This valuable tract of land deserves more sensibility and consideration in it's transformation. This is a most opportune time for Abstract to give back to the City of Victoria and honour the history, special character and location of this prime tract of land.

We ask that you do not approve this proposal in it's current form, and that the City implement a traffic study of potential traffic flow affecting Pentrelew and Fort regarding this development proposal. We also invite council members, Mr. Tinney and Mayor Helps to visit our neighbourhood to experience firsthand the unique vitality and liveability, which will be lost if this over- development is allowed.

Victoria cannot afford to lose such an important historic and vital area to a development of this size.

Please do not approve the current proposal for 1201 Fort St.

Yours truly,

David Harvey
Rita Harvey
1009 Pentrelew Place

Noraye Fjeldstad

From: Chris Douglas <
Sent: Monday, October 31, 2016 8:53 AM
To: Lisa Helps (Mayor)
Subject: 1201 FORT ST & 1050 PENTRELEW PL

October 31st, 2016

Victoria City Council

Dear Mayor Helps,

Re: 1201 FORT ST & 1050 PENTRELEW PL

I write to strongly register my disapproval of Abstract Developments' current plans to develop the above address into two apartment buildings and a row of townhouses.

As you know, Abstract is proposing two outsized apartment buildings: a six-story apartment facing Fort Street and a five-story building behind it. The height of these buildings in no way complements Fort Street's current three- and four-story apartments beside it and across the street; there is nothing like the proposed height in the area. The resulting massing and density of these buildings are not reasonable, and my fear is that they pave the way for future over-development.

In addition, the proposed 10 townhouses facing Pentrelew Place are an amazing 11 meters tall. The density and height of these combined buildings would add something like 300 residents to a neighborhood characterized by winding streets that already have lots of traffic due to the close-by Victoria Art Gallery and Langham Court Theatre. (There are currently only 28 residents around the circle.) As you know, Victoria's Official Community Plan calls for gradual transitions – and this proposed development is anything but gradual.

I understand that a local area plan for Rockland and the Fort heritage corridor are to be undertaken in the coming months. Please do not pre-empt this important community, ground-up process by approving a special zoning request for the unreasonable height and density of this proposed project.

I close by saying that Abstract Developments has repeatedly ignored concerns about height, density, and traffic of this proposed development expressed by me and my neighbours. They have fiddled with tertiary issues such as trees and paths, but our primary concern from the first informal meeting has been about the height, density, massing and traffic of this historically significant space. It's a jewel of a space for Rockland and all of Victoria, and it needs to be treated with real vision and respect for the context of the neighborhood. Please send Abstract back to the drawing board so they can come up with something reasonable and beautiful.

Best regards,

Chris Douglas

1025 Pentrelew Place

Noraye Fjeldstad

From: Sally Hamilton
Sent: Tuesday, October 18, 2016 7:59 PM
To: Lisa Helps (Mayor)
Subject: Proposed Abstract Development at 1050 Pentrelew Place and 1201 Fort Street

Categories: Awaiting Staff Response

Dear Mayor Helps,

I have been a resident of 1020 Pentrelew for more than 45 years and do not support the proposed development of the above named site in its present iteration.

While I understand and reluctantly agree with the need for change and development on this special, historic site, Abstract's current plan does not reflect my (or most of the neighbours) vision of what our small community can sustain. The density of 91 units completely changes what was formerly a tranquil and very liveable community.

Abstract Development's initial proposal which I believe conforms to present zoning is one which I would support. This is a 5 story apartment building on Fort Street and 8 townhouses (and possibly more) fronting Pentrelew Place.

The increased traffic flow and subsequent disruption to the community from construction is something that sadly we will all have to endure over the next several years. These factors and possible reduction in property values are causing long time residents to consider fleeing the much loved neighbourhood. Upsetting when one has no recourse.

In closing I paraphrase the late Bing Thom, "It is not the building but the community that matters". Please do not approve Abstract Development's current request for 91 units on 1201 Fort Street and 1050 Pentrelew Place.

Respectfully,

Sally Hamilton

Noraye Fjeldstad

From: Bridget Frewer
Sent: Monday, July 25, 2016 4:25 PM
To: Development Services email inquiries
Cc: Brian Sikstrom
Subject: FW: Proposed development at 1201 Fort Street

to file with this address

From: Stephanie Dawson [mailto:]
Sent: Monday, July 18, 2016 6:59 PM
To: Jonathan Tinney <JTinney@victoria.ca>; Councillors <Councillors@victoria.ca>
Cc: president@rockland.bc.ca
Subject: Proposed development at 1201 Fort Street

July 16, 2016

Re: Proposed development at 1201 Fort Street

Dear Mr. Tinney and city councillors,

As the homeowners of 1050 Pentrelew Place—directly adjacent to the proposed development—we have decided, after careful consideration, not to attend further neighbourhood meetings with Abstract Developments.

We have attended three of those meetings. The first meeting asked us what we wanted. The developers said, "We have no idea what we want to do with this site." We were shocked when in the second meeting, the architects revealed plans for two large condo buildings over 4 stories in height in addition to 8 townhouses. In the subsequent meeting, our repeated requests for lower height and density were completely ignored, and three variations of site plans involving five and six storey buildings were shown. A six-storey building is not appropriate to the surrounding homes. There could be 100 other options. We have not been shown these options. We have been told that a six-storey building follows the O.C.P. guidelines and that the developers are entitled to this height. The developers and their architects have consistently maintained in response to neighbourhood participants' questions, that there are well-established guidelines with the city, which lead them to the proposed building densities and heights. Our understanding is quite different. From our reading, we understand that any proposal for a site-specific rezoning would be judged on its own merits, and that any increase in density or height over the existing zoning would be a privilege, not a right. This is a complex site and there are numerous different community plans and guidelines, which may have an effect on the final approved design density.

At the second meeting, we were told that **all** traffic would be off Pentrelew (a small side street). During the last meeting, we were told that Fort Street would likely be the main access point. We are not sure what to believe.

We would like to know: What policies would impact any entitlement the developer may have to increased height and density over the current zoning?

We are deeply concerned about our neighbourhood, but are unable to continue with these unproductive meetings.

Regards,

Stephanie Dawson

Chris Lloyd

Noraye Fjeldstad

From: Bridget Frewer
Sent: Monday, July 25, 2016 11:38 AM
To: Development Services email inquiries; Brian Sikstrom
Subject: FW: 1201 Fort Street, (Church of Truth) Victoria - vehicle entrance and exit plans

For the 1201 Fort Street file. We've responded to let them know that their email has been shared with Development Services staff and will be attached to the file for this address.

From: Pilgrim Jones [[mailto:](#)]
Sent: Thursday, July 7, 2016 12:55 PM
To: Mike Miller;
Subject: 1201 Fort Street, (Church of Truth) Victoria - vehicle entrance and exit plans

My understanding is that there is intent to ensure primary entrance/exit via Fort Street for two condo complexes on this property to satisfy Pentrelew property owners concerns about increased traffic and noise. I understand and appreciate their concerns.

However, I would strongly suggest it is less than desirable to move the entrance/exit from Pentrelew to Fort as it presents increased risk to pedestrian, cyclists and drivers.

I currently reside at 1225 where our parking lot exits to Fort Street and I can attest to increased concern amongst owners here that almost daily potentially serious incidents occur. As it stands, vehicles entering and exiting Fort Street must cross in front of pedestrians and cyclists (in a bicycle lane) with visibility hampered by parked vehicles often larger than cars. Ever frequently, all three situations occur simultaneously. In addition, while taking due care necessitating some minor delay, impatient drivers behind the vehicle trying to exit Fort do not observe the turning signal and need to brake, with additional potential risk.

A speaker at a recent meeting, not resident at 1225, spoke to the ever-increasing traffic on Fort Street causing more lengthy delays to enter Fort Street.

Add to the increased traffic he and others have experienced, the vehicles owned by approximately 65 more units, likely more visitor vehicles parked on the street and the inherent dangers will undoubtedly increase.

I ask that a serious review of the location of the entrance/exit to the parkade of the development at 1201 be undertaken in light of the concerns noted. I appreciate that the relocation from Pentrelew included a campaign to save trees on the site, however, perhaps that cannot be achieved at the expense of safety for all: pedestrians, cyclists and drivers.

Peggy Howard

June 27th, 2016

To: MP- Murray Rankin, Honourable John Rustad, Honourable Peter Fassbender, MLA Carole James,
Mayor and Council - City of Victoria

1201 Fort St Pending Sale

We have concerns that an organization with charitable or non-profit status is taking advantage of rising real estate prices to sell their property. We do not think it is appropriate for organizations that have benefited from tax favoured status at a city, provincial and federal level should be able to profit from the sale of their assets without a direct benefit to the community. The pending sale is for a reported \$7.2 million with a November closing date. We are asking our elected leaders to stand up and explore alternatives for this valued property before it is too late.

The property was put up for sale and kept quiet until the new purchaser, Abstract Developments, sent letters to the neighbourhood about the proposed development for the property. In our experience, when churches shut down there are provisions for those properties to revert to their parent organizations (usually local or within Canada); this allows the local community to benefit in the future from other churches starting up in the same location. The Victoria Truth Centre is a charter and lifetime member of the International New Thought Alliance which appears to be a US based organization without any ties to this local community. We have no idea where the Victoria Truth Centre plans to set up their new space and new programs. They are essentially abandoning this community and taking the money elsewhere. Regardless of where they plan to start new programs, the fact is this neighbourhood and community is losing a community property. The people profiting are realtors, developers and a small group of church members.

It seems this transaction happened very quickly without any community notice. It seems inappropriate that a community organization such as a church would participate in this type of endeavour without approaching the broader community for assistance. They have said the upkeep of the property costs more than their incoming revenues. They did not approach this neighbourhood to see if volunteers would be interested in maintaining the property or providing other assistance.

While it may be legal, a community organization such as the Victoria Truth Centre should find it morally and ethically inappropriate to profit from this type of transaction, without significantly giving back to the community. It is likely this land was not purchased by them in the first place but donated by people who wanted the community to benefit from the services of the Victoria Truth Centre in this location.

Current city, provincial and federal politicians should not stand by and allow community property to be developed without a significant benefit to the community at large.

*Taking a building that has operated as a church, dance centre and school
in recent years and turning it into private residential housing is not the best use for this property
or of significant benefit to the community.*

A church in the Lower Mainland is working with a developer to build a new church building with housing for seniors, programs for children and youth on the same site. The church gets an influx of funds, a disadvantaged group of people obtain needed housing, and the community continues to benefit from

needed programs that do not cost the city, province or federal government monies. It does not appear that Abstract Developments or the Victoria Truth Centre is interested in using this property for the good of the community. The Victoria Truth Centre has benefited from lowered or reduced property taxes on this site since at least 1949. If they are no longer interested in this property, the community should benefit from the development of this property. Has anyone considered the need for a daycare, school, community centre, youth, seniors or social housing in this neighbourhood?

Questions that need to be answered are:

- How long did the Victoria Truth Centre explore renting out the building to other non-profits, churches, community or charitable organizations?
- Did they explore sales to other non-profits, community or charitable organizations?
- Did they approach any levels of government to purchase the property on behalf of charitable/community organizations such as the Art Gallery of Greater Victoria, Aboriginal art galleries, local community centres or schools?
- How much due diligence did this charitable organization spend in exploring alternatives? Or did they just jump on the real estate band wagon?
- Is this a trend that as a community we want to see from other churches, non-profits and other community organizations sitting on valuable real estate? What happens if other churches along Fort St, Rockland or downtown Victoria also decide to profit from real estate? Will we continue to lose green space, architecture, services and benefits, within our communities?

The property has heritage trees, classrooms, a kitchen and auditorium space that would be valuable learning space for numerous programs. The Surrey Food Bank used to run programs teaching single mothers and local income people how to cook and other valued life skills. A property this close to downtown could provide a benefit to many local non-profit organizations if given the opportunity.

We encourage our elected officials to use the resources of their offices to act within their authority for the best interests of local society. We do not think it is too late to stop this travesty. We do not want a new precedent to be started in this hot real estate market. For example, a law that states a developer cannot purchase a property used for the community without new community buildings and programs kept in force at the existing site.

Sincerely,

Kam Lidder and Verna Stone

Cc: Canada Revenue Agency, Abstract Developments c/o Mike Miller

Victoria Truth Centre, Rockland Neighbourhood Association

From: Jonathan Tinney
Sent: Thursday, October 20, 2016 10:58 PM
To: Alec Johnston
Subject: Fwd: Re Zoning Application RFZ00525

Think we have this one already but just in case not.

Jonathan Tinney, MCIP
Director - Sustainable Planning & Community Development
1 Centennial Square
Victoria, BC V8W 1P6
250.588.1500

Begin forwarded message:

From: Sally Hamilton <
Date: October 20, 2016 at 8:22:39 PM PDT
To: <jtinney@victoria.ca>
Subject: Re Zoning Application RFZ00525

Director of Sustainable Planning and Community Development

Dear Mr Tinney,

I have been a resident of 1020 Pentrelew for more than 45 years and do not support the proposed development of 1201 Fort Street and 1050 Pentrelew in its present iteration.

While I understand and reluctantly agree with the need for change and development on this special, historic site, Abstract's current plan does not reflect my (or most of the neighbours) vision of what our small community can sustain. The density of 91 units completely changes what was formerly a tranquil and very liveable community.

Abstract Development's initial proposal which I believe conforms to present zoning is one which I would support. This is a 5 story apartment building on Fort Street and 8 townhouses (and possibly more) fronting Pentrelew Place.

The increased traffic flow and subsequent disruption to the community from construction is something that sadly we will all have to endure over the next several years. These factors and possible reduction in property values are causing long time residents to consider fleeing the much loved neighbourhood. Upsetting when one has no recourse.

In closing I paraphrase the late Bing Thom, "It is not the building but the community that matters". Please do not approve Abstract Development's current

zoning request for 91 units on 1201 Fort Street and 1050 Pentrelew Place.

Respectfully,

Sally Hamilton

This letter has also been sent to The Mayor and Council

From: Jonathan Tinney
Sent: Wednesday, November 02, 2016 11:27 AM
To: Alec Johnston
Cc: Alison Meyer
Subject: Fwd: 1201 Fort Street and 1050 Pentrelew Place Proposal #REZ00525

Follow Up Flag: Follow up
Flag Status: Flagged

For the file.

Jonathan Tinney, MCIP
Director - Sustainable Planning & Community Development
1 Centennial Square
Victoria, BC V8W 1P6
250.588.1500

Begin forwarded message:

From: "Charlayne Thornton-Joe (Councillor)" <cth Thornton-joe@victoria.ca>
Date: November 2, 2016 at 11:04:02 AM PDT
To: Donald Hamilton
Cc: Jonathan Tinney <JTinney@victoria.ca>
Subject: RE: 1201 Fort Street and 1050 Pentrelew Place Proposal #REZ00525

Dear Mr. Hamilton,

Thank you for your email. We will add your letter of concern to the application when it comes forward to Council for consideration.

Sincerely,
Charlayne

From: Donald Hamilton [[mail](#)]
Sent: Tuesday, November 1, 2016 4:42 PM
To: Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>
Subject: 1201 Fort Street and 1050 Pentrelew Place Proposal #REZ00525

I have owned a house on Pentrelew Place for over 45 years. My house is directly across the street from the "townhouse row".

At its heart, the proposal calls for rezoning to allow the creation of 91 spaces in 10 townhouses, and two 2 multi-family buildings, one with five stories and one with six. There are a total of 304 bedrooms. This development would bring over 300 people to the street.

I am dismayed that this proposal has been placed before you and the Council and will soon be brought before neighbours at a Public Meeting. It is difficult to imagine the profound effect of such a huge development on Rockland in general, and on Pentrelew Place specifically. Everything is on the table: 6 story frame building (the first ever in Rockland), a 5 story frame building (another first for Rockland!), 10 townhouses each over 2.5 stories complete with elevators and upper decks - 11 metres high. At least 130 cars will need to be parked.

This project does not relate to the Rockland Strategic Directions statement in the OCP document (page 25-26). That document clearly shows the need to maintain R1B status in the southern portion of the space 21.24.4 *Continue to conserve the historic architectural and landscape character of the neighbourhood*, and 21.24.6 *Support the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features*. Fort Street frontage is another matter - zoned R3-AM-1/2 Mid-Rise Multiple Dwelling District that might meet the objectives of the Official Community Plan. 1050 Pentrelew Place is zoned R1B.

I urge you (and your colleagues) consider the full ramifications of this proposal on Rockland, on Pentrelew and on the City and reject this application.

Donald Hamilton

From: Jonathan Tinney
Sent: Thursday, November 03, 2016 9:13 AM
To: Alec Johnston
Cc: Alison Meyer
Subject: FW: 1201 Fort Street and 1050 Pentrelew Place Proposal #REZ00525
Attachments: Aerial View of Rockland.docx

Follow Up Flag: Follow up
Flag Status: Flagged

One more. JT

From: Anthony Danda [mailto:anthony.danda@victoria.ca]
Sent: Thursday, November 3, 2016 8:53 AM
To: Lisa Helps (Mayor) <mayor@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>
Cc: Jonathan Tinney <JTinney@victoria.ca>
Subject: 1201 Fort Street and 1050 Pentrelew Place Proposal #REZ00525

Dear Mayor Helps and Council:

This correspondence pertains to rezoning proposal #REZ00525 at 1201 Fort Street and 1050 Pentrelew Place and my opposition for the following reasons:

Density

The proposed density and resulting impact to the community is unreasonable. The maximum height expected in an R1-B zone is 7.6 metres and 2 storeys. The impact of the proposed two outsized buildings with heights of 5 and 6 storeys as well as townhouses with a height of 11 metres is unacceptable for the neighbourhood.

Traffic and Parking

The proposed development, which would add approximately 300 residents, will increase traffic substantially on Pentrelew Place. Because Fort is one way going east, motorists headed downtown, to Fairfield and Cook Street village or northbound will exit onto Pentrelew Place in order to access Rockland. There will also be increased traffic from west-bound motorists accessing the site from Rockland, Moss, Wilspenser Place and Pentrelew Place.

Parking is already at a premium due to the Langham Court Theatre and the Art Gallery of Greater Victoria (AGGV). Adding this level of density will negatively impact an already contentious parking situation particularly when the AGGV is expanded.

Character of the Neighbourhood

The proposal neither complements nor enhances the existing neighbourhood. Fort Street and Linden Avenue form corridors that define our neighbourhood. They act as a barrier that restricts the size and density of development. The current zoning of single-family homes along Pentrelew Place should be retained.

I have attached an aerial view of the area with the site highlighted in blue. One can see clearly the character of the Rockland neighbourhood as bordered by the Linden Avenue and Fort Street corridors. The height and density of the proposed development would obviously violate Rockland's existing character.

Alignment with the Official Community Plan (OCP)

The OCP requires gradual transition, which is not delivered by the proposed re-zoning as the houses on Pentrelew are a maximum of 2 storeys.

The proposal does not consider or looks to change the following parts of the OCP:

- OCP 6.1.5, p.35, for Traditional Residential, states in part mixed use buildings up to three storeys;
- OCP, 6.30, p. 49 states "Through the preparation of local area plans, established detailed policies, regulation and guideline for the development on the frequent transit corridor-oriented ... along Fort from Cook to the municipal boundary at Foul Bay Road."

The R3 lot and 1050 Pentrelew Place are also within the OCP Development Permit Area 7B Heritage Corridor. The purpose of this designation includes the establishment of objectives for the form and character of commercial, industrial and multi-family residential development and heritage conservation. One of the special features of this particular area is the "low-to-medium density between Cook Street and St. Charles Street." Furthermore, two objectives of this designation, which are absolutely not catered for in the proposal are:

- to conserve the heritage value, special character and the significant historic buildings, features and characteristics of this area, and
- to encourage pedestrian and cycling use of corridors by enhancing the experience of pedestrians and cyclists through human-scaled urban design, including built form and place character considerations.

Changing the OCP at this time is also inappropriate considering a local area plan for Rockland and the Fort Street heritage corridor has been planned in the next few months.

I urge you to keep the zoning the same and reject the rezoning application.

Thank you for your consideration.

Kind regards,

Anthony Danda
1075 Pentrelew Place

From: Alison Meyer
Sent: Tuesday, November 01, 2016 10:36 AM
To: Alec Johnston
Subject: FW: 1201 FORT ST & 1050 PENTRELEW PL

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Mary Chudley
Sent: Tuesday, November 1, 2016 10:16 AM
To: Chris Douglas
Cc: Lisa Helps (Mayor) <mayor@victoria.ca>
Subject: RE: 1201 FORT ST & 1050 PENTRELEW PL

Dear Chris,

On behalf of Mayor Helps, thank you for your email regarding the rezoning application at 1050 Pentrelew Place and 1201 Fort Street.

Your correspondence will be added to this file and will be forwarded to all of Council when this application comes to the Committee of the Whole meeting, at a later date.

You can stay updated on Council and Committee of the Whole agenda by clicking [here](#).

Thank you for your feedback.

Sincerely,

Mary Chudley
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T. 250.361.0483 C. 250.858.9982



From: Chris Douglas [<mailto:c>]
Sent: Monday, October 31, 2016 8:53 AM
To: Lisa Helps (Mayor) <mayor@victoria.ca>
Subject: 1201 FORT ST & 1050 PENTRELEW PL

October 31st, 2016

Victoria City Council

Dear Mayor Helps,

Re: 1201 FORT ST & 1050 PENTRELEW PL

I write to strongly register my disapproval of Abstract Developments' current plans to develop the above address into two apartment buildings and a row of townhouses.

As you know, Abstract is proposing two outsized apartment buildings: a six-story apartment facing Fort Street and a five-story building behind it. The height of these buildings in no way complements Fort Street's current three- and four-story apartments beside it and across the street; there is nothing like the proposed height in the area. The resulting massing and density of these buildings are not reasonable, and my fear is that they pave the way for future over-development.

In addition, the proposed 10 townhouses facing Pentrelew Place are an amazing 11 meters tall. The density and height of these combined buildings would add something like 300 residents to a neighborhood characterized by winding streets that already have lots of traffic due to the close-by Victoria Art Gallery and Langham Court Theatre. (There are currently only 28 residents around the circle.) As you know, Victoria's Official Community Plan calls for gradual transitions – and this proposed development is anything but gradual.

I understand that a local area plan for Rockland and the Fort heritage corridor are to be undertaken in the coming months. Please do not pre-empt this important community, ground-up process by approving a special zoning request for the unreasonable height and density of this proposed project.

I close by saying that Abstract Developments has repeatedly ignored concerns about height, density, and traffic of this proposed development expressed by me and my neighbours. They have fiddled with tertiary issues such as trees and paths, but our primary concern from the first informal meeting has been about the height, density, massing and traffic of this historically significant space. It's a jewel of a space for Rockland and all of Victoria, and it needs to be treated with real vision and respect for the context of the neighborhood. Please send Abstract back to the drawing board so they can come up with something reasonable and beautiful.

Best regards,

Chris Douglas

1025 Pentrelew Place

Laura Wilson

From: Lauren Martin
Sent: Tuesday, Nov 15, 2016 9:30 AM
To: Brian Sikstrom; Merinda Conley; Laura Wilson
Subject: FW: Victoria Truth Centre

FYI all.

Lauren

-----Original Message-----

From: Nina Bonner [mailto:nbonner@victoria.ca]
Sent: Monday, November 14, 2016 7:09 PM
To: Zoning <zoning@victoria.ca>; Lauren Martin <LMartin@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>
Subject: Victoria Truth Centre

Unfortunately the members of the Victoria Truth Centre are out of money to fight the illegal board that is now selling our church. They are using the churches money (the very money that members have given the church) to pay Ms Aurora Faulkner-Killam who specializes in hostile take overs. We are currently appealing a decision that was made by a judge on a short order notice when we were without council and could not defend ourselves. Ms Faulkner-Killam has been extremely clever at railroading a group of little old ladies. However I am writing to inform you that the grounds that the Victoria Truth Centre sits on still has significant historic and environmental value and hope that the city will take extreme care of this property when thinking about approving rezoning.

Two sequoias in the front were grown from 1960 Seeds taken from California, Mariposa County

Several English Oaks flourishing throughout the property were grown from acorns originating in the Earl of Chatham's estate in England. The acorns come "from the very tree...under which [Chatham] and William Wilberforce discussed the latter bill in Parliament for the abolition of slavery." Those trees were known as The Emancipation Oaks.

The Garden of silence was created out of a dream of Mrs. Smiley's and the project under the supervision of Mr. Ed Lohbrunner was sponsored by a group of Business women.

There, many trees and shrubs have been planted in memory of dear ones, some of whom have their remains in the Prayer Garden.

The garden hut is made of old growth wood as a memorial to a Creese son who built it out of trees on the property and who died prematurely and it was to be kept as part of the original sale agreement....

I hope you will take this all into consideration when rezoning this property.

Sincerely
Sad
Nina

--
Nina Bonner

Tour Operations
1027 Victoria, B.C.
Canada, V8V 3P6
Tel: 250-383-1111
Fax: 250-383-1112

1119 Ormond St, Victoria, BC V8V 4J9

November 23, 2016

Dear Charlayne,

I am writing to you this time as a Fernwood resident needing your support. My husband and I live at 1119 Ormond Street on the Fernwood/Rockland border. I've recently learned that Abstract Developments has filed a rezoning application and a proposed strata development plan for the Truth Centre property, 1201 Fort St. (1.8 acres) plus 1050 Pentrelew (.2 acres), currently the site of a single family home. The proposed development, the second for that block (the Black & White is, as you know, just about to begin construction at Fort and Cook) is a monstrosity: 6 and 5 storey condos, 10 exceptionally tall 3 storey townhouses with roof decks and elevators, underground parking for approximately 80 vehicles, surface parking for 20 and only 7 guest parking stalls. Obviously, what Abstract is proposing is a high density development of exceptional height that will greatly impact traffic, parking, light conditions, green space and neighbourhood character – all within the Fort Heritage Corridor. To make their plans a reality, Abstract is seeking site specific zoning to replace current zoning which is 'single family' for the southern portion and 'mid-rise, multi- dwelling' for the northern portion.

Once I learned of Abstract's intention, I immediately contacted Brian Sikstrom, the planner in charge of this file, and complained that I, a resident living within a 200 metre radius of the proposed development (a geographical area that covers approximately a third of Fernwood), had not been consulted. I was told that neighbours' input was not a requirement at this stage. When I asked about community meeting plans, I was told that such a meeting has been delayed by the Rockland Neighbourhood Association. I commented that it was odd that the RNA would not want their say regarding the development but I was not given any further explanation.

Next, I contacted the Rockland Neighbourhood Association to find out if there had been any solicitation of residents' input in their neighbourhood. I was told that there had been, but that primarily it was confined to residents in the immediate area of Pentrelew and that the input sought was by Abstract, according to their terms. I also found out there were and still are, good reasons for the RNA "delaying" the public community consultation. I was informed that, initially, the RNA declined to attend the preliminary meeting with Abstract due to the legal challenges regarding the title of the property which did not at that time guarantee a sale. As well, I learned that the need for a second preliminary meeting with the developer (still to take place) is because the RNA had too little time to look at the plans and wanted traffic and shading studies as well as an arborist's report. This is entirely defensible conduct on the part of the RNA and I, as a Fernwood resident, share their concerns.

In detail, here are my thoughts regarding Abstract's proposed development:

- **Unreasonable density.** The property encompasses "Urban Residential" and "Traditional Residential" designations in the OCP which further calls for "gradual transitions." Abstract's proposal does not reflect that.
- **Unreasonable height.** At 5 and 6 storeys, the proposed condos exceed the height of neighbourhood multi-family dwellings. As well, 3 storey townhouses (11 metres) with roof decks would look down on neighbouring 2 storey homes.
- **Urban forest destruction.** Approximately 25 mature trees out of 42 would be destroyed for the development as currently envisioned. Furthermore, there is no arborist's report to address how extensive blasting would affect the surviving trees. There are many reasons to preserve urban forests, not only for the enjoyment and well-being of residents, but because they help prevent flooding and water pollution (obviously a City of Victoria concern with the new storm water initiative), they clean our air, save water, shield us from UV rays and the elements, provide homes to wildlife, mark the changing seasons and provide visual relief in urban landscapes to name just a few of their benefits.
- **Reduction in green space.** Rockland already lacks public green space and Fernwood residents in the southern portion of our neighbourhood would have only the Central Middle School playground for after hours use with the Truth Centre forest gone.
- **Does not honour heritage character of neighbourhoods.** Rockland and my corner of Fernwood is rich with character which is vital to the "place-making" valued by Council and Victoria residents alike. Abstract's proposed development does not enhance the Fort Heritage Corridor. Of particular concern to me is what will happen to the remaining heritage dwellings on the south side of Fort Street between Abstract's Black & White and the Truth Centre property should the development proceed on the site of the latter. My husband and I bought our heritage home 11 years ago because we love and value heritage preservation and the character of our neighbourhood and, because we were fed up with the type of neighbourhood-destroying development we were witnessing on the mainland. We want our neighbourhood's character respected and preserved.
- **Does not contribute to affordable housing.** Victoria is still experiencing a rental housing and affordability crisis in spite of its development boom. Currently, there is considerable debate about whether transient accommodation zoning of new "affordable" developments is helping homeowners pay their mortgages or assisting rental businesses to make more profit from short term rentals. If there is to be any development at the Truth Centre Property, I would rather see more affordable, non-strata row houses (for which the City of Victoria has not yet made provisions.) These could be a better fit for the neighbourhood and existing density standards.
- **Traffic/parking complications.** No traffic study has yet been submitted with Abstract's proposal. To make Pentrelew, now a quiet side-street, the major access and exit to the development is an unreasonable expectation of residents

who are already burdened by parking problems, in part due to Langham Court Theatre's use of that street. Furthermore, the AGGV zoning included the Truth Centre grounds that will no longer be available should Abstract proceed with its plans. Fort Street is the second access/exit point. Adding considerably more traffic to a transit corridor that has not yet been upgraded is also unwise. Ormond St., Fort St and View St residents and businesses will also be impacted by the increase in traffic and parking problems. Serious accident potential will increase if cars exiting onto Fort Street continue to drive against one-way traffic to cut over to Ormond as is presently the case. A catastrophic accident would only be a matter of time.

- **Shading Issues.** No shading study has accompanied Abstract's proposal. Certainly Fort and Ormond Street properties north of the Truth Centre site, including our own home, will be significantly impacted by shading. The only light and skyline visible from the north side of our home (between 2 adjacent neighbouring homes on Fort St) is the northwest corner of the Truth Centre property where enormous trees now stand – giants that would be destroyed and replaced by one of the two condo towers Abstract envisions.
- **Pre-empting Local Area Planning.** It is not right or fair to area residents to have to engage in a planning process for the Truth Centre property in advance of local area planning for Rockland, the Fort Heritage Corridor and Linden Avenue scheduled to take place early in the new year.

In closing, I urge you to consider the many problems the proposed Truth Centre re-development plan presents and the fact that it does not enhance our neighbourhood in any way nor does it even attempt to integrate with its surroundings. The Truth Centre property is not only an historic one, it is a unique, forested site of unprecedented size and beauty which is highly valued in our community. Any development plans for 1201 Fort Street/1050 Pentrelew must be for the greater good of our neighbourhoods, reflect collective values and respect our input.

Sincerely,

Geanine Robey

Laura Wilson

From: Bob June <thejunes@telus.net>
Sent: Sunday, Feb 5, 2017 11:55 AM
To: [REDACTED]
Subject: Fwd: Development proposal at 120 Fort/ 1050 Pentrelew

FYI. Please add to file

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

Subject: Development proposal at 120 Fort/ 1050 Pentrelew

Date: Thu, 2 Feb 2017 14:52:24 -0800

From: Gillian Moll [REDACTED]

To: mayor@victoria.ca

CC: malto@victoria.ca, ccoleman@victoria.ca, bisitt@victoria.ca, jloveday@victoria.ca,
mlucas@victoria.ca, pmadoff@victoria.email.telus.net, cthorne-ton-joe@victoria.ca,
gyoung@victoria.ca, thejunes@telus.net, [REDACTED]

Dear Mayor and City of Victoria Councillors,

I write to you to express my concern about the proposed development, change to the community plan and land use rezoning at the 1201 Fort St and 1050 Pentrelew site, having attended the Community Meeting hosted by the Rockland Neighbourhood Association on 12th January, 2017. A chaotic meeting, where the venue was changed at the last minute, and started an hour late as a result.

I own the property 1006-1008 Pentrelew, so will be directly impacted by the Abstract Development proposal.

I object to the proposal for the following reasons.

HUGE INCREASE IN RESIDENTIAL DENSITY

By changing the zoning, what was an area of single family dwellings and duplexes, suddenly becomes a multifamily development with the 81 condo units. A possible increase in population of 160 people, where there are now about 40. Not what I was expecting in my backyard.

HEIGHT

Both proposed condo buildings will be taller than any of the other condos on Fort Street, or Linden by 1 or 2 stories.

The proposed townhouses are narrow and extremely tall [11m], well above the site's current R1-B zoning [7.6m]. In the drawings, with no green space between them they appear like a solid wall along Pentrelew.

STREET PARKING.

This is already an issue on Pentrelew regularly, with both the Langham Court Theatre and the Art Gallery of Greater Victoria near by. Adding 12 townhouses on Pentrelew will make this an impossible situation. In the developers proposal there were less than 10 guest parking spaces on site for the condos and townhouses together. They are proposing 93 units in total, where will their visitors park?

I think many people in the Rockland area have bought property in Rockland neighbourhood because of the ambience of the neighbourhood. I value the residential area with it's winding streets, older style architecture and mature trees. The neighbourhood is friendly, cohesiveness and supportive. I believe this will be lost with this radical increase in density. I realise that Rockland is close to town, again part of it's

attraction is being able to walk to venues in the city, as well as being close to public transport. Development is obviously going to occur in this area but in the buffer zone between city high rises and single family homes surely we can do better than this and come up with a development that blends more cohesively with the existing neighbourhood dwellings.

Yours sincerely,

Gillian Moll.

Noraye Fjeldstad

From: Suzanne Bradbury [REDACTED]
Sent: Tuesday, February 28, 2017 10:37 AM
To: Alec Johnston
Cc: Lisa Helps (Mayor)
Subject: Letter of support, 1201 Fort Street
Attachments: doc02282017110650.pdf

Good morning, Mr. Johnston,

Please see attached a Letter of Support for the development proposed for 1201 Fort Street.

If you have any questions, please feel free to contact me at this email address or the numbers below.

Kind regards,

Suzanne Bradbury

Suzanne Bradbury
Fort Properties Ltd*
814 Broughton St | Victoria | BC | V8W 1E4
[REDACTED]

W: www.fortproperties.ca

F: www.facebook.com/FortProp

I: [instagram.com/fortprop](https://www.instagram.com/fortprop)

T: twitter.com/fortprop

Please consider the environment before printing this email.

*Formerly operating as Fort Realty Ltd

Noraye Fjeldstad

From: Arto Arslanyan [REDACTED]
Sent: Tuesday, February 28, 2017 8:25 AM
To: Lisa Helps (Mayor); Alec Johnston
Subject: Proposed developement

Dear Mayor and Councillors,

I am writing in support of Abstract Development's proposed project on Fort Street where the Truth Centre now exists. I have operated a business in this neighbourhood for over 20 years, and I feel that a housing project such as this will be a good addition to the community. As a developing city, we need to focus on higher density housing near the city core to cut down on traffic and help stem urban sprawl.

Sincerely,

Pamela Arslanyan

Sent from my iPhone

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

MAYOR'S OFFICE
FEB 16 2017
VICTORIA, B.C.

To contact the City or The Mayor
City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

Dear Mayor and Council:

Please be informed that I am against the Rezoning Application currently before the City Hall because

[] At the meetings with the developer concerns regarding massing, height and traffic were not addressed in the designs.

[] I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive.

[] Because of the size of this development, there will be a lot of blasting of the existing bedrock. I am concerned that blasting may cause irreparable damage to the heritage- and older wood-frame buildings in the neighbourhood.

[] The current proposal does not adhere to the Official Community Plan for Victoria, nor does it complement the long-standing historical character of Rockland.

[] The number of people in this new development will overwhelm the neighbourhood. The number of buildings and the height of the buildings in this proposal should be lessened dramatically to ensure the long-standing character of the community and not crowd-out or overwhelm the current occupants and residents.

[] The two multi-family buildings, at 5 storeys and 6 storeys, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor. The number of townhouses in a long continuous "wall" as proposed for Pentrelew and the extreme height of these townhouses are out of character for the neighbourhood.

[] I am concerned about the increased traffic caused by this new development. Now, the neighbourhood is able to absorb the ongoing traffic from the Langham Court Theatre as well as the expected increase in traffic from the new expanded Art Gallery. A smaller development on this site will not destabilize the neighbourhood.

[] I am concerned about parking in this neighbourhood as no traffic study has been done. I do not believe that this development contains enough parking for its own needs. And, together with the need of parking for the Langham Court Theatre and the new, expanded Art Gallery, the lack of parking on-site will only cause parking problems for the neighbourhood in the future.

[] A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new Official Community Plan.

[] I do think I need to tell you it is mainly seniors that attend local theatres any more, we are 83+ & Ambrose is the closest street to park on & we find it harder to walk that far any more. Please support your local theatres & those of us who have attended for y. yrs. Yes, my question is "Where will we park?"

Name: Joyce Dunsmead

Address: 4677 NICHOLSON CRT

Date: Feb 2/2017

Email Address: [REDACTED]

Make the developers provide more parking.

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

To contact the City or The Mayor
City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

Dear Mayor and Council:

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[✓] A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new Official Community Plan.

[]

Name:

Damien Healy

Address:

#103 1070 Moss St

Date:

10 Feb 2017

Email Address:

[REDACTED]

MAYOR'S OFFICE

FEB 10 2017

VICTORIA, B.C.



Joyce Harrison
357 Irving Road
Victoria, BC V8S 4A3

February 27, 2017

Dear Joyce,

Thank you for your letter regarding the proposed development at 1201 Fort Street, it has been shared with Mayor and Council. I can confirm that your letter has been attached the file for this address and will be shared with Council again when a staff report on this application comes before a future Committee of the Whole meeting of Council at a date that is yet to be determined. More information on this application is also available on the City of Victoria's Development Tracker App.

Thank you for taking the time to write to Mayor and Council.

Sincerely,

A handwritten signature in black ink, appearing to be "Lacey Maxwell", with a long horizontal line extending to the right.

Lacey Maxwell
Correspondence Coordinator

MAYOR'S OFFICE

FEB 04 2017

VICTORIA, B.C.

357 Irving Road
Victoria, BC
V8S 4A3
January 29, 2017

The Mayor and Council
Victoria, BC

Dear Mayor Helps and Council Members:

Re: Development of 1201 Fort Street

I have been connected with the Victoria Truth Centre since the mid 1950's, when Reverend Emma Smiley, founder of the Centre, was minister.

In the south-east corner of the property is a secluded area known as The Garden of Silence. This was always kept as a sanctuary of silent enjoyment, contemplation or prayer. Speech was allowed only once a year for re-dedication. Many of our past members' ashes are spread in this area, and possibly some remains in urns may also have been buried there.

I am not disputing the sale or the development of the property, but for many members, this particular part of this beautiful property is considered almost sacred ground, and we ask that respect be given to our forebears. I do not know if any First Nations remains are present, but I know they would be given great consideration and respect. I ask the same for our loved ones.

I am asking you, as the representatives of the citizens and residents not only of the Rockland area but of all who reside in Victoria, to request the developer modify his plans so to preserve this little sanctuary as a green space.

Yours truly



(Mrs.) Joyce Harrison

1015 Pentrelew Place
Victoria B.C.,
V8V 4J5

January 31, 2017

Re Proposed abstract development of 1201 7th St

Dear Lisa Hope

It is a sad time for us in Pentrelew and area to see the end of "Smoa Smilgi" dream of a thriving spiritual community in such a quiet oasis. The Truth Centre has given much to the community as a church. as well as holding meetings and events for the Art Gallery, Rockland Association, Langham Courts - music etc etc. We have had the pleasure of walks through the large gardens and visit to the "Garden of Silence". We have much to be thankful for.

Times have changed now "Abstract" has plans for our area. I only hope you will take time and thought when you make your choice for the changes in our very special area.

Sincerely
Louise Watt

P.S.



Louise Watt
1015 Pentrelew Place
Victoria, BC V8V 4J5

February 27, 2017

Dear Louise,

Thank you for your letter regarding the proposed development at 1201 Fort Street, it has been shared with Mayor and Council. I can confirm that your letter has been attached the file for this address and will be shared with Council again when a staff report on this application comes before a future Committee of the Whole meeting of Council at a date that is yet to be determined. More information on this application is also available on the City of Victoria's Development Tracker App.

Thank you for taking the time to write to Mayor and Council.

Sincerely,

A handwritten signature in black ink, appearing to be "Lacey Maxwell", with a long horizontal stroke extending to the right.

Lacey Maxwell
Correspondence Coordinator

MAYOR'S OFFICE

FEB 14 2017

VICTORIA, B.C.

1020 Pentrelew Place
Victoria, B.C. V8V 4J6

February 14, 2017

Mayor Lisa Helps

City of Victoria,
Victoria, BC

Dear Mayor Helps,

May I express my appreciation for your participation in our Tour of the 1201 Fort/1050 Pentrelew location as the project moves through the City towards a final Council decision.

We did hope that we were able to demonstrate in this very small way, some of our concerns and hesitations over this development. We did appreciate your attention to our dreams and details even though the project has not officially reached you. When it does, we hope that our words will have provided you with some understanding of our concerns.

Many thanks for giving us your time and expertise.

Yours truly,



Donald Hamilton
for the Concerned Citizens on Pentrelew Place



Donald Hamilton
1020 Pentrelew Place
Victoria, BC V8V4J6

February 27, 2017

Dear Donald,

Thank you for your letter regarding the proposed development at 1201 Fort Street, it has been shared with Mayor and Council. I can confirm that your letter has been attached the file for this address and will be shared with Council again when a staff report on this application comes before a future Committee of the Whole meeting of Council at a date that is yet to be determined. More information on this application is also available on the City of Victoria's Development Tracker App.

Thank you for taking the time to write to Mayor and Council.

Sincerely,

A handwritten signature in black ink, appearing to be "Lacey Maxwell", with a long horizontal stroke extending to the right.

Lacey Maxwell
Correspondence Coordinator

Eleanor Lahtinen
A1859 Feltham Rd
Victoria BC V8N 2A7

February 7, 2017

Her Worship Mayor Lisa Helps and Councillors
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

MAYOR'S OFFICE

FEB 09 2017

VICTORIA, B.C.

Dear Mayor Helps and Councillors:

Re: In Support of Rezoning Application No. 000525 and Development Permit No. 000479 for 1201 Fort Street and 1050 Pentrelew Place

I am the owner of the property situated at 1208/1210 Fort Street. As a neighboring property owner with direct views of 1201 Fort Street, I am writing to support approval of Abstract Development's rezoning application No. 000525 and development permit No. 000479 relating to 1201 Fort Street and 1050 Pentrelew Place, based on the considerations outlined below:

- The design aesthetic is sympathetic to the neighborhood and in keeping with the architecture of surrounding homes and other nearby buildings.
- The development will offer pleasant street views with areas of visual interest, contributing to the continuation of a pedestrian-friendly neighborhood.
- The proposal demonstrates sensitivity to retaining green spaces and trees.
- The proposed building form (height and footprint) reflects the pattern of growth and density occurring nearby.
- The proposal responds positively to Victoria's housing crisis.
- By increasing the residential density, developments like this support nearby and downtown businesses and are catalysts for a healthy, vibrant economy.
- The proposal addresses OCP goals to place residential density along transit corridors and arterial streets near the downtown core.

Thank you for your consideration. If you require further information, please feel free to contact me.

Yours truly,



Eleanor Lahtinen

pc: Mike Miller, Abstract Developments



Eleanor Lahtinen
A1859 Feltham Road
Victoria, BC V8N2A7

February 27, 2017

Dear Eleanor,

Thank you for your letter regarding the proposed development at 1201 Fort Street, it has been shared with Mayor and Council. I can confirm that your letter has been attached the file for this address and will be shared with Council again when a staff report on this application comes before a future Committee of the Whole meeting of Council at a date that is yet to be determined. More information on this application is also available on the City of Victoria's Development Tracker App.

Thank you for taking the time to write to Mayor and Council.

Sincerely,

A handwritten signature in black ink, appearing to be "Lacey Maxwell", with a long horizontal line extending to the right.

Lacey Maxwell
Correspondence Coordinator

I support you

Mayor and Council

City Hall, 1 Centennial Square

Victoria, BC

V8W 1P6

Attn: Mayor and Ms. Madoff, esp.
Thank you for your good work!

To contact the City or The Mayor

City of Victoria: www.victoria.ca

Email: mayor@victoria.ca

Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

Dear Mayor and Council:

Please be informed that I am against the Rezoning Application currently before the City Hall because

★ [✓] At the meetings with the developer concerns regarding massing, height and traffic were not addressed in the designs.

[✓] I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive.

[✓] Because of the size of this development, there will be a lot of blasting of the existing bedrock. I am concerned that blasting may cause irreparable damage to the heritage- and older wood-frame buildings in the neighbourhood.

[✓] The current proposal does not adhere to the Official Community Plan for Victoria, nor does it complement the long-standing historical character of Rockland.

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★ [✓] A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new Official Community Plan.

[] *This proposed development should fit in / complement the existing neighborhood, not the other way around. Loss of character to our neighbourhood is a permanent loss! Parking is a huge issue!*

Name: B. Lemley

Address: 1316 Haultain St.

Date: Feb. 4, 2017

Email Address: _____

FEB 24 2017

VICTORIA, B.C.



B Lemley
1316 Haultain Street
Victoria, BC V8R 2J3

February 27, 2017

Dear B. Lemley,

Thank you for your letter regarding the proposed development at 1201 Fort Street, it has been shared with Mayor and Council. I can confirm that your letter has been attached the file for this address and will be shared with Council again when a staff report on this application comes before a future Committee of the Whole meeting of Council at a date that is yet to be determined. More information on this application is also available on the City of Victoria's Development Tracker App.

Thank you for taking the time to write to Mayor and Council.

Sincerely,

A handwritten signature in black ink, appearing to read "Lacey Maxwell".

Lacey Maxwell
Correspondence Coordinator

Noraye Fjeldstad

From: Christie Docking [REDACTED]
Sent: Saturday, February 18, 2017 8:09 PM
To: Lisa Helps (Mayor)
Subject: 1201 Fort Street (the Truth Centre) - Application for Rezoning - Neighbour Opinion

Dear Mayor Helps,

I'm writing regarding the application for re-zoning and proposed development at 1201 Fort Street (the Truth Centre) by Abstract Developments.

I am an owner at 1039 Linden Avenue, one of the apartment complexes that backs onto this property. My unit faces east, directly facing the Truth Centre. Whatever development happens on this property will impact me greatly.

As a person who lives and works downtown, I am pleased to see a number of developments providing high-density living spaces for the city. I walk by a number of them on a daily basis, including:

Black & White (Abstract) - 1033 Cook Street - 75 Units - Junior, 1 & 2 Bedroom Legato (Alpha) - 960 Yates - 88 Units - Junior 1 & 2 Bedroom, 1 - 3 Bedroom, & Penthouse The Wade (Amadon) - 1105 Pandora - 102 Units - Studio, 1 & 2 Bedroom, Penthouse
989 Victoria (Cox Developments) - 989 Johnson Street - 206 Units - Studio/Bachelor, 1 Bedroom, Loft, 2 Bedroom, Penthouse

I know there are many others in development across Victoria, including in James Bay and Vic West. This makes me feel confident that a generous supply of high-density housing options are currently becoming available in the city.

This is the primary reason why I feel there is no need to re-zone the property at 1201 Fort Street. The current zoning offers Abstract the opportunity to build a high-density condo development on the front piece of the property (facing Fort St.), while allowing for single family homes to be developed on the back portion (accessed off of Pentrelew Street). This supports the character of the neighbourhood, and potentially offers more diversified housing options than either very small or very expensive condos (or sometimes both) that are currently being proposed.

In summary: I do not support the re-zoning application, and wish for zoning to remain as is.

While I disagree with re-zoning and hope their application is not approved, Abstract has consistently shown themselves to be developers who are interested in speaking with neighbours, listening to our concerns, and adapting their plans to meet our wishes. They have consistently made themselves available, and are clearly passionate about building beautiful projects in the city.

Please feel free to contact me at christie.docking@gmail.com or (250) 589-4030 should you require any more information.

Sincerely,

Christie Docking

Noraye Fjeldstad

From: Nemec, Jake [REDACTED]
Sent: Wednesday, February 22, 2017 1:36 PM
To: Lisa Helps (Mayor); Alec Johnston
Subject: 1201 Fort St. Proposed Development

To Whom It May Concern:

Please accept this letter as my support for the proposed development at 1201 Fort St.

I currently live (904 - 1034 Johnson St) and work in the downtown core and grew up in the Fairfield neighbourhood, so am well aware of the area.

A few reasons are support it are:

- The need for more housing in Victoria is obvious and I'm especially in favour increased population density.
- Given that we constantly seem to losing traffic lanes, having more people within walking distance to most of their needs should off-set some of the extra congestion that is causing.
- The proposal seems to be keeping most of the trees on the property intact. It actually looks like more trees will even be added.
- I also like that Abstract is looking to provide a pathway through the property as I do often cut through that property while walking my dog and son.
- To date, I believe areas surrounded by Abstract's previous developments have benefited.

Please feel free to contact me directly should you need any further clarification on why I think this proposal would be a welcome addition to our community.

Sincerely,

Jake

Jake Nemec, CIM, FCSI, CFP | Investment Specialist

Scotiabank | Victoria Main Branch

[REDACTED]

[REDACTED]

* Scotiabank is a business name used by The Bank of Nova Scotia

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http://www.scotiabank.com/email_disclaimer/email_espanol.html

Noraye Fjeldstad

From: Connie Besenyo [REDACTED]
Sent: Sunday, February 26, 2017 11:42 AM
To: Lisa Helps (Mayor)
Cc: Alec Johnston
Subject: 1201 Fort st, Abstract Development proposal

Honourable Mayor and Council,

My name is Andre Besenyo and I have been a local business man in Victoria for the past 40 years. In addition to our businesses, my family and I own 17 rental units in the city.

I have had an opportunity to review the proposed project from Abstract Developments for 1201 Fort Street (The Truth Centre). It is my opinion that it is a well thought through development that Victoria residents and Council can be proud of.

I am certain that Council and neighbours can negotiate some moderate adjustments to the overall development that will satisfy everyone involved. I have no doubt that like all Abstract Development projects this will be a beautiful and noteworthy building that will add to the overall charm of Victoria.

Sincerely,

Andre Besenyo

Noraye Fjeldstad

From: Hans Rodenburgh [REDACTED]
Sent: Thursday, February 23, 2017 9:12 AM
To: Lisa Helps (Mayor)
Subject: "Truth Center" Development Project

Dear Mayor Helps and Council Members:

Regarding: development of the proposed 1201 Fort Street/1050 Pentrelew location (Also known as the Truth Center)

My wife and I whole heartedly support this beautiful and well thought out project!!!!

We live at 522 St Charles Street, and have lived here in Rocklands close to 20 years. We are both recently retired, healthy and looking toward downsizing our home, very much hoping to continue to remain here in the Rocklands neighborhood for the remainder of our years. I might also add, we have at least 10 sets of friends here in Rocklands in the same position as ourselves that are of "like mind" – we want to downsize and remain in the neighborhood. One of the things that you and your council know all too well is that there is a shortage of newer townhomes and condominium availability in Rocklands, and for that matter in the greater Victoria area in general.

We have always been very impressed with the quality of the developments that Abstract has produced and were delighted when we learned that the "Truth Center" was going to be developed by Abstract. We've now attended 2 of the open meetings that have been held to describe the development in great detail. The first one we attended, held by the Rockland Neighborhood Community Association was in held in Fernwood where we were very impressed with what Abstract presented and particularly all the considerations they made to present a proposal which included "all" of the input they had received from the neighbors and included in the project, - but we came away traumatized by the negative and rather vicious behavior displayed by a number of the attendees. – they made their intentions clear –scale back the project considerably to what they wanted to see and they whipped up others to join in with them. In fact many of them weren't even directly impacted.

We most recently attended another presentation held by Abstract at Grace Lutheran Church Feb 22nd 2017, and came away more impressed with a further modified and tweaked project.

Note - We, and 1 other set of our friends, received a flyer in the mail just before the meeting at Grace Lutheran Church thanking us for signing a petition submitted to you and council claiming to have been signed by over 270 people. We had not signed this petition and were annoyed at it's inferences of being against this development project..... and so we're dubious of the so called 270 supporters.

I spoke up at this last meeting, indicating to those that attended, of our support and interest as a place we're looking to live in, and that everyone should consider themselves lucky that a quality builder such as Abstract is building something here, very much suited to the surrounding area and ending up being a beautiful place well suited to Rocklands. - As opposed to some other less pleasing, large and ugly monstrosity built on this site by a builder more interested in making a fast buck.

Thank you for listening and please seriously consider and vote supporting this project development by one of Victoria's premier builders.

Kind regards, Hans and Vanessa Rodenburgh

Noraye Fjeldstad

From: Don Kassa [REDACTED]
Sent: Thursday, February 23, 2017 9:22 AM
To: Lisa Helps (Mayor)
Subject: Proposed Development of 1201 Fort Street / The Truth Centre Site

February 22, 2017

Dear Mayor and Council;

Re: Proposed Development of 1201 Fort Street / The Truth Centre Site

My husband and I are writing in **full support** of the proposed 1201 Fort Street development site by Abstract Developments.

We have lived in our home on St. Charles for approaching 20 years and love the community. However as we age and our friends age, we have all expressed the same idea and had the same discussions about how we downsize within our neighborhood. There are very simply few housing options at present. The development proposed would fill that need for us specifically and those of several of our couple friends in their sixties who want to remain in Rockland .The development is close to downtown and all the amenities; it is located on a major thoroughfare ; and it will retain and preserve the park like ambience of Rockland.

Further the units will, in the custom of Abstract be tasteful, well built, thoughtfully designed and offer a variety of configurations to suit a lot of people.

It is our view that when you live in best city in the world people will come here to live and work. A growing population is inevitable. We need to address housing... not only for those of us aging and wanting to downsize and remain in the neighborhood but for other Victorians migrants wanting to live and work near the town center with less reliance on cars .

We fully support the proposed site and are strongly of the view that we need this development in our community.

It would be very sad if the voices of a few self-interested militants supplant the needs of many.

Sincerely,

Vanessa Rodenburgh

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Wednesday, February 22, 2017 8:58 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Barbara Petersen
Email : [REDACTED]@mail.com
Reference :
Daytime Phone : [REDACTED]

I am writing to indicate my strong support for the proposed development being put forward by Abstract Development at 1201 Fort St. I am a resident at the condo building, 1039 Linden Ave.

I have attended a number of the community and resident meetings that Abstract has held since last spring, including both that were held in our building. From the beginning of the community consultation process they have sought feedback from us and others in the surrounding area and have fostered a very collaborative process of getting input from neighbours and then incorporating that into their project plans as they have evolved. I have seen evidence of that evolution in the site plans and building renderings presented at each of the meetings. Based on my experience at the meeting, the desire of community members as well as those in our building focused mainly on keeping as many of the existing mature trees as possible, maintaining the pedestrian walk-through between Fort and Pentrelew, keeping the single- family dwelling-style of building facing Pentrelew, keeping extra traffic off of Pentrelew, maintaining a significant amount of green space and making sure the design fit in with the esthetic of the Rockland area. I feel they have done that to the best of their ability.

When I look at the Abstract plans and I see the rain-water gardens, the additional trees they will be planting over and above the ones they will be keeping, the permanent well-lit pedestrian walkway, the thoughtful building design, the potential for garden installations from the art gallery and take into account the inclusive and responsive process that Mike Miller and his staff have undertaken with the neighboring residents, I feel confident that the end result will be an asset to the neighbourhood. I also feel that supporting a project that not only incorporates green space but also adds a very reasonable degree of increased density for this part of the city is in the best long-term interests of our community.

While the ideal outcome in many people's minds may have been for the property to have been purchased in order to be a park or community garden, unfortunately that was not the case. Therefore I think to have a company like Abstract create a project that ticks the majority of the boxes brought forward by the residents directly impacted by this property is a very positive result and should be approved. If the building height is not approved, the alternative of having lower but larger buildings will likely result in less green space, fewer mature trees and the loss of many of the features built into the current proposed design.

Thank you very much for your consideration, Barbara Petersen
301 1039 Linden Avenue

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

IP Address: 75.154.241.72

Noraye Fjeldstad

From: Christie Docking [REDACTED]
Sent: Saturday, February 18, 2017 8:12 PM
To: Victoria Mayor and Council
Subject: Proposed Development and Re-Zoning - 1201 Fort Street (the Truth Centre) - Neighbour Feedback

Dear Mayor Helps and Council,

I'm writing regarding the application for re-zoning and proposed development at 1201 Fort Street (the Truth Centre) by Abstract Developments.

I am an owner at 1039 Linden Avenue, one of the apartment complexes that backs onto this property. My unit faces east, directly facing the Truth Centre. Whatever development happens on this property will impact me greatly.

As a person who lives and works downtown, I am pleased to see a number of developments providing high-density living spaces for the city. I walk by a number of them on a daily basis, including:

Black & White (Abstract) - 1033 Cook Street - 75 Units - Junior, 1 & 2 Bedroom
Legato (Alpha) - 960 Yates - 88 Units - Junior 1 & 2 Bedroom, 1 - 3 Bedroom, & Penthouse
The Wade (Amadon) - 1105 Pandora - 102 Units - Studio, 1 & 2 Bedroom, Penthouse
989 Victoria (Cox Developments) - 989 Johnson Street - 206 Units - Studio/Bachelor, 1 Bedroom, Loft, 2 Bedroom, Penthouse

I know there are many others in development across Victoria, including in James Bay and Vic West. This makes me feel confident that a generous supply of high-density housing options are currently becoming available in the city.

This is the primary reason why I feel there is no need to re-zone the property at 1201 Fort Street. The current zoning offers Abstract the opportunity to build a high-density condo development on the front piece of the property (facing Fort St.), while allowing for single family homes to be developed on the back portion (accessed off of Pentrelew Street). This supports the character of the neighbourhood, and potentially offers more diversified housing options than either very small or very expensive condos (or sometimes both) that are currently being proposed.

In summary: I do not support the re-zoning application, and wish for zoning to remain as is.

While I disagree with re-zoning and hope their application is not approved, Abstract has consistently shown themselves to be developers who are interested in speaking with neighbours, listening to our concerns, and adapting their plans to meet our wishes. They have consistently made themselves available, and are clearly passionate about building beautiful projects in the city.

Please feel free to contact me at [REDACTED] or [REDACTED] should you require any more information.

Sincerely,

Noraye Fjeldstad

From: Bridget Frewer
Sent: Wednesday, February 22, 2017 4:57 PM
To: Victoria Mayor and Council
Subject: FW: Google Earth Image 1201 Fort Street

From: Don Cal [REDACTED]
Sent: Monday, February 06, 2017 1:04 AM
To: Lisa Helps (Mayor) <mayor@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Re: Google Earth Image 1201 Fort Street

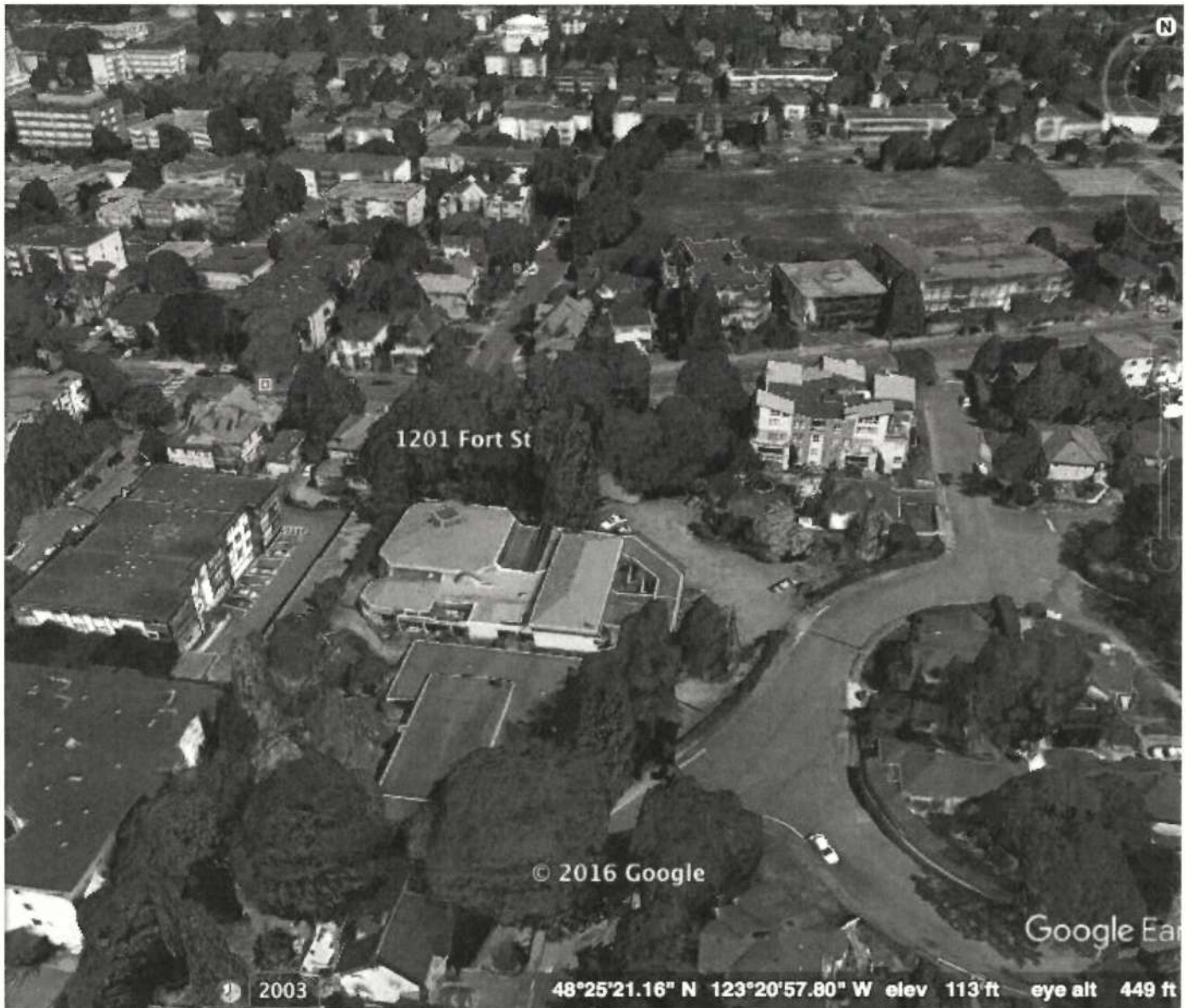
Look at the green richness of Rockland. Compare this to the large buildings starting at the Linden Street Corridor. This developed corridor defines our neighborhood as distinct from the built-up areas.

The re-zoning of 1201 Fort Street / 1050 Pentrelew Place will move those large grey buildings one street closer to the heart of Rockland, a distinct, historic neighborhood. There is no need to overdevelop 1201 Fort Street by allowing the rezoning proposed by Abstract Development. It can be developed to match the green-ness of Rockland by lessening the size of the development to complement the neighborhood. There needs to be less buildings, smaller massing, less height, less density. And, then everyone will win.

More than 50% of the mature trees will be gone. And, during construction some of the chosen trees selected to stay may be destroyed by the blasting or simply poor management. Those trees and the large patch of parking lot will be replaced with buildings, larger buildings than any in the neighborhood. Along Fort Street, the proposed Building A (at 6 stories) will be two stories higher than the condominium at the corner of Fort and Pentrelew. Building B (behind Building A) at 5 storeys will be 1 storey higher than the building along Linden. All of Pentrelew will have an 11 meter high townhouse wall along the entire street. This long stretch of townhouses will be almost as high as the condominium at the corner of Fort and Pentrelew. All these buildings will dominate the entire area. Their scale, their size, their massing are all meant to convey one message: domination. The City of Victoria and the neighborhood will lose.

Don Cal
1059 Pentrelew Place





Google Earth streams the world over wired and wireless networks enabling users to virtually go anywhere on the planet and see places in photographic detail. This is not like any map you have ever seen. This is a 3D model of the real world, based on real satellite images combined with maps, guides to restaurants, hotels, entertainment, businesses and more. You can zoom from space to street level instantly and then pan or jump from place to place, city to city, even country to country.

Get Google Earth. Put the world in perspective.

(<http://earth.google.com>)

Noraye Fjeldstad

From: Lisa Arora [REDACTED]
Sent: Friday, February 17, 2017 10:20 PM
To: Lisa Helps (Mayor)
Cc: Alec Johnston
Subject: Development Proposal -1201 Fort Street

Dear Mayor and Council

I would like to express strong support for the proposed development at 1201 Fort Street. This project will make it possible for 93 additional families to live in and contribute to downtown Victoria. This is a significant accomplishment, especially in the context of significant residential development in the competing Westshore.

This project proposal demonstrates the thoughtful, quality design that Abstract is known for: the buildings are scaled to blend and transition with neighbouring structures and streetscapes, it offers adequate parking, and the aesthetic masterfully blends modern taste with a Rockland feel (a difficult challenge).

As a responsible developer, Abstract has been engaged with stakeholders to evolve the design to address concerns. While Trinity Church once housed a community, these homes will also nest a whole new, micro-community into our neighbourhood. It's exciting to consider how the people who live there's lives will become connected and how they will enjoy what surrounding Fernwood, Oak Bay, Cook Street and Downtown have to offer.

I welcome this opportunity to add density and vibrancy to my neighbourhood and I encourage the City of Victoria to recognize the contributions Mike Miller has consistently made to advance our city. I urge you to approve this proposal. Support quality development of our city while Abstract continues to offer us the confidence of buildings done with excellence.

With respect,

Lisa Arora

(147 Olive Street)

Noraye Fjeldstad

From: Paul Pallan [REDACTED]
Sent: Monday, February 20, 2017 5:48 PM
To: Lisa Helps (Mayor)
Cc: Alec Johnston
Subject: Abstract development at the Truth Centre

Dear Mayor Helps: We wanted to express our clear support for the proposed Abstract project at the Truth Centre. As long time residents of Victoria and, as Rockland residents, we believe that this project should be supported. Firstly, there are a lot of residents living in the overall Rockland area (and nearby Oak Bay) who will be looking, in the near future to downsize from their current residences and will welcome the opportunity to get into smaller but well appointed condos or townhouses. Secondly, we have seen first hand many of Abstracts projects and they always do a great job of producing first class developments which are an asset to the community. Thirdly, it is also an opportunity for younger people to enter the market as the current pricing of single family houses in Rockland would be far beyond their means. Densification needs to be supported near the core of the city. We know that there are some issues that need to be addressed but we also believe that Abstract will work to address these. --Paul Pallan and Elka Nowicka

Noraye Fjeldstad

From: Rod MacDonald [REDACTED]
Sent: Tuesday, February 21, 2017 11:05 AM
To: Lisa Helps (Mayor)
Cc: ajohnston@victoria.ca.
Subject: Proposed Development 1201 Fort Street

Dear Mayor Helps.

As proponents of increased density and a vibrant downtown Victoria, my husband and I are writing in support of the above project. I also feel it is important to advise you I am related through marriage of a family member to the CEO of Abstract Development, Mike Miller.

Abstract Development has built a number of projects in the neighbourhood that my husband and I walk by everyday. The company has put a great deal of time and effort into the look of not only the buildings but the landscaping as well. Having looked at the development plans for 1201 Fort Street I think they have proposed a good mix of residential properties while retaining and enhancing the surrounding greenspace.

As a downtown dweller, I know that development is often frowned upon and increased density scares many. I believe we need more residents and services for a safe and vibrant downtown. I wanted to write to you and express our support for this project, as often the only people who attend the community meetings and speak up seem to be the people who are against any new development.

Sincerely,

Jean McKinnon & Rod MacDonald
808-777 Blanshard Street
Victoria BC V8W 2G9

Noraye Fjeldstad

From: Don Cal [REDACTED].com>
Sent: Tuesday, February 21, 2017 11:35 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 / 1050 Pentrelew Place Development & Population Pressure
Attachments: Victoria's Population.pdf; Demographics.xlsx; Demographics.pdf

1201 Fort Street / 1050 Pentrelew Development and Victoria's Population

This is a little study of Victoria's population growth since 2001 to date and the projections into the future. The data in the enclosed excel file (and pdf) is pulled from Statistics Canada while the projections are from the Victoria CRD and the 2011 Victoria Downtown Core Area Plan.

The first section deals with the entire region of Victoria and its various nearby municipalities, the CRD. In 2001, the projected population in 2016 was going to be 390,000, but only 367,700 now live here. Some 22,230 people did not show up. This error in projection is a common problem in demographics. A much more realistic number to get from this 15 year period is that the actual population growth was less than a little over 12.21% or less than 1% per year, on average.

Fifteen years is a much longer period on which to base one's estimates. This period 2001 – 2016 is particularly rich with diverse economic information as it covers two periods of phenomenal growth ending in serious economic and financial crashes. We are now in the midst of another massive increase in housing prices that can only end in an historically anticipated way. These 15 years should give us a very accurate picture of what the next 15 years and 30 years will mean for our population growth.

Turning specifically to Victoria City proper, the second table shows us that the population of Victoria increased by 11,667 people from the year 2001 to the year 2016. This is an increase of 15.75% over 15 years, or 1% per year. Over this tumultuous period 778 people (on average) moved to Victoria, BC on a yearly basis.

If we use this 15.74% increase per 15 year period, we should expect Victoria's population to increase to 99,296 by the year 2036, and as much as 114,925 people by 2046, or 30 years from now. We can expect 900, on average, new people per year to move to Victoria for the next 15 years, and approximately 1000 new people in the following 15 years.

It should be fairly easy to understand that along the way we will see a temporary surge in population, as increasing house prices propel people to flock to our golden shores. The easy flow of money allows those with access to it, to buy with abandon. And, they do, with the happy assistance of the banks. But, just as quickly, at some point, we will see people disappear. At some point, housing prices will fall. When the profits disappear, we will find that there is no longer any housing shortage, except, of course, for those people who do not have the money. For these people, the marketplace provides no solution to housing. And, as we all know, for the past 30 years, both the federal and provincial governments have not believed that it is part of their concern to help with suitable and stable housing. This deficiency of investment for the public good will make it difficult for many of our citizens to secure adequate housing far into the future.

So, what does an increase of less than 800 people on a yearly basis to Victoria City mean for development? What does an increase of 1% per year mean for housing? According to the World Bank, this modest increase in population is 10% below the GDP growth rate for Canada (1.1 %). As well, this growth in Victoria is 10% above the average for Canada (0.9 %). These are not shocking numbers. A 1% growth in population is not a shocking number. It should not entail a crisis response.

Further, Statistics Canada states that, on average, in British Columbia, 2.5 people live in single-detached houses, while only 1.7 people, on average, live in suites of buildings 5 or more storeys in height. Families with children tend to live in condominiums or apartments of less than 5 storeys. The average for all citizens is 2.3 people per dwelling. Thus, to accommodate 778 people per year, we need $(778/1.7) = 457$ or so condominiums of 5 storeys or above on a yearly basis. If we build a balanced mix of houses, townhouses and lower height apartment buildings we need $(778 / 2.3)$ or 338 units per year. In order to keep up with the

number of people who will move here over the next 15 years, the market needs to supply somewhere between 340 and 460 units of housing per year in the city of Victoria. A public investment in affordable housing provided by the federal and provincial authorities, as well as the city and various agencies, should lessen this number in order to meet the predictable population increase in the coming years.


Do we really need to rezone so many residential properties in order to deal with this natural 1% growth? Do we need to fundamentally alter residential zoning to accommodate this small increase in population? Rather, could we not concentrate our fascination for development in the under-developed real-downtown core? Of the hundreds, possibly thousands, of 1 and 2 storey commercial properties in the real-downtown, could these not be developed to 5 and 6 storeys before we consider spending, indeed, wasting our heritage by destroying 100-year-old residential neighbourhoods with buildings of a height and massing well beyond the norm?

Of course, there are many reasons why commercial developers are interested in quickly spending the wealth of residential neighborhoods. But, should we let them? Should we encourage them to destabilize our residential areas? Is there really a pressing demand to spend this wealth when there are better alternatives? Why destroy our residential heritage with development of the wrong type, when we can enrich our real-downtown core with the development that is so obviously needs?

Don Cal

1059 Pentrelew Place

Victoria, BC



Noraye Fjeldstad

From: John [REDACTED]
Sent: Tuesday, February 21, 2017 2:26 PM
To: Victoria Mayor and Council
Subject: Fw: 1201 Fort St - Proposed Development

From: John [REDACTED]
Sent: February 21, 2017 2:23 PM
To: mayor@victoria.ca; ajohnston@victoria.ca
Subject: Re: 1201 Fort St - Proposed Development

Dear Mayor and Council,

RE: 1201 Fort Street Development Proposal

I am writing to express my support for the proposed development at 1201 Fort Street. As you know, Victoria is experiencing immense growth and this was recently reflected in the recent census that reported that Victoria has grown by 7% in the past 5 years. In addition, home prices continue to surge and rental vacancy rates are at record lows. One short term strategy to address this issue is to increase density and development in the core of Victoria. The proposal at 1201 Fort Street is an example of a proposal that will help enhance the nearby community while providing benefits to all residents of Victoria. Some of the benefits that I anticipate are:

- increased tax revenue for the City of Victoria at a time when capital projects like Crystal Pool, Johnson Street Bridge, Biketoria, and Sewage treatment are coming online
- the development is primarily along Fort Street allowing future residents easy access to the Fort Street bike lanes and access to downtown
- the development will help keep residents and potential workers in the core of the City, which supports local businesses.

I have reviewed many of Abstract's past projects and they have helped to enhance the immediate community around them. This local development company supports many local workers and businesses during development, construction, and post construction. Moreover, I'd like to point out that the 1201 Fort Street Development has addressed many of the specific concerns raised by some of the nearby residents such as:

- Abstract has added trees, a public pathway and art to the development
- They have utilized traditional style townhomes to keep with the local character of the neighbourhood

As a resident and taxpayer of Victoria I would like to cast my support for this project and as my locally elected officials I hope that you support the proposal.

Sincerely,
John Mooney
2650 Belmont Ave.

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

Re-zoning Application 1201 Fort St and 1050 Pentrelew Place, Victoria, B.C.

Dear Mayor and Council:

Please be informed that I am against the Rezoning Application currently before the City Hall because

[] At the meetings with the developer concerns regarding massing, height and traffic were not addressed in the designs.

[] I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive.

[] Because of the size of this development, there will be a lot of blasting of the existing bedrock. I am concerned that blasting may cause irreparable damage to the heritage- and wood-frame buildings in the neighbourhood.

[] The current proposal does not adhere to the Official Community Plan for Victoria, nor does it complement the long-standing historical character of Rockland.

[] The number of people in this new development will overwhelm the neighbourhood. The number of buildings and the height of the buildings in this proposal should be lessened dramatically to ensure the long-standing character of the community and not crowd-out or overwhelm the current occupants and residents.

[] The two multi-family buildings, at 5 and 6 storeys, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, or along the Fort Street Heritage corridor. The number of townhouses in a long wall as proposed for Pentrelew and the extreme height of these townhouses are out of character for the neighbourhood.

[X] I am concerned about the increased traffic caused by this new development. Now, it is able to absorb the ongoing traffic from the Langham Court Theatre and expects an increase in traffic from the new expanded Art Gallery. A smaller development on this site will not overwhelm the residential neighbourhood.

[X] I am concerned about parking in this neighbourhood as no traffic study has been done. I do not believe that this development contains enough parking for its own needs. And, together with the need of parking for the Langham Court Theatre and the new, expanded Art Gallery, the lack of parking on-site will only cause parking problems for the neighbourhood in the future.

[X] A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new OCP.

[] *I have been volunteering ^{attending} for 5 yrs at Langham Court already and have had trouble finding a parking spot. If more parking spots are not made available, I*

Name: Lilyan Holic

Address: #3- 4383 Torquay Dr.

Date: Jan 29/17

will quit volunteering because I can't walk blocks.

Email Address: _____

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

To contact the City or The Mayor
City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

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[☒] The two multi-family buildings, at 5 storeys and 6 storeys, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor. The number of townhouses in a long continuous "wall" as proposed for Pentrelew and the extreme height of these townhouses are out of character for the neighbourhood.

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[☒] A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new Official Community Plan.

[☒] *Down and raised here, I am proud of Victoria especially the amount of arts & theatre. This will close Langham Court. A travesty!*

Name: Robbie Jones

Address: #302 - 240 Douglas St

Date: 01/02/16

PHONE: [REDACTED]
Email Address: [REDACTED]

Lisa Helper - I am very proud of you as our Mayor. Don't let this happen.

Government for the people, not developers

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

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[☒] Because of the size of this development, there will be a lot of blasting of the existing bedrock. I am concerned that blasting may cause irreparable damage to the heritage- and older wood-frame buildings in the neighbourhood.

[☒] The current proposal does not adhere to the Official Community Plan for Victoria, nor does it complement the long-standing historical character of Rockland.

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[] _____

Name: NEVILLE GIBSON

Address: 389 SUNSET AVE, VICTORIA V8S 4L3

Date: 29 January 2017

Email Address: _____

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

To contact the City or The Mayor
City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

Dear Mayor and Council:

Please be informed that I am against the Rezoning Application currently before the City Hall because

[] At the meetings with the developer concerns regarding massing, height and traffic were not addressed in the designs.

[] I am concerned about the number of heritage trees that will be destroyed by the size of this development. A smaller development would allow more of these trees to survive.

[] Because of the size of this development, there will be a lot of blasting of the existing bedrock. I am concerned that blasting may cause irreparable damage to the heritage- and older wood-frame buildings in the neighbourhood.

[] The current proposal does not adhere to the Official Community Plan for Victoria, nor does it complement the long-standing historical character of Rockland.

[] The number of people in this new development will overwhelm the neighbourhood. The number of buildings and the height of the buildings in this proposal should be lessened dramatically to ensure the long-standing character of the community and not crowd-out or overwhelm the current occupants and residents.

[] The two multi-family buildings, at 5 storeys and 6 storeys, are too high for Rockland and exceed in height all multi-family buildings in Rockland, along the Linden corridor, and along the Fort Street Heritage corridor. The number of townhouses in a long continuous "wall" as proposed for Pentrelew and the extreme height of these townhouses are out of character for the neighbourhood.

[] I am concerned about the increased traffic caused by this new development. Now, the neighbourhood is able to absorb the ongoing traffic from the Langham Court Theatre as well as the expected increase in traffic from the new expanded Art Gallery. A smaller development on this site will not destabilize the neighbourhood.

[] I am concerned about parking in this neighbourhood as no traffic study has been done. I do not believe that this development contains enough parking for its own needs. And, together with the need of parking for the Langham Court Theatre and the new, expanded Art Gallery, the lack of parking on-site will only cause parking problems for the neighbourhood in the future.

[] A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new Official Community Plan.

[] I am concerned that you are not listening to the people of this neighbourhood

Name: Diana Stephens, member of AGGV

Address: 1480 A Fairfield Road

Date: Feb 10 2017

Email Address: _____

Holmes and Isherwood

BARRISTERS AND SOLICITORS
NOTARIES PUBLIC

CONSTANCE D. ISHERWOOD, LL.B., Q.C.
T. FOSTER ISHERWOOD, M.A., LL.B. (deceased 2011)

1190 FORT STREET
VICTORIA, B.C.
V8V 3K8

January 6, 2017

Mayor and Council
City Hall
#1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor and Council,

I write as a neighbour of the Truth Centre 1201 Fort Street in Victoria to oppose the new project being presented by Abstract Developments. I am concerned that the density and height of the proposed buildings exceed the maximum for the site's current zoning. Also, the blasting required for the underground parking will pose a danger to all of the surrounding neighbours.

I urge that City Council will require Abstract Developments to present plans more reasonable in terms of height, density, and traffic, and more respectful of the heritage aspect of the property.

Yours truly,

HOLMES & ISHERWOOD

per:

Constance D. Isherwood

CDI:cfi

February 14, 2017.

Mayor and Council
City of Victoria
Victoria, BC, V8P 1P6

Dear Mayor and Councillor,

Re: "Abstract Developments" proposal for development and
rezoning of 1201 Fort Street / 1050 Pentrelew Place.

We are writing this letter as residents of the above neighborhood to voice our utter and complete objection to the above mentioned proposal.

In our opinion, this will be a **monstrosity** that will negatively affect our quality of life and the character of our neighbourhood. Even though there is a need for higher density dwellings, this proposal is **completely out of proportion** to the area around it, which is that of small winding streets with greenery and private residences.

In addition, this proposal is **contrary to the Official Community Plan** for our neighborhood and there is no need to change this OCP in view of the many high-rise apartment buildings being constructed around the downtown perimeter now.

Please preserve our neighborhood and its way of life, which we love. The building that will go up on that lot needs to blend in with its surroundings and not be an eye sore, transforming quiet residential streets to high traffic and dense parking.

Sincerely,



Dahlia and Raphael Beck
3-727 Linden Avenue
Victoria.

Noraye Fjeldstad

From: Maureen Koch [REDACTED]
Sent: Monday, March 20, 2017 6:24 PM
To: Lisa Helps (Mayor)
Subject: support for development 1201 Fort Street

Mayor Lisa Helps
City of Victoria
Victoria, BC

Dear Mayor Helps:

I want to express my support for the development at 1201 Fort Street. (old Truth Centre site)

I am not a market economist, but I understand the concept of supply and demand. Victoria needs to add to the housing supply or housing costs will continue to rise, dangerously out of sync with average incomes. We are creating a generational and economic ghost town of rich tourists and wealthy residents, rather than a healthy city with enough housing for all income levels, for young people starting out and for families. We must not indulge this knee jerk negative reaction to every new development in our city.

"Save Our Neighbourhood" signs are popping up at an alarming rate. You cannot pickle a city. It will change. Higher density is environmentally sustainable, and can enrich the quality of life in a city. We maximize our damage to the environment when we insist on low density. The more widely distributed people are, the greater resources required.

I am very hopeful that this development is successful and I am not worried about a negative impact on my neighbourhood.

Respectfully,

Maureen Koch
794 Langham Court
Victoria, BC

Noraye Fjeldstad

From: Patricia Kidd [REDACTED]
Sent: Tuesday, March 21, 2017 10:25 AM
To: 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); Lisa Helps (Mayor)
Subject: 1201 Fort Street

Dear Mayor and Council:

A significant portion of the residents of the Rockland and Fairfield neighbourhoods have examined and researched Abstract's plans for the re-development of 1201 Fort Street. In concert with them, I have come to these conclusions:

1. That this development is too overwhelming in size
2. Its design is unsympathetic in character to anything in the existing neighbourhood
3. It is too elitist in cost per unit
4. it is too dense in terms of population and vehicular traffic to make it safe for this neighbourhood.

Over the last ten months, throughout meetings in camera and out, Abstract Development has failed to positively address any of the obvious shortcomings and dangers of their design. Indeed, over that time, the company has increased, rather than decreased, the number of units projected in order to protect their profit margin.

A few weeks ago, some of the immediate neighbours were invited to a "mulligan" meeting with Abstract Developments. The aim of the meeting was to address the company's failure to provide a safe and commodious venue for the first community meeting regarding the new development. Miller announced that he had, at his own expense, sent out 1800 letters to the local community within 300 meters of the property. They were to be delivered by Canada Post. This failed. Within ten days of the proposed second meeting, dozens, if not hundreds, of residents living within the 200 meter distance had not receive this notice. Once again, then, Abstract reneged on its responsibility to inform the community and solicit input into what will be a dramatic change to the existing neighbourhood.

During the last formal meeting on at Grace Lutheran Church, Mr. Miller was at pains to convince the audience that he had listened to their concerns. He showed diplomatic skills in his treatment of the audience, but made no efforts whatsoever to concede *in any way* to the concerns expressed over:

1. re-zoning
2. unit costs which put the development into the a luxury category,
3. size,
4. density,
5. traffic patterns,
6. water-table changes,
7. accessibility.

Of the 120 to 150 people who attended the meeting at Grace Lutheran Church only five spoke in favour of the project. One of those was a contractor for Abstract, though he failed to acknowledge this in his self-introduction. *Many* more people spoke against the proposal.

We enthusiastically acknowledge the need to bring responsible development into this neighbourhood, which enriches Victoria's reputation for heritage and beauty in so many ways. We look to you to safeguard this neighbourhood against greedy and irresponsible developers who will diminish, *for generations to come*, the unique architectural and **environmental** riches this neighbourhood has to offer, to the great benefit of the city as a whole.

Yours sincerely,

Patricia C. Kidd

Patricia Kidd, M.A., Cultural Historian
Doctoral Candidate, History, UVic
(home) 1025 Moss Street
Victoria B.C. Canada
V8V 4P2
[REDACTED]

Noraye Fjeldstad

From: Whittaker, Ty [REDACTED]
Sent: Thursday, February 16, 2017 8:23 AM
To: Alec Johnston; Lisa Helps (Mayor)
Subject: 1201 Fort Street Development
Attachments: 1201 Fort Street Letter.pdf

Mayor, council and staff, please see attached my letter of support for Abstract Developments at 1201 Fort Street.

Ty Whittaker

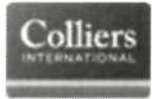
Senior Vice President | Personal Real Estate Corporation

D [REDACTED] | Mobile [REDACTED] | [View my profile](#)

Colliers International

1175 Douglas Street, Suite 1110 | Victoria, BC V8W 2E1 | Canada

Main [REDACTED] | Fax +[REDACTED]



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Noraye Fjeldstad

From: Jess [REDACTED]
Sent: Wednesday, March 15, 2017 1:33 PM
To: Lisa Helps (Mayor); Alec Johnston
Subject: Development on Pentrelew and Fort

Dear Mayor and Council,

My name is Jessica Olafson and I live at 1439 Richardson Road. I wanted to write you to express my feelings on the recent letters and sign posts that have been circulating around our neighborhood regarding the new development on the corner of Pentrelew and Fort. I understand that people are upset about change and most of the time they would like to see their neighborhoods stay the same ... forever. But how can this be? How can we create better living options for people in our communities without development and change? Land is expensive, so why not have options for more people to be able to enjoy this neighborhood.

Rockland is a great community, on the edge of the downtown core. This seems like a great place for more new home options, townhomes, condo's etc for our aging population so they can be closer to the amenities of downtown. Also, it seems a great area for young professionals, or couples wanting the residential feel but who can't afford a single-family home in this area.

I have looked at the plans provided by Abstract Developments and am in full support of this development moving forward. I am happy that Abstract will be taking this on as it seems all their buildings in the past are quite beautiful and great quality and have always added to the neighborhood where they were built.

While I have a young family and am not able to attend all these meetings the neighborhood and Abstract have been holding or come out to speak at any public hearing, it seems that the retired crowd has the time to express their negative feelings towards densification. I would like to think we should be teaching our next generation to be welcoming and accepting of new ideas, new people, and change. I will welcome some vibrancy and new faces to this area when the time comes and I hope that council can see the merits of building communities for the next 50-100 years. Not replicating what has been done before as our city is changing. This doesn't mean we can't keep the charm, the greenery, the quaint feeling of Victoria, just that we really should be open to change and looking forward to what is best in the long run.

Sincerely,

Jessica Olafson

Sent from my iPhone

Noraye Fjeldstad

From: JANE A MILLER [REDACTED]
Sent: Wednesday, March 08, 2017 8:50 PM
To: Victoria Mayor and Council
Subject: Rezoning for Pentrelew

Mayor & Councillors,

On Feb 22/17, I attended a community meeting hosted by Abstract Developments--regarding the re-development of the former Truth Centre at Fort St & Pentrelew. I understand this was Abstract's 16th meeting with concerned citizens of the neighbourhood. I am a resident of Rockland, although not in the immediate area of concern. I have two friends who live in heritage homes in Rockland, who are looking to downsize and remain in Rockland. As a retired interior designer who has a passion for real estate--I am often asked for my opinion on builders and buildings. I was at the meeting not to speak, but to observe.

First off, I was most impressed with the detailed research, presentation, and visual aids made by Mike Miller, president and founder of Abstract and his team--which included his lead architect, landscape architect, Zebra design associate etc. I thought they went to extraordinary lengths to explain the project.

Unfortunately--as is always the case--Naysayers have the most prominent voice. They spoke first, and passionately. But I also noticed most left after they had said their statements. The naysayers would have learned more about the development, had they stayed and listened to the Abstract team answer questions. By the time the supporters spoke up, they were 'speaking to the choir'.

I would like to express my support of this project, because I felt many people who spoke up against the project, did not have a clear understanding of how re-zoning works. I felt many of the Naysayers were stuck on the existing zone regulations, without giving some leeway for future density for a growing city. Nor willing to give the developer higher density in leu of the green space, public pathway, and underground parking he was offering.

Personally, having worked with many builders in the USA, I think we are most fortunate to have a builder like Mike Miller, who cares deeply about what he builds in Victoria. He is not an out-of-towner who comes in, and builds out the lot to the maximum.

Please consider Abstract's proposal as an opportunity to beautify that part of Fort St, and to provide much needed *new* housing in Rockland--within walking distance of downtown--which would suit both younger residents or retirees, who want to downsize. There is so little new construction in Rockland, and not everyone wants to spend the time and expense renovating.

Thank you for your attention to this matter, and I trust reason will prevail at council.

Jane A Miller
#6-1770 Rockland Ave

Victoria, BC

Noraye Fjeldstad

From: Griffin Lewis [REDACTED]
Sent: Tuesday, February 28, 2017 12:26 PM
To: Lisa Helps (Mayor); Alec Johnston
Subject: 1201 Fort Street, Victoria, BC

Some years ago, as an introduction to my son of the various types of religions functioning in Victoria, he and I attended the Truth Centre church on Fort Street for a year or so. As a result of that, I became quite familiar with the building and the surrounding property.

I have no financial interest in whether the proposed Abstract development proceeds or not, but I do feel that the suggested program from Abstract is sensitive to the property, and adds density in a manor that fits with growth along that corridor.

I hope you will support the development scheme being put forward for your decision.

--

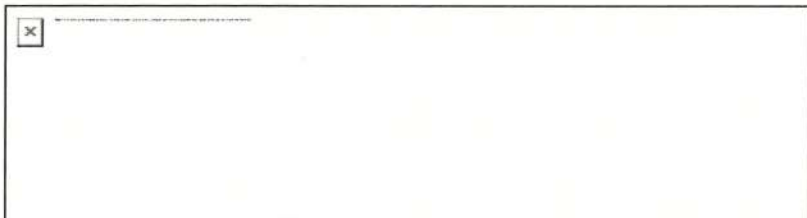
Griffin Lewis

Managing Broker / Partner

D [REDACTED]

C [REDACTED]

[REDACTED]



Noraye Fjeldstad

From: Geanine Robey [REDACTED]
Sent: Friday, March 03, 2017 2:23 PM
To: Victoria Mayor and Council
Subject: RE: 1201 Fort St/1050 Pentrelew Development Proposal Missed Heritage Screening
Attachments: 1201FortHERITAGE.pdf

Please find attached my letter regarding another process issue with Abstract Developments' proposal for 1201 Fort/1050 Pentrelew. Thanks in advance for your attention to this matter. Would you kindly confirm receipt of my letter?

Sincerely,
Geanine Robey

Noraye Fjeldstad

From: Gillian Ley [REDACTED]
Sent: Thursday, March 02, 2017 5:44 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); cthorton-joe@victoria.ca; Margaret Lucas (Councillor); Geoff Young (Councillor)
Subject: Re: Proposed Development 1201 Fort St. and 1050 Pentrelew Pl.
Attachments: Abstract Letter of Recommendation.pdf

Dear Mayor Helps and Council -
Please see the attached.
Best Regards,
Gillian
Gillian Ley
Interior Designer/Artist



"Either that wallpaper goes, or I do."
~Oscar Wilde
{As he lay dying in his Paris Apartment}

Noraye Fjeldstad

From: Alnoor [REDACTED]
Sent: Friday, March 03, 2017 11:19 AM
To: Lisa Helps (Mayor)
Cc: Alec Johnston
Subject: 1201 fort st

Dear Mayor and Council,

We need more housing in the right places, and along an arterial, like Fort, within walking distance to downtown and all its amenities is the perfect fit and the Truth Center site is the perfect location as this site is largely under used. Balancing that while protecting some of Victoria's natural asset is a challenge and I don't envy your role in guiding the city during the growth it has been and continues to go thru. Firstly, Abstract has a history of delivering high quality and successful projects in Rockland and the Victoria area and secondly are a highly-sought after and responsible developer.

Abstract has managed to propose a project that both provides adequate housing while largely preserving the site and it's natural assets. Abstract has gone further by enhancing the natural assets through additional trees, a public pathway and public art, which should be applauded. The traditional style townhomes are in keeping with residential character and will compliment the homes along Pentrelew.

Please accept this letter as my vote of support for this project.

Sincerely,

Alnoor Lakhani
219 Howe St
Victoria, BC

Noraye Fjeldstad

From: Farzad Hassani [REDACTED]
Sent: Wednesday, March 01, 2017 8:26 PM
To: Lisa Helps (Mayor)
Cc: Alec Johnston
Subject: 1201 Fort Street

Dear Madam Mayer,

I am the owner of 1195 Fort street and I would like to let you know that I am in favour of the general outline of the proposed project by Abstract in 1201 Fort Street.
please don't hesitate to contact me for any further clarification.

Best Regards,

Farzad Hassani DDS

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Tuesday, February 28, 2017 9:37 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Michelle Dobie

Email : [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Hello

My name is Michelle Dobie and I live at 1025 Linden Avenue. My apartment faces the beautiful green space at the back of 1201 Fort Street. I understand the property has been recently sold and new development will occur which I have read about in the paper. Yesterday, February 27th, I went home early because I was not feeling well. At approximately 11:30 a.m., I heard a bulldozer and looked outside my window and saw the bulldozer digging up the greenspace. There was also another man digging with a shovel. The bulldozer left and I flagged down the man with the shovel from my balcony and asked him what was happening. He said the land was bought and the new developers have hired them to remove the soil and bring it to the front of the property. He then also said they were removing a tree. As you can imagine, I was very upset and asked him who the developers are and he would not tell me. He said he would ask the man driving the bulldozer to talk to me. I waited and the man in the bulldozer came back and told me they are redeveloping the entire green space. I am absolutely devastated. I did not receive any notification as to when this may start or have any say in the matter. My apartment windows and balcony are approximately 10 feet away from the green space. The impact to my life and my home is undeniable.

I have lived here for 13 years and have photos of Great Horned Owls, Barred Owls, Coopers Hawk, Northern Flickers, humming birds, deer, raccoons and many other wildlife species living in this space. I hope you can help me protect this wildlife sanctuary. It would be a great loss for the wildlife as well as the large beautiful cedar trees, flowering trees amongst many other beautiful green shrubs that have been growing there for many years.

I was not made aware of when they would start destroying this beautiful green space. Even though I am a renter and not a property owner, I think legally, they need to notify any residential tenants considering the impact the development will have on our life and home.

Thank you your time and I look forward to hearing from you soon.

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

IP Address: 24.108.166.167

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

To contact the City or The Mayor
City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

Dear Mayor and Council:

Please be informed that I am against the Rezoning Application currently before the City Hall because

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☐ Because of the size of this development, there will be a lot of blasting of the existing bedrock. I am concerned that blasting may cause irreparable damage to the heritage- and older wood-frame buildings in the neighbourhood.

☐ The current proposal does not adhere to the Official Community Plan for Victoria, nor does it complement the long-standing historical character of Rockland.

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☐ I am concerned about the increased traffic caused by this new development. Now, the neighbourhood is able to absorb the ongoing traffic from the Langham Court Theatre as well as the expected increase in traffic from the new expanded Art Gallery. A smaller development on this site will not destabilize the neighbourhood.

☐ I am concerned about parking in this neighbourhood as no traffic study has been done. I do not believe that this development contains enough parking for its own needs. And, together with the need of parking for the Langham Court Theatre and the new, expanded Art Gallery, the lack of parking on-site will only cause parking problems for the neighbourhood in the future.

☐ A new community development plan for Rockland will be coming at some point in the near future, and the dramatic zoning changes in this proposal should not be accepted before this plan is formulated by the community and incorporated by City Hall in the new Official Community Plan.

☐ *I very much concur with the concerns expressed in this letter. Maintaining Victoria as a special liveable city should always be in forefront of decisions.*

Name: Lina Berlin

Address: 3910 Shorncliffe Ave. S

Date: Feb. 3, 2017

Email Address: [REDACTED]

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

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☐ _____

Name: Rick Burns

Address: 4/4-1063 FOUL BAY RD

Date: Feb 1 2017

Email Address: 

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

To contact the City or The Mayor
City of Victoria: www.victoria.ca
Email: mayor@victoria.ca
Telephone: Mayor: 250-361-2000

Re-zoning Application 1201 Fort Street and 1050 Pentrelew Place, Victoria, B.C.

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☒ I am a patron of Langham Court, love the theatre but parking is ever difficult at this time. You will kill Langham Ct Theatre if you let this plan go through. Is the "almighty dollar" speaking again??

Name: YVONNE WHITE

Address: 302-220 Douglas St

Date: January 30/17

Email Address: [REDACTED]

Noraye Fjeldstad

From: Douglas Curran [REDACTED]
Sent: Wednesday, February 15, 2017 10:55 AM
To: 1201@abstractdevelopments.com
Cc: Victoria Mayor and Council
Subject: Shortcomings with regard to your February 10 notice, re: 1201 Fort Street

Hello Mr. Miller,

I received your February 10th letter a few days ago, the first time my household was included in distribution of material relating to your 1201 Fort proposal. This situation is problematic, since reports received from several neighbourhood residents - all living closer to the proposal location than myself, including on Pentrelew itself, were not recipients of this most recent notice.

Given the confusion and inadequacy (space, location, A/V equipment, etc.) evident at the January 12th meeting, it would seem incumbent on Abstract to convene another meeting, but one properly constituted and following the Victoria's established public process policy, including adequate notice to Rockwood's CALUC. To my view, and that of others, the plan laid out in your February 10th letter falls short, as does adequate and thorough notice within the 200 metre defined radius.

In total, you might be best advised to step back, re-organize and begin again, fully and adequately prepared to engage with the community. You are correct in alluding to *"unresolved challenges with the current proposal"* being of primary concern.

There remain deep questions as to whether or not it is essential that *"...a large change to your neighbourhood compared to the existing conditions you have enjoyed for so many years"* is necessary or advisable, given the number of other developments initiated and in process within the Urban Residential core areas.

It should be noted that those most directly affected by your self-admitted *"large change"* have not railed against all redevelopment, but have called for more modest change of scale and form. This is especially of concern given that by your own admission, your proposal represents difficulties due to *"the constraints of the site"*. It is difficult to contemplate that you are seeking public relief due to your self-inflicted injury in this matter.

I look forward to hearing that Abstract has taken a meaningful pause, integrated the community concerns and reflected on its own errors in the manner and form of advancing their 1201 Fort Street proposal.

regards,

Doug

Douglas Curran
1161 Burdett Avenue, Victoria
British Columbia V8V 3H3

Noraye Fjeldstad

From: Kam Lidder [REDACTED]
Sent: Friday, February 03, 2017 11:20 AM
To: Pam Madoff (Councillor); The Junes; Janet Simpson; Victoria Mayor and Council;
Jonathan Tinney; Alec Johnston
Subject: Fwd: January 12 meeting

FYI - Message from Neighbour re: 1201 Fort St Meeting

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

From: gail davidson <[REDACTED]>
Date: Wed, Feb 1, 2017 at 5:47 PM
Subject: January 12 meeting
To: 1201Fort@gmail.com

Hello,

I would like to note that I did attempt going to the meeting on January 12 in Fernwood, but could not find a parking space nearby. Unfortunately at times my health does not allow me to walk very far without getting overly fatigued. At around 6:50 I noticed that people were already leaving the premises, so just went home.

Regards,

Gail Davidson

**PETER W. SCHROEDER
DAGMAR SCHROEDER-HILDEBRAND**

To:
City of Victoria

mayor@victoria.ca
ajohnston@victoria.ca

TO WHOM IT MAY CONCERN

Re: Approval of Development Plan "Abstract Developments"
1201 Fort Street

Ladies, gentlemen,

We are writing to you in support of the development of the area of Victoria Truth Centre by "Abstract Developments".

We live in the "neighbourhood" (1-840 Pemberton Road) and are familiar with the plans of "Abstract Developments".

Our reasons for support:

We are satisfied customers of "Abstract Developments". We live now for 14 years in a townhouse built by the company. We know of the fine quality of its buildings, and its commendable customer care that does not end with the conclusion of the building phase. Witnessing the planning period of our future home we appreciated the company's willingness to incorporate neighbour's objections and suggestions in their planning.

We, now 75 and 74 years old, chose our home in Upper Fort Street for the same reasons the future residents at the development of the area of Victoria Truth Centre will appreciate: Close to shopping, entertainment, social services, public transportation, schools, and medical services (MD's, LifeLabs and Hospital).

The location of the development will therefore attract young families with children and seniors, a desirable demographic mix; furthering the stated - and recommendable - goals of the local government.

The development will, in addition, enhance the quality of life not only for its future residents but also for established residents in the neighbourhood: The area in its current state is underused and of limited use for recreation like walking. The finished project will present possibilities for activities in a safe and "green" environment: With public walkways, additionally planted mature trees, lightning, rainwater gardens, other water features and objects of art.

The project, when finished, will be a place for the community (the newcomers and their "old neighbours") to "come together". It has already started with "Abstract" sponsored community involvement.

We, the undersigned, look forward to the approval of the project by the City of Victoria and the finished work of "Abstract Developments".

With best regards,

The block contains two handwritten signatures. The first signature on the left is for Peter W. Schroeder, written in dark ink. The second signature on the right is for Dagmar Schroeder-Hildebrand, also in dark ink.

Peter W. Schroeder

Dagmar Schroeder-Hildebrand

26 February 2017

Her Worship Mayor Lisa Helps and Council
City of Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

February 27, 2017

Re: Proposed Development at 1201 Fort Street

Dear Mayor Helps and Council,

I am writing to you in support of Abstract Developments' proposed project at 1201 Fort Street.

I am the new owner of 1617 Rockland Avenue, a Heritage Registered multi-unit rental property located in close proximity to the proposed project. Additionally, I am a small business and commercial property owner within the City, and a life long Victoria resident.

I strongly believe the proposed development at 1201 Fort Street is a well-planned, environmentally sound project, which will meet the many varying needs of residents and attract more young families to the area. This mix of residential formats and overall density captures what I believe to be just what the area is in need of, and aligns well with the OCP.

As we are all aware, the City, and in particular downtown, is in critical need of additional housing of varied sizes and price points. I truly believe this project meets this need in a manner that preserves the historical sense of the property. I appreciate the efforts Abstract Developments has made to accommodate the public's feedback; and feel the addition of rain gardens and additional Garry Oak plantings will preserve a vast amount of green space which will become a legacy for present and future Victorians.

I encourage you to support this project and help create a new, vibrant community that would serve as a wonderful transition from downtown to upper Fort Street; and draw young families and hard-working individuals back to the area.

Sincerely,



Scott Travelbea

Alicia Ferguson

Subject: RE: 1201 Fort Street

From: Patricia Kidd

Sent: Tuesday, March 21, 2017 10:25 AM

To: Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>

Subject: 1201 Fort Street

Dear Mayor and Council:

A significant portion of the residents of the Rockland and Fairfield neighbourhoods have examined and researched Abstract's plans for the re-development of 1201 Fort Street. In concert with them, I have come to these conclusions:

1. That this development is too overwhelming in size
2. Its design is unsympathetic in character to anything in the existing neighbourhood
3. It is too elitist in cost per unit
4. it is too dense in terms of population and vehicular traffic to make it safe for this neighbourhood.

Over the last ten months, throughout meetings in camera and out, Abstract Development has failed to positively address any of the obvious shortcomings and dangers of their design. Indeed, over that time, the company has increased, rather than decreased, the number of units projected in order to protect their profit margin.

A few weeks ago, some of the immediate neighbours were invited to a "mulligan" meeting with Abstract Developments. The aim of the meeting was to address the company's failure to provide a safe and commodious venue for the first community meeting regarding the new development. Miller announced that he had, at his own expense, sent out 1800 letters to the local community within 300 meters of the property. They were to be delivered by Canada Post. This failed. Within ten days of the proposed second meeting, dozens, if not hundreds, of residents living within the 200 meter distance had not receive this notice. Once again, then, Abstract reneged on its responsibility to inform the community and solicit input into what will be a dramatic change to the existing neighbourhood.

During the last formal meeting on at Grace Lutheran Church, Mr. Miller was at pains to convince the audience that he had listened to their concerns. He showed diplomatic skills in his treatment of the audience, but made no efforts whatsoever to concede *in any way* to the concerns expressed over:

1. re-zoning

2. unit costs which put the development into the a luxury category,
3. size,
4. density,
5. traffic patterns,
6. water-table changes,
7. accessibility.

Of the 120 to 150 people who attended the meeting at Grace Lutheran Church only five spoke in favour of the project. One of those was a contractor for Abstract, though he failed to acknowledge this in his self-introduction. *Many* more people spoke against the proposal.

We enthusiastically acknowledge the need to bring responsible development into this neighbourhood, which enriches Victoria's reputation for heritage and beauty in so many ways. We look to you to safeguard this neighbourhood against greedy and irresponsible developers who will diminish, *for generations to come*, the unique architectural and **environmental** riches this neighbourhood has to offer, to the great benefit of the city as a whole.

Yours sincerely,

Patricia C. Kidd

Patricia Kidd, M.A., Cultural Historian
Doctoral Candidate, History, UVic
(home) 1025 Moss Street
Victoria B.C. Canada
V8V 4P2

March 29, 2017

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

Mayor and Members of Council,

Subject: Redevelopment of 1201 Fort Street

Currently, trying to find a new home in the Cook, Fort and Fairfield area is becoming an ever-growing challenge. I am in full support of the redevelopment proposed at 1201 Fort Street as it greatly enhances the surrounding streetscape and delivers an increase in the number of homes, which will significantly benefits those wishing to live in that neighbourhood. The building enhances the street by providing modern urban architecture highlighting the best of the neighbourhood that surrounds the site.

As a resident who lives close to the proposal at 1020 View Street, I know that having a healthy number of homes in the area will help small local businesses that rely on local foot traffic and will allow residents to walk to and from their daily errands.

Please support this project to help enhance our vibrant city.

Sincerely,

A handwritten signature in black ink, appearing to be 'MF' followed by a long horizontal stroke.

Marc Foucher

1507-1020 View Street
Victoria, BC
V8V 4Y4

Alicia Ferguson

Subject: RE: Mayor and Council email

-----Original Message-----

From: webforms@victoria.ca [mailto:webforms@victoria.ca]
Sent: Tuesday, March 28, 2017 2:10 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Mayor and Council email

From: Anne Landry

City of Victoria Mayor and City Council

#105 – 1225 Fort Street
Victoria BC V8V 4R2

March 28, 2017

Re: Abstract Development Proposal 1201 Fort Street/1050 Pentrelew Place

Dear Mayor and Council,

We own a condominium at #105 – 1225 Fort Street, in the SE corner of the building, directly adjacent to the Abstract development proposal at 1201 Fort Street /1050 Pentrelew Place. We signed a petition letter opposing the development, initially based on the height (five and six storeys) of the proposed condo buildings and height of the townhouses (11m). We later learned that a public walkway linking Fort Street and Pentrelew Place would pass directly behind our ground floor unit right next to the fence opposite our patio. We are concerned about the potential for disturbance (noise and foot traffic) to our privacy, as well as shading from the closest townhouse.

We contacted Mike Miller, President of Abstract Development, with our concerns. He and Korbin DaSilva, a member of his staff, responded quickly and met with us twice, first at our home and later at their office. We discussed our concerns about the public walkway and the shading and they took our concerns seriously. They provided shade models and more significantly, made modifications to the public walkway design which would accommodate 0.6m of landscaping on their side of the fence. They committed to building a solid fence along the walkway (the current fence at 1225 Fort Street is not solid) and putting in landscaping on both sides of the fence to help provide a visual and sound barrier between our condo and the walkway.

We still feel that the height of the condo buildings is too high for this neighbourhood and think that four storeys would be more in keeping with the current neighbourhood. That said, we appreciate the Abstract's efforts to carefully listen to our concerns and mitigate the impact of the walkway and we no longer oppose the proposed development.

Yours sincerely,

Anne Landry and Rosanne Konrad

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly

prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 70.67.202.89

**PETER W. SCHROEDER
DAGMAR SCHROEDER-HILDEBRAND**

To:
City of Victoria

mayor@victoria.ca
ajohnston@victoria.ca

TO WHOM IT MAY CONCERN

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Peter W. Schroeder

Dagmar Schroeder-Hildebrand

26 February 2017

Noraye Fjeldstad

From: Patricia Kidd [REDACTED]
Sent: Tuesday, March 21, 2017 10:25 AM
To: 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); Lisa Helps (Mayor)
Subject: 1201 Fort Street

Dear Mayor and Council:

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Yours sincerely,

Patricia C. Kidd

Patricia Kidd, M.A., Cultural Historian
Doctoral Candidate, History, UVic
(home) 1025 Moss Street
Victoria B.C. Canada
V8V 4P2


1020 Pentrelew Place
Victoria, BC

[REDACTED]

February 14, 2017

MAYOR'S OFFICE

FEB 14 2017

VICTORIA, B.C.

Mayor and Council,
1 Centennial Square,
Victoria, BC
V8W 1P6

**Re: Abstract Development's proposal for 1201 Fort Street /1050 Pentrelew
as presented to the Community on January 12, 2017**

Dear Mayor Helps and Councillors,

On behalf of the residents most closely impacted by the proposed development, we are enclosing a letter that expresses the reasons why we are opposed to Abstract's proposal for the Truth Centre property.

Attached to the letter are the signatures of **272** Victoria residents from Rockland, Fernwood and Fairfield who are also opposed to Abstract's vision for that site. These signatures were collected between January 23 and February 12, 2017.

What happens there, does not only affect the nearby residents, it affects Victoria. It affects us all.

Sincerely,



Donald and Sally Hamilton, and Deborah Hartwick

On behalf of Interested and concerned Neighbours (attached)

Mayor and Council
City of Victoria
Victoria, BC V8P 1P6

January 23, 2017

Dear Mayor and Council Members,

Re: Abstract Developments Proposal for 1201 Fort Street and 1050 Pentrelew Place

We are the neighbours affected by the proposed development of the Truth Centre property.

We are supportive of development in the city but we object to Abstract Developments' proposal. The unreasonable scale, height, massing and lack of respect for the neighbourhood and the Fort Street heritage corridor concern us gravely.

Abstract proposes two outsized condominium buildings, one of six storeys and another five storeys, and "a wall" along Pentrelew Place of twelve townhouses, eleven meters in height. It greatly exceeds what the current zoning allows and what the OCP envisions for Rockland.

173 bedrooms, 300+ residents and 113 parking stalls will greatly affect our area's winding streets that are already well used due to the increasing popularity of the Art Gallery of Greater Victoria and the Langham Court Theatre.

Abstract has not provided any concrete reasons that justify changing the Official Community Plan (OCP) or zoning for this new development.

The OCP calls for sensitive, gradual transitions. The proposed development is neither. We know that a local area plan for the Rockland neighbourhood is to be undertaken in the coming months. We ask Council not to pre-empt this important community process by approving this site-specific zone for this outsized project.

We would accept a multi-unit building facing Fort Street that complements the neighbouring buildings on either side of the Fort Street heritage corridor but does not dominate them. In addition, we would accept single family dwellings at a maximum height of 7.6 metres at the rear of the property that comply with its current R1-B zoning, with all the greenspace such zoning entails. Such a development would provide a reasonable, gradual transition between the "Urban Development" and "Traditional Development" as detailed in the OCP.

We trust that you will reject this proposal and we assume that Abstract Developments has a contingency, or fallback, position. We are worried the fallback proposal will also be excessive, but that Abstract will claim that in comparison with the first proposal, the fallback version will have made large concessions to address community concerns. Should such a situation arise, we ask that you consider the new proposal as a standalone, not as a "compromise" to this extreme proposal.

We strongly believe that the scale of the current proposal is excessive and incompatible with the neighbourhood character. It must be rejected, and the developer must return with a proposal of a more reasonable scale for this historic residential neighbourhood.

Sincerely,

The Neighbours (see attached signatures)

(Please direct queries to [REDACTED])

Community Letter to Victoria City Council


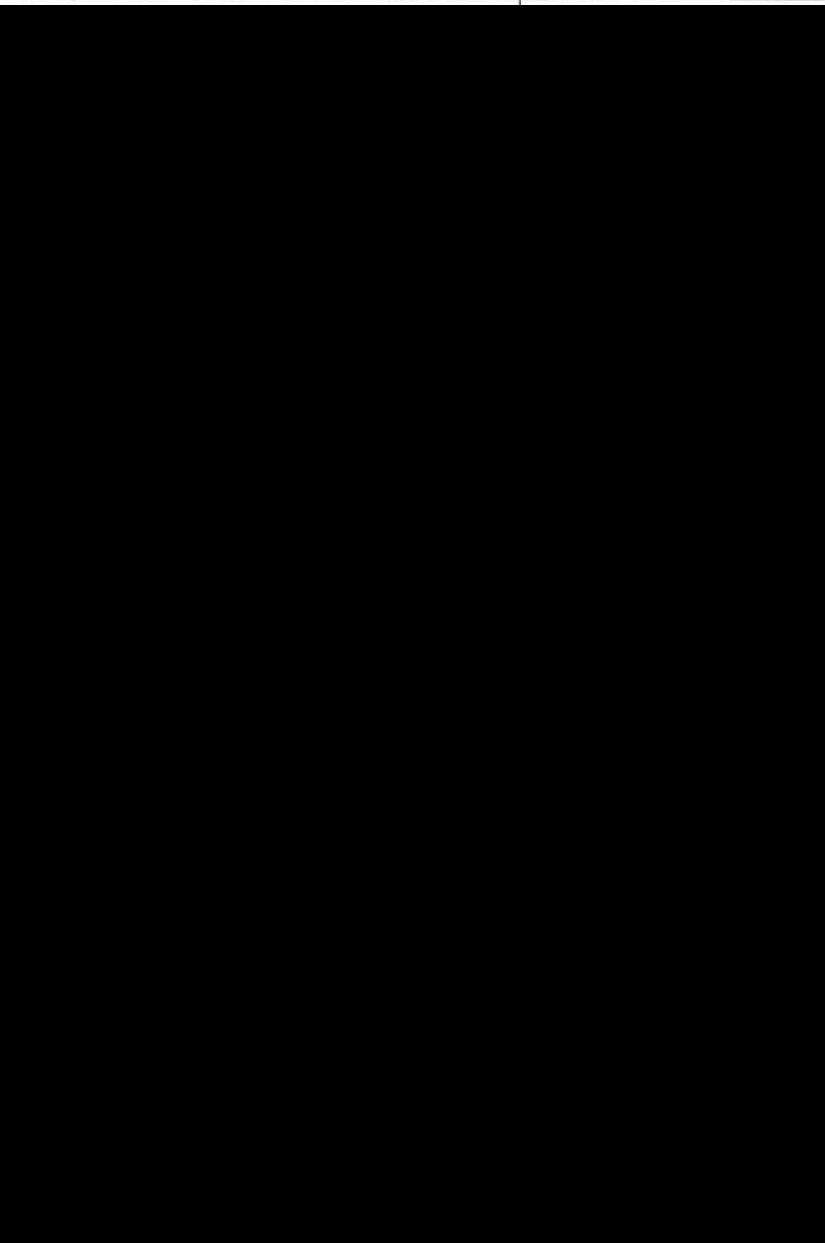


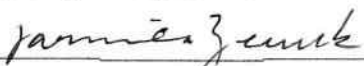
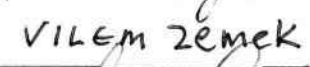

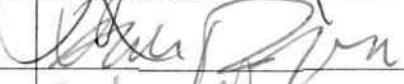
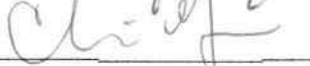





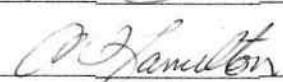



Citizens Opposed to Abstract Developments Proposal for 1201 Fort Street and 1050 Pentrelew Place

Date	Printed Name (First / Last)	Signature	Address	Email Address	
1/23/17 ✓	NOËL TAYLOR	Noel Taylor	1010 Pentrelew Pl		
1/23/17	Joan Fraser	Joan Fraser	" " "		
1/23/17	Jessica Moll	Jessica Moll	1000 Pentrelew Pl.		
1/23/17	Koum Hammond	Koum Hammond	1000 Pentrelew Pl		
1/23/17	Leting Cai	Leting Cai	" " "		
1/23/17	C. Daryl Hammond	C. Daryl Hammond	" " "		
1/23/17	Hayley Parrett	Hayley Parrett	1000 Pentrelew pl.		
1/23/17	STEVEN PANTAZOPOULOS	Steven Pantazopoulos	1218 ROCKLAND AVE		
1/23/17	W. Sky Chaytor	W. Sky Chaytor	1227. Rockland Ave		
1/23/17 ✓	JEAN LEMAY	Jean Lemay	812 LANGHAM COURT		
1/23/17	DON JEN ILLINGWORTH	Don Jen Illingworth	808 LANGHAM CT.		
1/23/17	JEN ILLINGWORTH	Jen Illingworth	" "		
1/23/17	CHRIS BOBROW	Chris Bobrow	{ 798 Langham Ct		
1/23/17	LISE CHARTARD	Lise Chartard	{		
1/23/17	BRIAN O'FLYNN	Brian O'Flynn	790 LANGHAM CT		
1/23/17	DON M. LACHLAN	Don M. Lachlan	1258 Rockland Ave		
1/23/17	FRANCES MOLACHLAN	Frances Molachlan	ditto		

Community Letter to Victoria City Council

Citizens Opposed to Abstract Developments' Proposal for 1201 Fort Street and 1050 Pentrelew Place

3

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
Jan 25 2017	SALLY HAMILTON		1020 Pentrelew Place		
"	DONALD HAMILTON		" "		
Jan 25 '17	Catherine Clinton		1021 Pentrelew Pl.		
Jan 26 / 2017	Jarmila Zemek		1029 Pentrelew Pl.		
26/26/17	Vilem Zemek		1029 PENTRELEW PL.		
Jan 26 / 2017	LYNETTE KISSOON		1025 PENTRELEW PL		
"	LAELA DOUGLAS		1025 PENTRELEW PL		
Jan 26 / 17	Chris Douglas		1025 Pentrelew Place		
Jan 26 / 17	Louise Watt		1015 Pentrelew Place		
JAN 28 / 17	JIM FIELDS		1035 PENTRELEW PLACE		
28-JAN-2017	WOODROW DANDA		1075 PENTRELEW PLACE		
28-Jan-2017	David McCarrach		1075 pentrelew place vic.		
28 Jan 2017	Kam Kidd		1252 Wilspercer place		
28 Jan 2017	Art Hamilton		1035 Moss St Victoria V8V4P2		
28 Jan 2017	James Fern Hammond		1000 Pentrelew Place, V8V4J4		
28 Jan 2017	James Hammond		1000 Pentrelew Place, V8V4J4		
28 Jan 2017	Lee Ludsen		9-735 Moss St V8V4N9		

Citizens Opposed to Abstract Developments Proposal for 1201 Fort Street and 1050 Pentrelew Place

Printed Name	Signature	Address	Contact (phone or email)	Date
TERESA FORBES	<i>T. Forbes</i>	1010 GILLESPIE PLACE VICTORIA BC		Jan 26/2017
DOUG FORBES	<i>D. Forbes</i>	1010 GILLESPIE PLACE		Jan 26/2017
STUART DRINKER	<i>Stuart Drinker</i>	1330 Rockland Ave		26 Jan '17
GRAHAM AITKEN	<i>Graham Aitken</i>	1342 ROCKLAND AV.		26 JAN 17
JOHN MILROY	<i>John Milroy</i>	921 ROYAL TERRACE		26 Jan 17
CREA MILROY	<i>Crea Milroy</i>	921 Royal Terrace		Jan 26/17
Jane Ritenour	<i>Jane Ritenour</i>	940 Royal Terrace		Jan 26, 2017
Laurence Smith	<i>Laurence Smith</i>	907 Royal Terrace		JAN 26/17
Sherrill Howard	<i>Sherrill Howard</i>	1350 Rockland		Jan 26/17
Charles Howard	<i>CDD Howard</i>	"		"
Steve Jones	<i>Steve Jones</i>	1541 Rockland Ave		Jan 26/17
CHARIS BURKE	<i>Charis Burke</i>	1509 Rockland Ave		Jan. 26, 17
Chris Tougas	<i>Chris Tougas</i>	1385 Rockland Ave		Jan 26/17
Bruce Spraul	<i>Bruce Spraul</i>	721 Robleda Cr.		Jan 26/17
JOE TRUMMER	<i>J. Trummer</i>	717 ROBLEDA		JAN 26/17

Community Letter to Victoria City Council
Citizens Opposed to Abstract Developments' Proposal for 1201 Fort Street

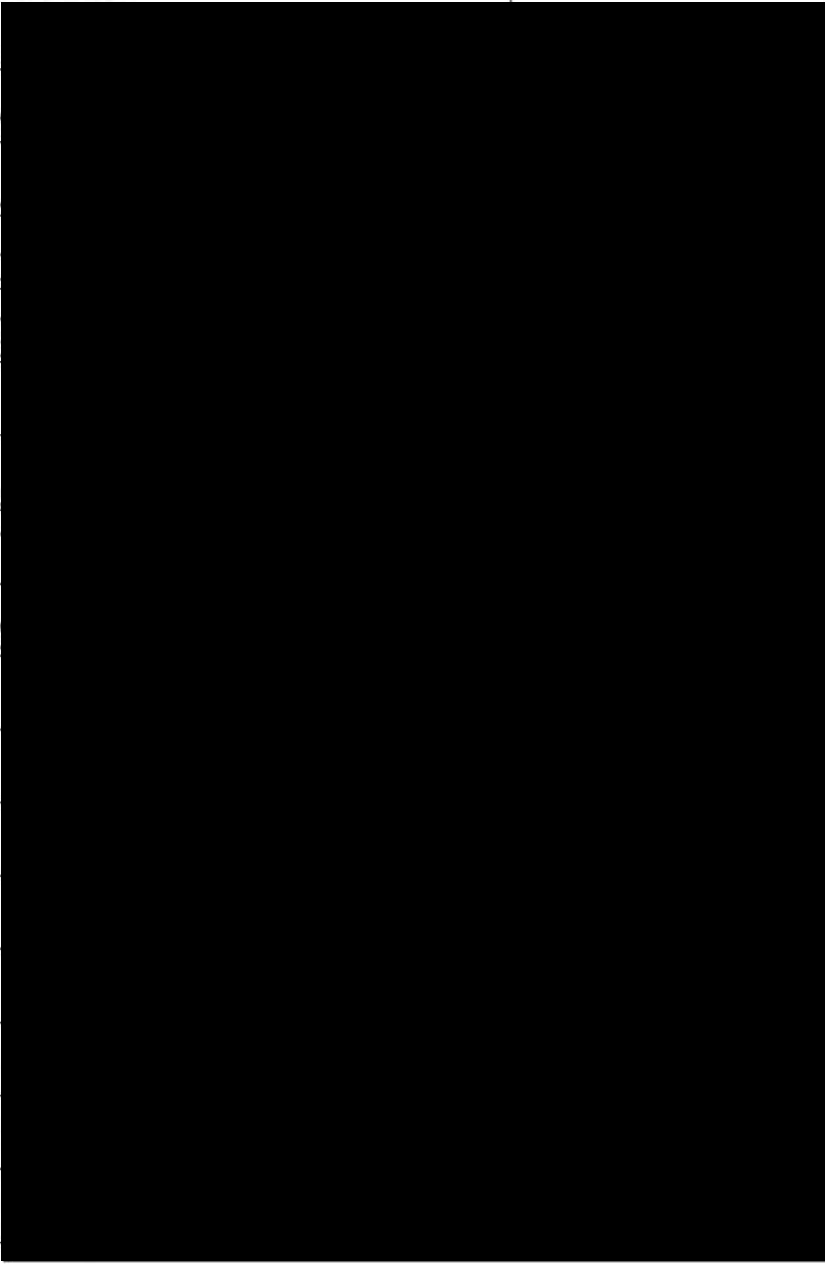
Date	Printed Name (First / Last)	Signature	Address		
27/1/2017	RICK STYLES	R. Styles	1376 CRAIG DARROCH RD		
28/1/2017	Darlene Riley	Darlene Riley	1359 Craigdarroch Rd		
28/1/2017	Anne Bowes	Anne Bowes	1359 Craigdarroch Rd		
28/1/2017	CAROL ANNE HARPER	CA Harper	1000 JOAN CRESCENT		
28/1/2017	MAX FLYNN	Max Flynn	949 Joan Cres.		
28/1/2017	Mario Soares	MARIO SOARES	15# 13 22 ROCKLAND		
28/1/2017	Sonia Engstad	Sonia Engstad	941 Joan Cres.		
28/1/2017	GRAYG MITCHELL	Grayg Mitchell	969 JOAN CRES.		
28/1/2017	Rob Inkster	Rob Inkster	1018 Joan Crescent		
28/1/2017	Janine Diddens	Janine Diddens	1030 4 "		
28/1/2017	SWANSON	Swanson	1061 Joan Crescent		
28/1/2017	PHILIP EVANS	Philip Evans	1083 CRESCENT		
28/1/2017	LISA HOWELL	Lisa Howell	1010 CRAIG DARROCH RD		
28/1/2017	JIM HOWELL	Jim Howell	✓		
28/1/2017	LISA MACINTOSH	L Macintosh	1000 CRAIG DARROCH		
28/1/2017	Susanne Vogt	Susanne Vogt	"	"	
28/1/2017	Laurie Mitchell	L Mitchell	1025 "		84

28/1/2017 Kath Whittaker 1017 "
28/1/2017 Jamie Morris 1364 "

[illegible][illegible]

Community Letter to Victoria City Council

Citizens Opposed to Abstract Developments' Proposal for 1201 Fort Street and 1050 Pentrelew Place

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
	William B Doyle	William B Doyle	11208 Rockland Ave		
	Trudy M. David	Trudy M. David	1165 Burdett Ave.		
	Julian David	Julian David	1165 Burdett Ave		
	Kim Becker	Kim Becker	1161 Burdett Ave		
	DOUGLAS CURRAN	Douglas Curran	1161 BURDETT AVE		
	PAT O'KELLY	P. O'Kelly	1272 Burdett Ave		
	Grace Espedide	Grace Espedide	1153 Burdett Ave		
	KEN WARREN	K. W.	1145 BURDETT		
	MARSHAL BIRNEY	Marshall Birney	1215 Rockland Ave		
	WILLIAM L. BIRNEY	William L. Birney	1215 Rockland Ave		
	LYNN WALMSLEY	Lynn Walmsley	815 Linden Ave		
	STEPHANIE CARR	Stephanie Carr	727 Linden Ave		
	Rebecca Hurrell	Rebecca Hurrell	3410 Linden Ave		
	JOHN G.M. KIRK	John G.M. Kirk	724 LINDEN AVE		
	DEBORAH KIRK	Deborah Kirk	724 LINDEN AVE		
	Cindy Finley	Cindy Finley	806 Linden Ave		
	Filip Hribal	Filip Hribal	11		

Re: Abstract Developments 1201 Fort St./ 1050 Pentrelew Pl.

I Rita Harvey do not support the Abstract Developments Proposal for the development of the properties at 1201 Fort St. / 1050 Pentrelew Pl.

Rita Harvey
1009 Pentrelew Pl.
Victoria, BC V8V4J5

From: David Harvey [REDACTED]
Subject: Abstract Rita file
Date: January 27, 2017 at 7:58 AM
To: sally.hamilton@shaw.ca



Abstract Rita Harvey Jan
27 2017.doc

Re: Abstract Developments 1201 Fort St./ 1050 Pentrelew Pl.

I David Harvey do not support the Abstract Developments Proposal for the development of the properties at 1201 Fort St. / 1050 Pentrelew Pl.

David Harvey
1009 Pentrelew Pl.
Victoria, BC V8V4J5

From: David Harvey [REDACTED]
Subject: Abstract Word [REDACTED]
Date: January 27, 2017 at 7:54 AM
To: sally.hamilton@shaw.ca

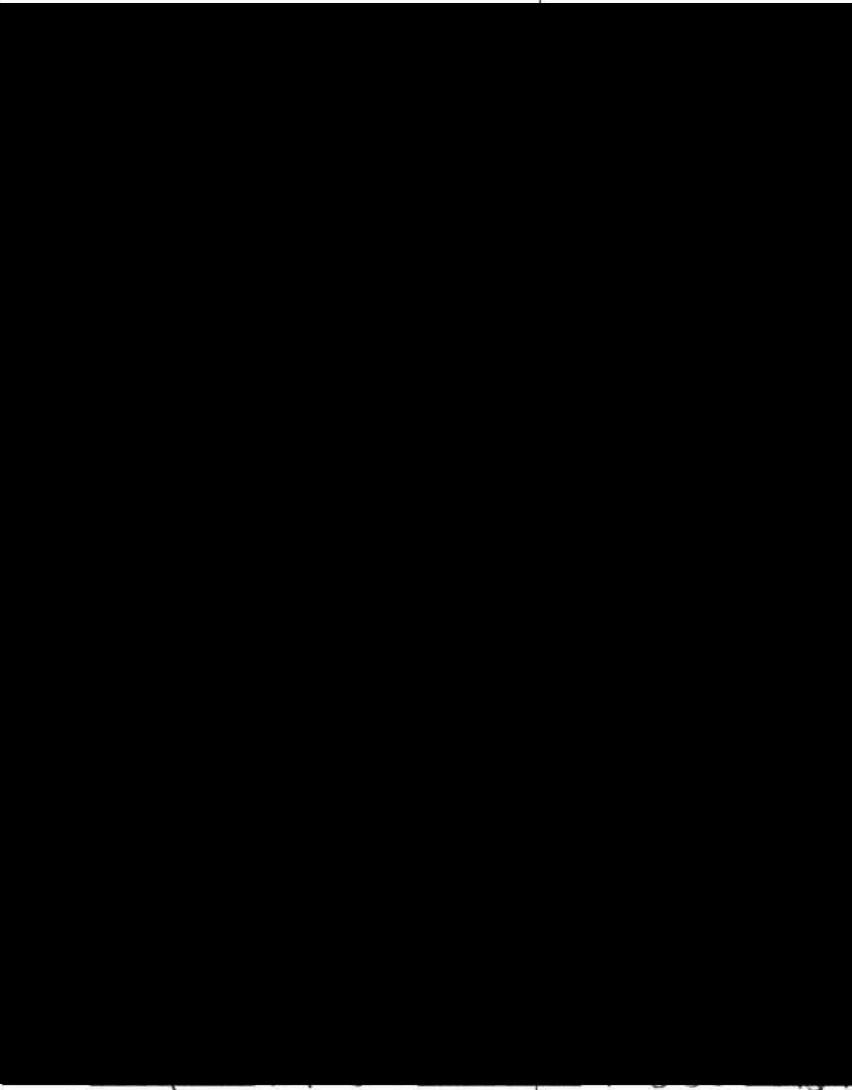


Abstract David Harvey
Jan 27 2017.doc

Community Letter to Victoria City Council

Citizens Opposed to Abstract Developments' Proposal for 1201 Fort Street and 1050 Pentrelew Place

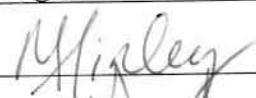
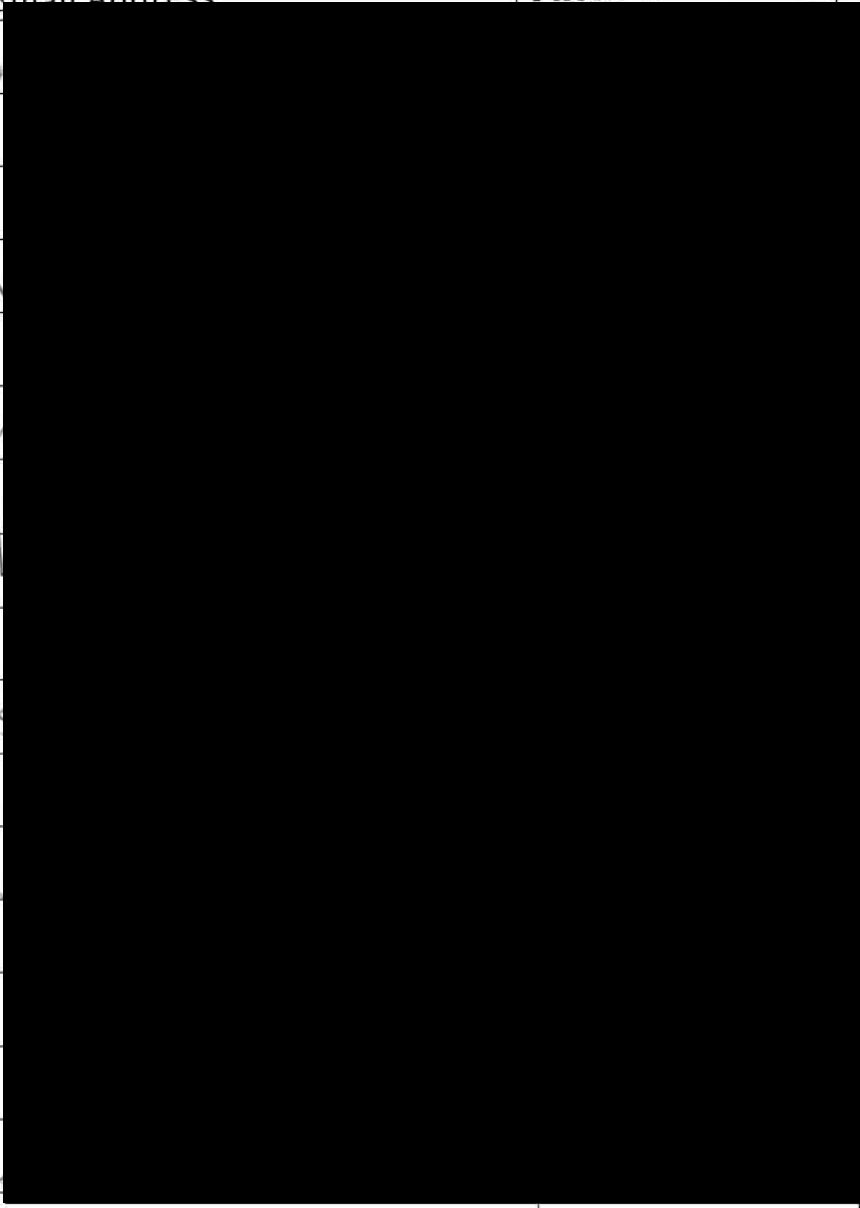
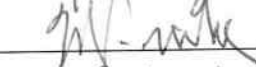



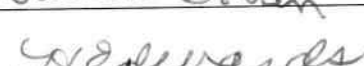
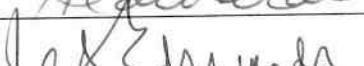







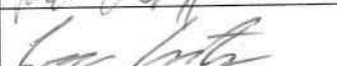
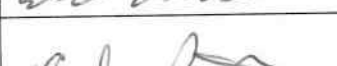
9

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
Jan 27, 2017	DAVID HARVEY	see attached email	1009 Pentrelew Pl. V8V 4J5		
Jan 27, 2017	RITA HARVEY	see attached email	1009 Pentrelew Pl. V8V 4J5		
Jan 28, 2017	FRANCO LINDSAY	M. Lindsay	9-735 Mowat Street V8V 4N9		
JAN 28, 2017	LAUREL DINDAL	Laurel Dindal	1029 JOAN CRESCENT V8V 3L3		
Jan 28/2017	Rashida Malik	Rashida Malik	#5 1249 Rockland Ave V8V 3J5		
JAN 28/2017	Tanis Pike	Tanis Pike	#3 1249 Rockland ave		
Jan 28/17	SANDRA MELNYK	Sandra Melnyk	1039 LINDEN AVE SUITE 402		
* Jan 28/17	BILJANA PUSIC	Melissa Pusic	1250 ROCKLAND AVE		
JAN 28/17	BUNDON KINGHORN	Bundon Kinghorn	1345 MANOR RD		
JAN 28/17	LINDA REJOTIE	Linda Rejotie	1345 MANOR RD		
Jan 28/17	SUSAN BARNES	Susan Barnes	808 St. Charles		
Jan 28/17	CHRISTOPHER BARNES	Chris Barnes	808 St. CHARLES St		
Jan 28/17	JUG-UNNE WILSON	J. Wilson	1377 Craigdarroch Rd.		
Jan 28/17	Daryl Plater	D. Plater	960 Joan Crescent		
Jan 28/17	Shirlee Plater	Shirlee Plater	960 Joan Crescent		

* may be a duplicate

Community Letter to Victoria City Council

Citizens Opposed to Abstract Developments' Proposal for 1201 Fort Street and 1050 Pentrelew Place

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
Jan 29	Melanie Finley		1151 McClure St		
Jan 29	Morgan Finley		1151 McClure St		
Jan 29	Jacqui Edison		1150 McClure St.		
Jan 29	Mike McComb		1150 McClure St		
Jan. 29	Patrick DOTTEN		1162 McClure		
	Helen Edwards		810 Linden Ave		
	John Edwards		810 LINDEN AVE		
	Burtin		816 LINDEN AVE		
	LINDSAY LENNOX		1131 BURDETT AVE.		
Jan 29	Sarah Lennox		1131 Burdett Ave.		
Jan 29	Wesley Hargrave		1131 Burdett Ave, Upper		
Jan 29	Jake Toffen		1128 Burdett ave		
Jan 29	Ryan McDougall		1128 Burdett ave		
Jan 29	Eric Curtis		1128 Burdett Ave		
	EILEEN PRITTIE		111-1149 ROCKLAND AVE		
	MARY DAVIE		308-1149 ROCKLAND AVE		

Community Letter to City Council

Citizens Opposed to Abstract Developments Proposal for 1201 Fort Street and 1050 Pentrelew Place

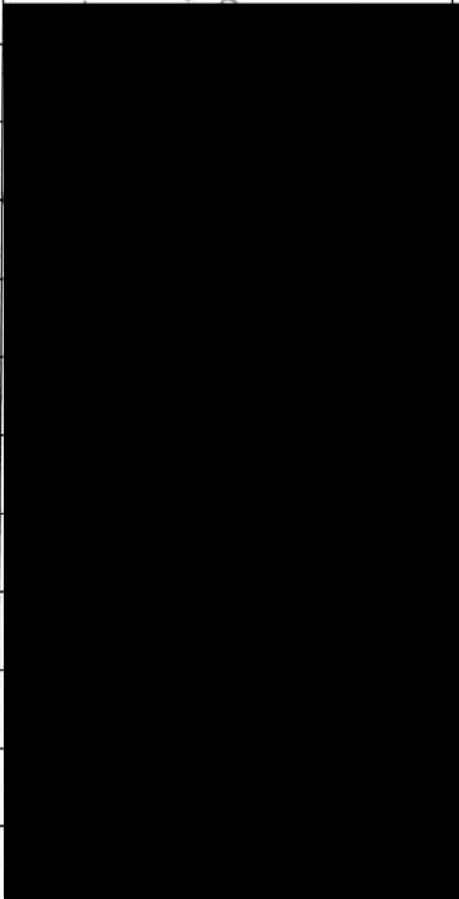
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Community Letter to Victoria City Council

Citizens Opposed to Abstract Developments' Proposal for 1201 Fort Street and 1050 Pentrelew Place

[illegible]

Citizens Opposed to Abstract Developments Proposal for 1201 Fort Street and 1050 Pentrelew Place

Printed Name	Signature	Address	Contact (phone or email)	Date
Lora-Beth Trail	LBT-rail	102-1220 Fort St.		Jan 27/17
MARINA HAMILTON	M Hamilton	203-1220 FORT ST		Jan 27, 2017
MAIE WISE	Maie Wise	103-1220 FORT ST.		Jan. 29 2017
JANE MORRISON	Jane Morrison	104-1220 Fort St.		Jan 29/17
Chandra Morrison	C Morrison	104-1220 Fort St.		Jan 29/17
Shirley Kabinide	Shirley Kabinide	201-1220 Fort St.		Jan 30/17
Elizabeth Russell	E Russell	201-1220 FORT ST		Jan 30/17
DIANE MAHER	D Maher	#301, 1220 Fort St		Jan 30/17
DAVID MAHER	D W. Maher	#301, 1220 Fort St.		Jan 30, 17
Glen Leal	G. Leal	#302-1220 Fort St.		Jan 30/17
Elisabeth Edick	E Edick	401-1220 Fort St		Feb 1/17

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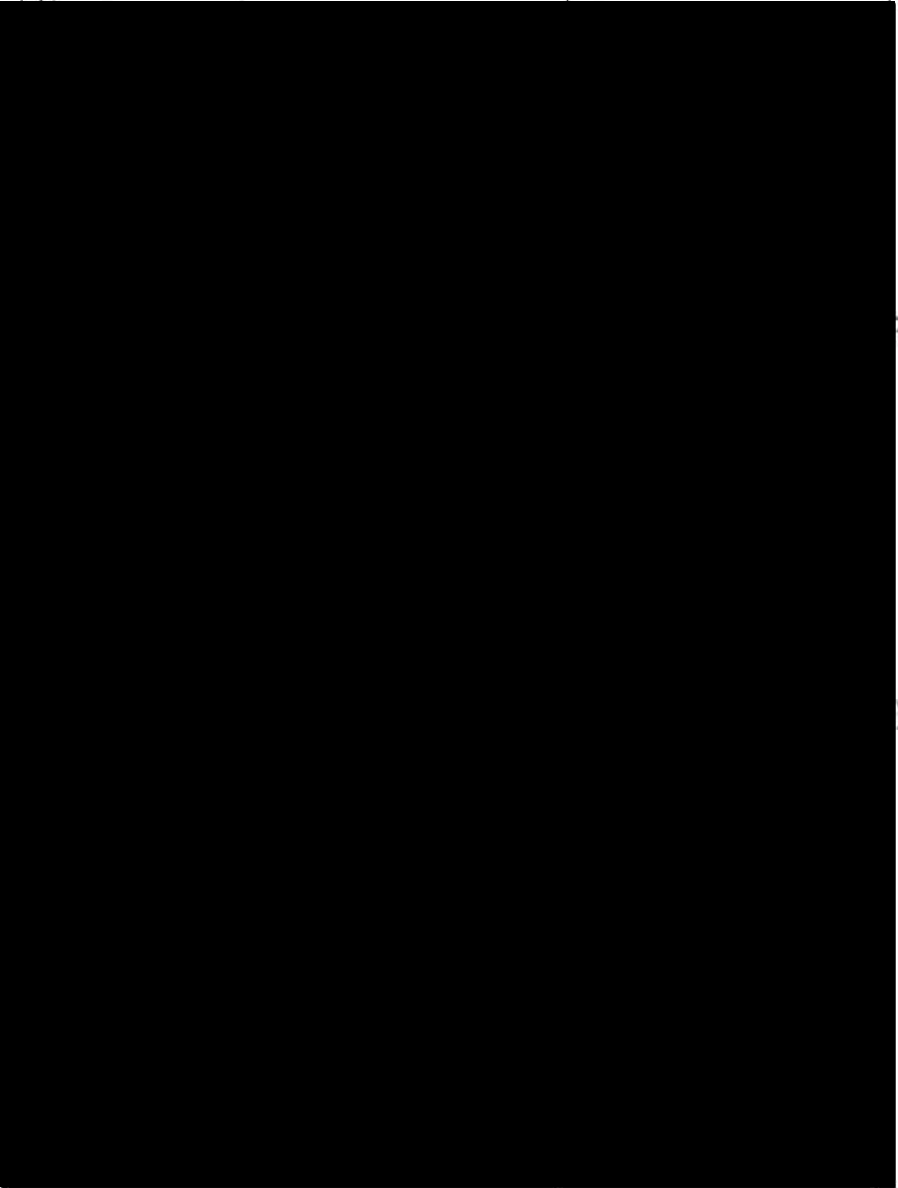
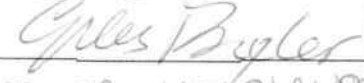
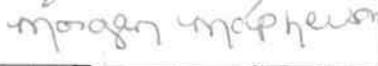

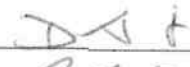


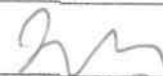
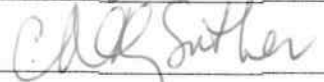


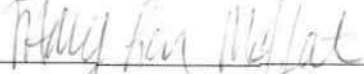


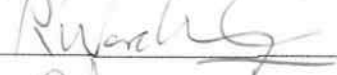

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Community Letter to Victoria City Council

Citizens Opposed to Abstract Developments' Proposal for 1201 Fort Street and 1050 Pentrelew Place

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Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
Feb. 2, 2017	Kealan Gell		1055 Pentrelew Place		
Feb. 3, 2017	Bixler, Giles		1302 Purcell Place		
	Morgan McPherson		210 - 345 Michigan St		
	Carmen Valentini		3001 MANZER RD SIOUX FALLS SD		
	Dorothy Dastane		803 Linden Ave		
	Robert Dastane		809 Linden Ave		
	RUSH DARTHL		1161 McClure St		
	Jordan Zuk		1139 McClure		
	Charlotte Sutker		1135 McClure		
Feb 4, 2017	Marie-Cécile Beauvais		1162 McClure St		
	E. Hambrick		1154 McClure		
	Mary Lou Moffat		1120 McClure St #202		
	Vivienne Damatan		1120 McClure St		
	Jacqueline Creese		1121 McClure St.		
	Ron Wardhang L		1127 McClure St		
	Chan Tim		1127 McClure St.		

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Community Letter to City Council

Citizens Opposed to Abstract Developments Proposal for 1201 Fort Street and 1250 Pentrelew Place

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Printed Name	Signature	Address	Contact (phone or email)	Date
Laraine Fowler	<i>L Fowler</i>	405-1039 Linden Ave.		Jan 27/17
ADRIAN MELNYK	<i>Adrian Melnyk</i>	402-1039 LINDEN AVE.		JAN 30/17
Jackie Krismer	<i>Jackie Krismer</i>	102-1039 Linden Ave		"
Karen Shinger	<i>Karen Shinger</i>	404-1039 Linden Ave.		Jan 30/17
JEAN SATHER	<i>Jean Sather</i>	205-1039 WINDEN AVE		FEB 2/17
EVA SRANHO	<i>E. Sranho</i>	401 1039 Linden Ave		Feb 4/17
Nancy McLeod	<i>N. McLeod</i>	#403 - 1039 Linden Ave		Feb 4/17
Christie Docking	<i>Christie Docking</i>	#301 - 1039 Linden Ave		Feb 4/17
Pat Curran	<i>Pat Curran</i>	307-1039 " "		"
W. Roberts	<i>W. Roberts</i>			
Dorie Linn	<i>Dorie Linn</i>	206-1039 Linden		"
SHELLEY GALT	<i>Shelley Galt</i>	302-1039 Linden		Feb 4/17
LINDA BAYES	<i>Linda Bayes</i>	306-1039 Linden		Feb 4, 2017
Enid Eckstein	<i>Enid Eckstein</i>	101-1039 Linden Ave.		Feb. 05/17
Kate Vallone	<i>Kate Vallone</i>	406 1039 Linden Ave		Feb 5/17

See attach email.

see attached email



Interested Neighbours [REDACTED] >

Abstract petition from 1039 Linden Ave.

Kate Vallance [REDACTED] >

Tue, Feb 7, 2017 at 8:40 PM

Hi there,

I would please like my name removed from the hard copy petition that was posted in the laundry room at 1039 Linden ave. regarding opposition to the Abstract project at 1201 Fort St. I was going to remove it tonight but the paper was already gone.

I will also be emailing the city council to tell them about my experience with the Abstract project and I will let them know that my name was on the petition and that I have asked for it to be removed.

Can you please confirm that my name will be removed? I would appreciate a picture attachment showing a line through my name. If this is not the right contact to have my name removed, please let me know the correct information.

Many thanks,
Kate Vallance
406-1039 Linden Ave.



Interested Neighbours [REDACTED] >

Remove from letter to City Council

Christie Docking [REDACTED] >

Tue, Feb 7, 2017 at 8:40 PM

To [REDACTED] >

Good evening,

I respectfully ask to be removed from the letter addressed to City of Victoria Mayor and Council **Re: Abstract Developments Proposal for 1201 Fort Street and 1050 Pentrelew Place.**

I no longer feel this accurately reflects how I wish to state my opinion to council.

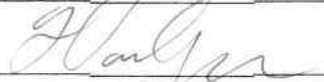
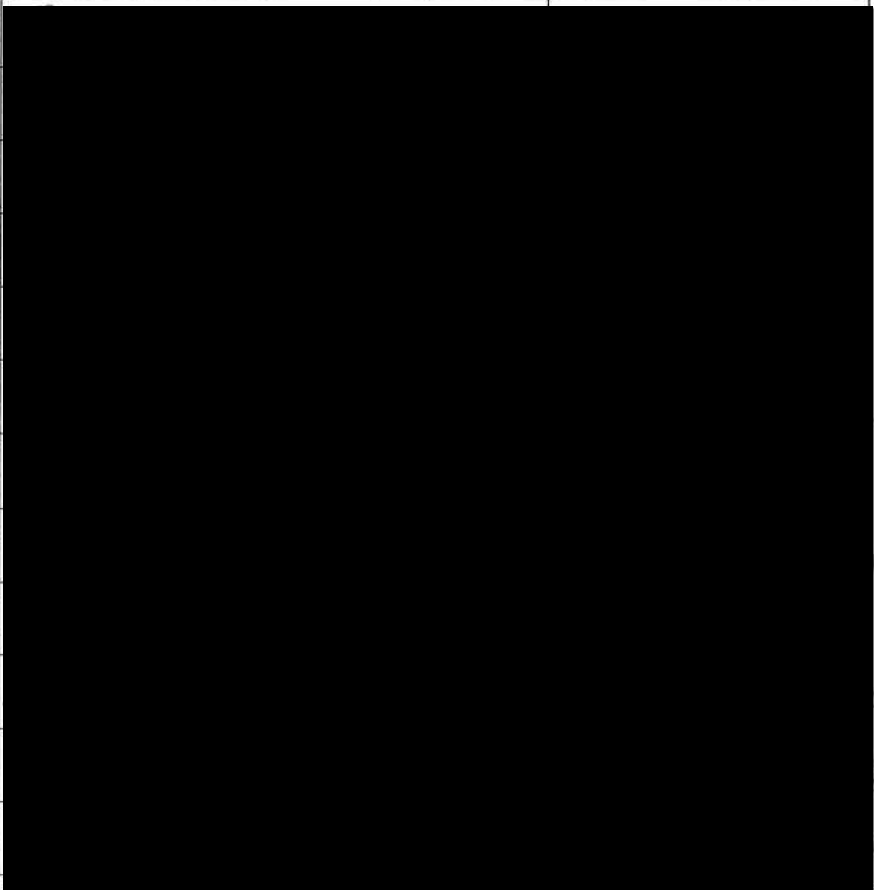



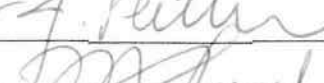



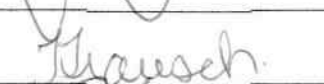


Please confirm that this has taken place.

Thank you,

Christie Docking
1039 Linden Ave

[illegible]

Community Letter to Victoria City Council
Citizens Opposed to Abstract Developments' Proposal for 1201 Fort Street and 1050 Pentrelew Place

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
Feb 1/17	Frank Van Pyna		1195 Fort St.		
Feb 1/17	Michelle Cooley		1195 Fort St.		
Feb 1/17	Angela Dix		1195 Fort Street.		
Feb 6/17	Pat BENNIE		1195 Fort St		
Feb 8/17	JANNA PEITER		1195 FORT ST		
Feb 8/17	Margaret Shemilt		1195 FORT ST		
Feb 8/17	Shelley Thorstensen		1195 FORT ST		
FEB 8, 17	BADINUS		1195 FORT ST		
Feb 8/17	Serena Gardner		575 Vancouver St.		
Feb 8/17	TAMMY TRAUSEH		1195 Fort St.		
Feb 8/17	Jen Canterbury		1344 Minto St		
* FEB 8/17	SEE ATTACHED EMAIL		405 - 1225 FORT ST.		



Interested Neighbours [REDACTED]

Letter to City Council re: Proposed Development at 1201 Fort/1050 Pentrelew

Monica Ujimoto [REDACTED] <[REDACTED]@[REDACTED]>

Wed, Feb 8, 2017 at 11:55 PM

Hello,

I'm the owner of 405-1225 Fort Street. Would it still be possible to participate in signing your group letter to City Council outlining objections to the proposed development?

I'm currently residing in France (will be moving back to Victoria later this year) so if it's possible to add my name to your letter without physically signing, I would very much like to participate. Thank you.

Kind regards,
Monica Ujimoto

Community Letter to Victoria City Council

Citizens Opposed to Abstract Developments' Proposal for 1201 Fort Street and 1050 Pentrelew Place

Date	Printed Name (First / Last)	Signature	Address	Email Address	Phone #
JAN 28/2017	PAULA MCGAHAN	<i>Paula McGahan</i>	309-1149 Rockland Ave		
JAN. 31/17	DOUG. ROBINSON	<i>Douglas Robinson</i>	314-1149 ROCKLAND AVE.		
" 31	Barry Mayhew	<i>BW Mayhew</i>	103 " "		
" "	IRMA KILPATRICK	<i>I. Kilpatrick</i>	310 " "		
" "	ISABEL SHIELDS	<i>Isabel Shields</i>	110 " "		
FEB. 1 '17	Dennita MacIsaac	<i>Dennita MacIsaac</i>	307-1149 Rockland Ave		
FEB. 1st '17	JAN CHETKIEWICZ	<i>Jan Chetkiewicz</i>	402-1149 ROCKLAND AVE		
FEB 3/17	MAGGIE ROGER	<i>M. Roger</i>	306-1149 Rockland Ave.		
FEB 4/17	JAMIE COUTTS	<i>Jamie Couts</i>	408-1149 ROCKLAND AVE.		
FEB 4/17	LAURA COUTTS	<i>Laura Couts</i>	408-1149 ROCKLAND AVE		
FEB 7/17	Donna MacFarlane	<i>Donna MacFarlane</i>	112-1149 Rockland Ave		
- ✓	Melanie Jakobs	<i>M. Jakobs</i>	404-1149 Rockland Ave		
✓	MYER HOROWITZ	<i>Myer Horowitz</i>	302-1149 Rockland Ave		
✓	Steve Bickard	<i>Steve Bickard</i>	210-1149 Rockland Ave		
	Gerry Bell	<i>Gerry Bell</i>	401-1149 Rockland Ave.		
✓	MARY W. DAVID	<i>Mary W. David</i>	308-1149 Rockland Ave.		
FEB 11 '17	EDGAR HENDIE	<i>Edgar Hendie</i>	1450 ROCKLAND AVE		

Community Letter to Victoria City Council

[illegible]

Citizens Opposed to Abstract Developments Proposal for 1201 Fort Street and 1050 Pentrelew Place

[illegible]

[illegible]

* } email.



Lynnette Kissoon [REDACTED] n>

Fwd: Abstract proposal

Kam Lidder [REDACTED] n>
To: Linette Kissoon <[REDACTED]>

9 February 2017 at 21:05

----- Forwarded message -----
From: **Angela Lunny** [REDACTED] >
Date: Thu, Feb 9, 2017 at 8:47 PM
Subject: RE: Abstract proposal
To: Kam Lidder [REDACTED] i>

Andrew and Angela Lunny
1250 Wils Spencer Place
Victoria B.C.

Please add our names to the list of property owners opposed to the current proposal for the Truth Centre property.

Thank you.

From: Kam Lidder [REDACTED]
Sent: Thursday, February 9, 2017 5:20 PM
To: Angela Lunny [REDACTED] et>
Subject: Abstract proposal

Hi Angela

I talked to the people who are submitted and what they will do is add you to the list and where it says signature, they will attach your email.

If you could please write an email that has your name and the address of the property and that you want to be one of the signatories opposed to this current proposal.

Cheers

Kam

Citizens Opposed to Abstract Developments' Proposal for 1201 Fort Street and 1050 Pentrelew Place

[illegible]

#25 28

#25 28

[illegible]

Noraye Fjeldstad

From: Peter Schroeder [REDACTED]
Sent: Sunday, February 26, 2017 10:50 PM
To: Victoria Mayor and Council
Subject: Approval of Development Plan "Abstract Developments" / 1201 Fort Street
Attachments: MM1.pdf; MM1A.pdf

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Tuesday, March 28, 2017 2:10 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Anne Landry
Email [REDACTED]
Reference :
Daytime Phone [REDACTED]
City of Victoria Mayor and City Council

#105 – 1225 Fort Street
Victoria BC V8V 4R2

March 28, 2017

Re: Abstract Development Proposal 1201 Fort Street/1050 Pentrelew Place

Dear Mayor and Council,

We own a condominium at #105 – 1225 Fort Street, in the SE corner of the building, directly adjacent to the Abstract development proposal at 1201 Fort Street /1050 Pentrelew Place. We signed a petition letter opposing the development, initially based on the height (five and six storeys) of the proposed condo buildings and height of the townhouses (11m). We later learned that a public walkway linking Fort Street and Pentrelew Place would pass directly behind our ground floor unit right next to the fence opposite our patio. We are concerned about the potential for disturbance (noise and foot traffic) to our privacy, as well as shading from the closest townhouse.

We contacted Mike Miller, President of Abstract Development, with our concerns. He and Korbin DaSilva, a member of his staff, responded quickly and met with us twice, first at our home and later at their office. We discussed our concerns about the public walkway and the shading and they took our concerns seriously. They provided shade models and more significantly, made modifications to the public walkway design which would accommodate 0.6m of landscaping on their side of the fence. They committed to building a solid fence along the walkway (the current fence at 1225 Fort Street is not solid) and putting in landscaping on both sides of the fence to help provide a visual and sound barrier between our condo and the walkway.

We still feel that the height of the condo buildings is too high for this neighbourhood and think that four storeys would be more in keeping with the current neighbourhood. That said, we appreciate the Abstract's efforts to carefully listen to our concerns and mitigate the impact of the walkway and we no longer oppose the proposed development.

Yours sincerely,

Anne Landry and Rosanne Konrad

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

IP Address: 70.67.202.89

Alicia Ferguson

To: Christine Havelka
Subject: RE: Overdevelopment of 1201 Fort St. property.

From: Rita Harvey

Date: April 3, 2017 at 7:25:27 AM PDT

To: "Cthornton-joe@victoria.ca" <Cthornton-joe@victoria.ca>, "bisitt@victoria.ca" <bisitt@victoria.ca>, "ccoleman@victoria.ca" <ccoleman@victoria.ca>, "gyoung@victoria.ca" <gyoung@victoria.ca>, "jloveday@victoria.ca" <jloveday@victoria.ca>, "mlucas@victoria.ca" <mlucas@victoria.ca>, "pmadoff@victoria.ca" <pmadoff@victoria.ca>

Subject: Fwd: Overdevelopment of 1201 Fort St. property.

April 3, 2017

To the Mayor and Council;

I am writing to voice my extreme frustration and opposition regarding the proposed overdevelopment of 1201 Fort Street.

This proposal is not only bad for the current residents, it will destroy one of the most valuable pieces of greenspace in downtown Victoria. I have had the good fortune to have lived in the area for 67 years, and my grandparents and parents since 1889.

The Truth Centre property deserves a more considered and relevant development than the excessively oversized mega building plan Abstract is asking you to approve. The current proposal is disrespectful of the surrounding Rockland area, and if it is allowed to move forward, will be a blot on the landscape Victoria forever.

The policy of Urban containment and densification which has been adopted by land use planners in recent years in Victoria is excessive.

Planners and strategists are convinced that condo towers and densification in the form of huge complex buildings is the formula for urban bliss. This model does not serve the citizens, of the city, rather it serves developer's need for huge profits.

Victoria has many opportunities to increase the supply of housing without building towers and intrusive, zero lot line townhouses by allowing laneway houses, suites in existing homes, flats over garages and duplexes and triplexes. An example of this is the laneway that exists between Richardson and Rockland Ave.

Overdevelopment of the kind proposed for 1201 Fort destroys the standard of living we have all worked so hard to achieve.

I urge you to send Abstract back to the planning board to produce a sensitive and appropriately sized plan for this valuable property.

Yours Truly,
Rita Harvey
1009 Pentrelew Pl.

Alicia Ferguson

Subject: RE: 1201 Fort proposal or how yellow is new brown.

From: Anna Cal

Sent: Sunday, April 02, 2017 7:38 PM

To: Pam Madoff (Councillor) <pmadoff@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorton-joe@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>

Subject: 1201 Fort proposal or how yellow is new brown.

Dear Councillors,

I look at the OCP and I clearly see two colours, one brown and one yellow. Yellow means traditional residential housing.

I look at Abstract's proposal and I clearly see the five storey building about eighteen meters high right where the OCP shows that nice yellow colour.

I look at the Planning Department's report and I clearly see "The proposal is generally consistent with OCP" et cetera.

After reading the above mentioned report I do not believe I'll get a good and simple explanation from the Planning Department how that yellow zone can become a brown zone so fast and easy.

Please take a look at the chart below.

It is the only section where, to the best of my knowledge, you will find a mention of this five storey building. Please take a look at the asterisks which indicate the discrepancy between the proposal and the OCP.

What the Planning department called "less stringent" is, for us, the immediate neighbours, an indication that our constant pleading for reducing the scale, mass, and height of the proposed development fell on the deaf ears of Abstract Developments. Those pleadings are well forgotten in the applicant's letter to the City. Set-backs are about one third of the requirements, so much for the green space!

So many people tried to convince me that my fight for a reasonable compromise between the developer's aspiration and the neighbours' vision is futile.

But here I am again, trying to be heard.

Respectfully
Anna Cal

in the R1-B Zone. Each of the lots could be developed as a single-family dwelling with a secondary suite.

1050 Pentrelew is presently developed as a single-family dwelling. Under the current R1-B Zone it could be redeveloped as a single-family dwelling with a secondary suite.

Under the existing zone, trees located within the building envelope could be removed subject to an approved Tree Permit. Protected trees that are removed must be replaced at a ratio of 2:1 on site, as per the Tree Preservation Bylaw.

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 Traditional Res.
Site area (m ²) - 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 ²) - 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

Zoning Criteria	Proposal	Zone Standard R3-AM2 Area A	Zone Standard R1-B Area B	OCP Urban Res.	OCP Traditional Res.
Site coverage % - maximum	47.8*	40%	40.00 (standard lot) 25.00 (panhandle lot)	N/A	N/A
Landscaped Area % - minimum	52.2	50%	N/A	N/A	N/A
Setbacks (m) – minimum:				N/A	N/A
Front (Fort St.)	3.78* (Building A)	10.50	7.50 (standard lot) 4.00 (panhandle lot)		
Rear (south)	4.67* (Building B)	9.00 (Building B)	7.50 (standard lot) 4.00 (panhandle lot)	N/A	N/A
Side (west)	2.3* (Building A) 0.00* (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)	1.86* (Buildings C & E to stairs) 2.20* (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)	123*	113 (multi-unit residential) 18 (townhouses) 131 (combined)		N/A	N/A
Visitor parking (minimum)	9*	12 (10% of total parking)		N/A	N/A
Bicycle parking stalls (minimum) Class 1	81 (multi-unit residential) 12 (townhouses)	81 (multi-unit residential) 12 (townhouses)		N/A	N/A
Class 2	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*, the applicant has consulted the Rocklan Neighbourhood Association CALUC at a Community Meeting held on January 12, 2017. A summary of the meeting is attached to the report. The applicant has also hosted several independent community consultation events, which are described in the applicant's letter to Mayor and Council.

Alicia Ferguson

Subject: RE: Mayor and Council email re: 1201 Fort Street

-----Original Message-----

From: Michelle Dobie

Sent: Friday, March 31, 2017 6:47 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Mayor and Council email re: 1201 Fort Street

Good afternoon Mayor and City Council,

I am writing in response to the Cotw meeting scheduled for April 6th for the 1201 Fort Street Development Proposal.

I am a renter at #311 - 1025 Linden Avenue, facing the Prayer Garden at 1201 Fort Street. As indicated below, I was never made aware of the sale of the property or the insanely huge development proposal. I woke up to a bulldozer on February 27th and very quickly learned about the disturbing events on the sale of this property.

After reading the development proposal, one of my biggest concerns is blasting. I have personally experienced blasting at 1810 Blanshard which is an eight story building built to sustain earthquakes. The blasting was across the street, at least 50 feet away and every time a blast was ignited, the entire building shook and it was very loud and intense. Also, while blasting a major gas leak occurred and the entire building had to be evacuated for two hours until it was contained. I cannot even imagine experiencing the same in my home, 10 feet away from the property line where Abstract plans to blast two levels down to build an underground parking lot (Building B on the Proposal) while also destroying the Prayer Garden and all the old-growth trees and green space. To allow this development proposal to go through is dangerous to my life and well-being, in my own home, and all my neighbours facing the Prayer Garden, as well as all the other homes in close proximity. My apartment building is the closest to the property at 1201 Fort Street. I hope my letter will be considered when reviewing the development proposal at the Cotw meeting on April 6th.

The area proposed for Building B is not big enough to allow blasting as defined in the WorkSafe BC Regulation, please see the attached link:

<https://www.worksafebc.com/en/law-policy/occupational-health-safety/searchable-ohs-regulation/ohs-regulation/part-21-blasting-operations>

21.1 Definitions:

"blasting area" means an area extending at least 50 m (165 ft) in every direction from a place where explosive materials are being prepared or fixed, or where an unexploded charge is known or believed to exist;

My recommendation is to not approve the development proposal to include no blasting when in close proximity to residential buildings. Not only is it loud, dirty and distressing, it is extremely dangerous when you are so close to the blast site.

Please consider the impact of this development - the old growth trees and greenspace cannot be replaced. Once destroyed, Rockland Neighbourhood will be never be the same.

Thank you for taking the time to read my concerns.
Kind regards,

Michelle Dobie
#311 - 1025 Linden Avenue
[REDACTED]

-----Original Message-----

From: Ben Isitt (Councillor) [mailto:BIsitt@victoria.ca]
Sent: Wednesday, March 1, 2017 10:08 AM
To: MichelleDobie@Shaw.ca
Subject: RE: Mayor and Council email re: 1201 Fort Street

Thank you for writing and sharing your concerns, Michelle.

Ben

Ben Isitt
Victoria City Councillor and CRD Director Email. bisitt@victoria.ca / Tel.
250.882.9302 Web. www.BenIsitt.ca
From: Victoria Mayor and Council
Sent: Tuesday, February 28, 2017 4:35 PM
To: MichelleDobie@Shaw.ca
Subject: RE: Mayor and Council email re: 1201 Fort Street

Dear Michelle,

Thank you for your email regarding the proposed development at 1201 Fort Street, it has been shared with Mayor and Council. I can confirm that your email has been attached the file for this address and will be shared with Council again when a staff report on this application comes before a future Committee of the Whole meeting of Council at a future date to be determined.

More information on this application is also available on the City of Victoria's Development Tracker App<<https://tender.victoria.ca/tempestprod/ourcity/Prospero/Details.aspx?folderNumber=REZ00525>>.

Thank you for taking the time to write to Mayor and Council. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's bi-weekly newsletter<<http://www.victoria.ca/EN/main/residents/communications/e-newsletter.html>>, visit the City of Victoria's website<<http://www.victoria.ca/EN/index.html#d=10&m=0&y=2017&v=month>>, or download the City's ConnectVictoria App<<http://www.victoria.ca/EN/meta/news/news-archives/2016-archive/connectvictoria-app-available-for-download-now.html>>.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

[Description: Description:
cid:image001.gif@01CF3C88.FC1AFE40]<<http://www.victoria.ca/>>

[Description: Description:
cid:image003.gif@01CF3C88.FC1AFE40]<<https://www.facebook.com/CityofVictoriaPage>>

[Description: Description:
cid:image004.gif@01CF3C88.FC1AFE40]<<https://twitter.com/cityofvictoria>>

[Description: Description:
cid:image005.gif@01CF3C88.FC1AFE40]<[http://www.linkedin.com/company/city-of-](http://www.linkedin.com/company/city-of-victoria)>

-----Original Message-----

From: webforms@victoria.ca [mailto:webforms@victoria.ca]
Sent: February 28, 2017 9:37 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Mayor and Council email

From: Michelle Dobie

Hello

My name is Michelle Dobie and I live at 1025 Linden Avenue. My apartment faces the beautiful green space at the back of 1201 Fort Street. I understand the property has been recently sold and new development will occur which I have read about in the paper. Yesterday, February 27th, I went home early because I was not feeling well. At approximately 11:30 a.m., I heard a bulldozer and looked outside my window and saw the bulldozer digging up the greenspace. There was also another man digging with a shovel. The bulldozer left and I flagged down the man with the shovel from my balcony and asked him what was happening. He said the land was bought and the new developers have hired them to remove the soil and bring it to the front of the property. He then also said they were removing a tree. As you can imagine, I was very upset and asked him who the developers are and he would not tell me. He said he would ask the man driving the bulldozer to talk to me. I waited and the man in the bulldozer came back and told me they are redeveloping the entire green space. I am absolutely devastated. I did not received any notification as to when this may start or have any say in the matter. My apartment windows and balcony are approximately 10 feet away from the green space. The impact to my life and my home is undeniable.

I have lived here for 13 years and have photos of Great Horned Owls, Barred Owls, Coopers Hawk, Northern Flickers, humming birds, deer, raccoons and many other wildlife species living in this space. I hope you can help me protect this wildlife sanctuary. It would be a great loss for the wildlife as well as the large beautiful cedar trees, flowering trees amongst many other beautiful green shrubs that have been growing there for many years.

I was not made aware of when they would start destroying this beautiful green space. Even though I am a renter and not a property owner, I think legally, they need to notify any residential tenants considering the impact the development will have on our life and home.

Thank you your time and I look forward to hearing from you soon.

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: 24.108.166.167

Alicia Ferguson

Subject: RE: Development at 1201 Fort Street

From: Don Cal

Sent: Sunday, April 02, 2017 8:42 PM

To: Lisa Helps (Mayor) <mayor@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>

Subject: Development at 1201 Fort Street

“Politics is not the art of the possible. It consists in choosing between the disastrous and the unpalatable.” John Kenneth Galbraith

The property at 1201 Fort Street, long known simply as “Pentrelew” is a historic property that has remained largely undeveloped since 1875 when it was first surveyed and sold to the Crease family. It was subdivided in the 1930’s when the original 5 acre property was lessened to its current 1.75 acres, with the remainder broken into plots on Pentrelew Place, Rockland Avenue, and Fort Street. This 1.75 acre property has served as the gateway to the Rockland neighbourhood for generations. It is a once-in-a-lifetime opportunity for us all.

The proposed development for 1201 Fort Street is a sad and mundane response to an exceptional opportunity. It is also too high, too massive, too dense and over-crowded. It now rests before the council to decide its value. How does it adhere to the zoning, to the OCP? How will it affect the neighbourhood? What about traffic and parking? What benefit will the neighbourhood derive from this? How will it benefit the City? Are the 5 mature Garry Oaks worth a six-storey tower in Rockland? Is the 1.8m walkway between two tall buildings worth 93 residences?

Since May 2016 the developer has not listened to us. My neighbourhood is exhausted with its efforts to convince the developer to modify these plans to fit better with the existing historic neighbourhood. I believe this proposed development will change the fundamental character of this residential neighbourhood forever. And, it is simply wrong for this unique and singular property. For this site, the proposal is not the “new normal”, this proposal is disastrous.

You are left with the decision to forward this ill-conceived plan to a public hearing, or to send it back to the developer.

My hope is that you will choose to send this proposal back to the developer. I urge the Mayor and eight councillors to suggest that he modify these plans by actually listening to the concerns expressed by my neighbours, the 270 petitioners, and the Rockland Neighbourhood Association who are all opposed to this proposal.

Don Cal

1059 Pentrelew Place

“Politics is not the art of the possible. It consists in choosing between the disastrous and the unpalatable.” John Kenneth Galbraith

The property at 1201 Fort Street, long known simply as “Pentrelew” is a historic property that has remained largely undeveloped since 1875 when it was first surveyed and sold to the Crease family. It was subdivided in the 1930’s when the original 5 acre property was lessened to its current 1.75 acres, with the remainder broken into plots on Pentrelew Place, Rockland Avenue, and Fort Street. This 1.75 acre property has served as the gateway to the Rockland neighbourhood for generations. It is a once-in-a-lifetime opportunity for us all.

The proposed development for 1201 Fort Street is a sad and mundane response to an exceptional opportunity. It is also too high, too massive, too dense and overcrowded. It now rests before the council to decide its value. How does it adhere to the zoning, to the OCP? How will it affect the neighbourhood? What about traffic and parking? What benefit will the neighbourhood derive from this? How will it benefit the City? Are the 5 mature Garry Oaks worth a six-storey tower in Rockland? Is the 1.8m walkway between two tall buildings worth 93 residences?

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Don Cal
1059 Pentrelew Place

Alicia Ferguson

Subject: RE: Truth Center development

From: Chris Douglas

Sent: Friday, March 31, 2017 9:59 AM

To: Pam Madoff (Councillor) <pmadoff@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorton-joe@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>

Subject: Truth Center development

Dear Mayor and Council,

As you know, there is considerable anger in the community about Abstract Development's out-of-scale proposal for 1201 Fort Street, and at their intransigence in refusing to compromise on neighbours' concerns about height and scale. We are all looking forward to seeing the Planning Department's Staff Review when it becomes available on Monday. I expect it will remark on what has been obvious all along - that a 6 storey condo on Fort with a 5 storey condo behind it and a wall of 12 townhomes almost 11 meters tall along Pentrelew is too extreme for the neighborhood and this section of Fort Street.

It's an obvious ruse, so that when Abstract comes back proposing 5 storeys, 4 storeys, and 10 townhomes it will appear to be compromising. I ask that when this event occurs that Council consider the new proposal on its own merits, not as a 'compromise' to the initial extreme proposal. 5, 4, and 10 is still too much.

All best wishes,

Chris Douglas
1025 Pentrelew Place

Alicia Ferguson

Subject: RE: ABSTRACT DEVELOPMENT PROPOSAL - 1201 Fort Street

From: Barry Giffen

Sent: Monday, April 03, 2017 11:27 AM

To: 'mayor@victoria.ca' <mayor@victoria.ca>

Cc: 'ajohnston@victoria.ca' <ajohnston@victoria.ca>; (KRyan@abstractdevelopments.com) <KRyan@abstractdevelopments.com>

Subject: ABSTRACT DEVELOPMENT PROPOSAL – 1201 Fort Street

April 3, 2017

FROM: B Giffen - #7 1770 Rockland Ave

Ave

Mayor Helps, Members of City Council, City of Victoria

REFERENCE: ABSTRACT DEVELOPMENT PROPOSAL – 1201 Fort Street

I am writing to provide support to the above noted project. I am a home owner in the Rockland neighborhood, and have been so for the past 6 years. My wife and I took possession of an older home in on Rockland Ave in the spring of 2011. We had investigated the various areas of Victoria, and found that the Rockland area had the kind of atmosphere and character we were searching for. At the time of purchase, the home we chose was a historically designated site, now being part of a Strata involving 6 new townhomes. The Strata developer had designed the Strata buildings to complement the historic nature of the original home on the site. Unfortunately, the original home, the Biggerstaff Wilson residence, was almost derelict in condition, not having been adequately maintained or upgraded for several years. However, we proceeded with the purchase because we were able to have a plan in place that allowed us to maintain the original external character of the home, while blending the original interior design with more modern enhancements, ensuring the end-product maintained the character of this wonderful McClure designed building.

I mention the above to establish some credibility relative to the type of issues surrounding the proposed development at 1201 Fort Street. The direct relationship, and reason for writing this letter involves Abstract Development and their team of designers, engineers, and construction staff. Upon investigating the purchase of our property, we approached Abstract Developments and the Zebra Design Group to prepare a plan to restore the Biggerstaff Wilson Residence to its earlier glory. Throughout this process, Abstract Development clearly demonstrated an understanding of our intentions to integrate our plans for restoration and upgrading into the original house and site. The professional approach of the Abstract staff, starting with the President and working through all levels of the company were critical in making our restoration a success. They clearly understood that the Rockland neighborhood historic character was to be maintained, and their work in coordinating with Zebra Design Group led to what we believe was a successful project.

Having had a successful experience, I followed with interest, newer Abstract Development projects. In all of the projects, I was pleased to see that the new developments successfully 'fit' into the neighborhoods in which they were located. Clearly, the pressures on the City of Victoria to accommodate a growing population with a limited land mass was evident in these Abstract projects. I also noted through my own inspection, that the high quality of workmanship that the Abstract Development team demonstrated on our home restoration, was evident in these later projects.

Taking the above into account, and having reviewed this new proposal, I am confident that should the City of Victoria approve this proposed development at 1210 Fort Street, Abstract Development will provide a top-quality product, that will meet the growing needs of the City's population. It will also ensure that the City's reputation of acting to meet the pressures of future generations will also be successful. I would note that I asked Abstract personnel to provide me with a tour of the site and the plan to utilize the available land to maximize the development on the site, while also

integrating the development with the nearby neighbors. I was pleased to see they had worked with the neighbors to attempt to accommodate their concerns where possible. That demonstrated concern for the neighbors is what I would have expected from Abstract.

Thank you for your time in considering my comments.

Barry Giffen

Mayor, Staff and Council
City of Victoria

February 16, 2017

RE 1201 Fort Street Proposed Development

Dear Mayor, Staff and Council,

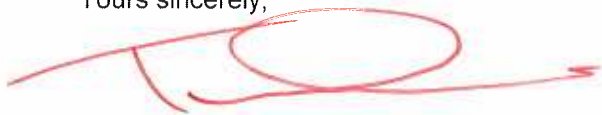
I have been keenly following Abstract Developments proposed development at 1201 Fort Street over the past several months.

The proposed development certainly feels like it will fit within the existing neighbourhood and the proposed townhouses along Pentrelew provide a nice transition between the medium density fronting Fort Street and the more mature neighbourhood on Pentrelew.

My family home is on Craigdarroch Road and I currently live on St. Charles and have long admired the developments that Abstract has successfully completed in the City of Victoria.

I encourage you to support his latest development proposal as we will all benefit from this project in our neighbourhood.

Yours sincerely,



Ty Whittaker

530 St. Charles Street

Victoria, BC

Her Worship Mayor Lisa Helps and Council
City of Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

February 27, 2017

Re: Proposed Development at 1201 Fort Street

Dear Mayor Helps and Council,

I am writing to you in support of Abstract Developments' proposed project at 1201 Fort Street.

I am the new owner of 1617 Rockland Avenue, a Heritage Registered multi-unit rental property located in close proximity to the proposed project. Additionally, I am a small business and commercial property owner within the City, and a life long Victoria resident.

I strongly believe the proposed development at 1201 Fort Street is a well-planned, environmentally sound project, which will meet the many varying needs of residents and attract more young families to the area. This mix of residential formats and overall density captures what I believe to be just what the area is in need of, and aligns well with the OCP.

As we are all aware, the City, and in particular downtown, is in critical need of additional housing of varied sizes and price points. I truly believe this project meets this need in a manner that preserves the historical sense of the property. I appreciate the efforts Abstract Developments has made to accommodate the public's feedback; and feel the addition of rain gardens and additional Garry Oak plantings will preserve a vast amount of green space which will become a legacy for present and future Victorians.

I encourage you to support this project and help create a new, vibrant community that would serve as a wonderful transition from downtown to upper Fort Street; and draw young families and hard-working individuals back to the area.

Sincerely,



Scott Travelbea

March 3, 2017

Dear Mayor and Council,

Re: 1201 Fort St/1050 Pentrelew Development Proposal Missed Heritage Planning Screening

I am writing to you for the second time regarding Abstract Developments' rezoning and redevelopment proposal for the former Truth Centre acreage. As mentioned in my previous letter, this property is in a heritage neighbourhood and a city-designated Heritage Conservation Area. Sadly, it was not until my phone call last week (February 23) to Senior Heritage Planner, Merinda Conley, that she was made aware of this proposal which is within Heritage Planning's mandate to scrutinize and to recommend changes. Given the many trials and tribulations residents have endured so far in dealing with the city's planning processes and ensuring our voices are considered with respect to a development decision that intimately impacts our lives, this is yet another huge disappointment. Is there no process in place to ensure that development proposals in Heritage Conservation Areas are forwarded to Heritage Planning? What about the costs that will be incurred at this late stage in the process to send the plan back for vitally important revisions and to move it forward yet another time through the Planning Department, the Advisory Design Panel and anywhere else input is required?

My concerns regarding Abstract's mega-development proposal for the former Truth Centre acreage as it relates to heritage conservation are:

1. Abstract's proposal does not conform to the **Heritage Management Strategic Plan**. Respecting this plan implies that any new development in a heritage neighbourhood should integrate into its surroundings and not dominate the existing landscape. The **Official Community Plan** identifies the 1200 block of Fort Street as within one of thirteen **Heritage Conservation Areas**.

Another risk to the area is creeping development that jumps the boundary of the urban core. Such development would additionally put registered heritage homes at risk of future demolition, especially since Abstract's Black & White at Cook and Fort is located just a few hundred metres down the road from 1201 Fort St. With 'book-end' Abstract mega-developments on either side of a valuable stretch of built heritage which consists largely of registered and designated heritage properties, it would only be a matter of time before those registered properties would fall to the wrecking ball to pave the way for further high-density, heritage-degrading development. To reiterate a major concern of residents, Abstract's proposal would most definitely be the tallest (at 6 stories for condos in a max. 4 storey neighbourhood, and in the single-family zoned portion of the acreage, 5 stories for the second condo and nearly 11 metres for townhouses vs. 7.6 metres for the neighbouring homes on Pentrelew .) This would make the development the most dominating presence on the 1100/1200 block corridor if it was allowed to proceed as is. Quite obviously, it would significantly detract from the

existing scale and character of this conservation area. It would also dwarf the recently restored heritage jewel of the neighbourhood, Wentworth Villa.

From the **Heritage Management Strategic Plan** regarding its objectives:

(c) To maintain and develop regulatory controls which will assist in the conservation of natural and built heritage resources, including view corridors

And from the **Heritage Management Strategic Plan** mission statement:

- Conserve a broad range of heritage resources, including sites, buildings, structures, landscapes, cultural landscapes, clusters, and neighbourhoods, employing a variety of regulatory, fiscal, technical, administrative, design, and educational tools
- Create a culture of conservation within City Hall, with the City being a recognized leader and innovator in heritage conservation for its staff, citizens and other municipalities

And from recommendations made in the **Jubilee Heritage Neighbourhood Resource Review**, cited by the city's **Heritage Management Strategic Plan** as a model process which should be integral to future neighbourhood plans and funded by the city and external resources:

- Ensure land use policies and zoning standards are consistent with the Heritage Registry
- Ensure that new development is compatible with adjacent residential areas and the neighbourhood

2. **Dynamite blasting as it affects heritage properties** is another concern of mine. In working with a construction consultant with expertise in blasting, I have been informed that my designated heritage home is potentially at risk of damage from the extensive bedrock blasting that will be conducted to create underground parking for 94 vehicles as well as for building site preparation. My concerns have been dismissed by Ryan Morhart, Manager of Permits. It makes no sense whatsoever that the city helps to fund the conservation of designated heritage homes such as mine, while at the same time, endangering heritage properties through land use decisions.

When questioned at his Feb. 22 meeting regarding 1201 Fort St., Abstract's Mike Miller responded to worried residents' queries about blasting by saying those with concerns could contact him to ensure they are included in a pre-blast survey and that his company would pay for foundation inspections. The problem with this approach, however, is that it requires the homeowner to be informed of this offer and to be proactive in ensuring their property is protected from blasting should it lie outside the radius designated for pre-blast surveys.

An additional concern I have is that post-blast surveys are not required, therefore any resulting damage may not be discovered until the rainy season when foundation cracks would allow for water seepage. This could well mean that heritage owners (and

designated and other old home owners) would bear the responsibility for proving that damage occurred as a result of blasting.

Additionally, Miller's offer does not include a building envelope inspection that is also recommended for heritage homes in advance of nearby blasting. Such an inspection would note a home's imperfections (such as my original stained glass windows, one of which has been repaired during restoration and another with a tiny hole and a minor crack), loose chimney bricks and hairline cracking of masonry, repaired old cracks in drywall or plaster finishes at risk of re-opening, etc. A homeowner would need to pay for this kind of inspection. See 'Vibration Limits for Historic Buildings and Art Collections' http://www.apti.org/clientuploads/publications/2015/Johnson-HannenHiRes_SampleArt_46.2-3.pdf

3. **Conservation of Non-built Heritage Resources** is the last of my concerns. Such resources are equally as important as the conservation of buildings and ought to be considered in land use planning decisions as the **Heritage Management Strategic Plan** intends. The 1201 urban acreage is just such a non-built heritage resource. Henry Pering Pellew Crease originally owned the property after it was surveyed in 1875. In a nod to its history, Miller reported on Feb. 22 that the designated public pathway included in his development would be named after Crease. But is that sufficient? What of the Prayer Garden which contains the ashes of departed Truth Centre members? (Given that members who sold the property and those who opposed its sale are at odds, how will these remains be treated?) What of the legacy of Dr. Emma Smiley and family who purchased the site for the Truth Centre which has served as a home for cultural and spiritual enrichment for many decades? And what of the sanctuary this gem of an urban forest has been to the city for several generations? And finally, what of the church building itself? (In the making of the Heritage Management Strategic Plan, stakeholders said that buildings older than 25 years should be included in the Heritage Registry. Other cities say 50 years.) Should the city be exempting historic properties currently in the public realm from private development for private use? How Victoria values its cultural and 'place' history is as vitally important to maintaining a healthy, vibrant city as decisions respecting the constructed environment.

In closing, I urge you to consider the rezoning and redevelopment application for 1201 Fort St/1050 Pentrelew through the lens of heritage conservation.

Thanks in advance for your considerable time and attention to this very complicated land use matter.

Kind regards,

Geanine Robey

Gillian Ley
The Chelsea
305-999 Burdett Avenue
Victoria, BC V8V 3G7

February 23rd, 2017

Mayor Lisa Helps and Councillors
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Councillors:

Re: 1201 Fort St. and 1050 Pentrelew Pl.

After attending the neighbourhood February 22nd, 2017 meeting, as a nearby neighbour carefully following Abstract Development's proposed project to date I am pleased to write this letter of support for the following reasons:

- The developer has/is actively listening to the neighbourhood and positively acting on concerns and suggestions.
- Fair consideration of parking and traffic calming has been given.
- Combination of flat and pitched roofs is incorporated in the design to create interest and visually tie in the neighbouring homes and buildings.
- Use of appealing quiet color palette to complement and enhance the landscaping and neighbourhood.
- The architectural design is sensitive to the surrounding neighbourhood merging in and yet still creating interest.
- Public Art component – they are currently in liaison with The Art Gallery of Greater Victoria.
- A significant corridor has been created to break up the building frontage.
- Speciality pavers are being used and permeable concrete to allow for proper drainage.
- Meadow-like areas are proposed using native plants with attractive night lighting which will enhance the pathways, green areas and create safety.
- Fifty percent of this site will include multi-function landscaping including rain gardens.
- Trees will be planted two to one over existing.
- The existing 1050 Pentrelew will not be demolished but saved and moved for resale.

There are numerous Abstract developments in my neighbourhood; each one enhancing the street it has been built on. These projects have added value to the neighbourhood! I have the utmost respect for Mike Miller, President and his team at Abstract and their sincere commitment to community and the developments they create within them.

Yours Sincerely,

Gillian Ley

**PETER W. SCHROEDER
DAGMAR SCHROEDER-HILDEBRAND**

To:
City of Victoria

mayor@victoria.ca
ajohnston@victoria.ca

TO WHOM IT MAY CONCERN

Re: Approval of Development Plan "Abstract Developments"
1201 Fort Street

Ladies, gentlemen,

We are writing to you in support of the development of the area of Victoria Truth Centre by "Abstract Developments".

We live in the "neighbourhood" (1-840 Pemberton Road) and are familiar with the plans of "Abstract Developments".

Our reasons for support:

We are satisfied customers of "Abstract Developments". We live now for 14 years in a townhouse built by the company. We know of the fine quality of its buildings, and its commendable customer care that does not end with the conclusion of the building phase. Witnessing the planning period of our future home we appreciated the company's willingness to incorporate neighbour's objections and suggestions in their planning.

We, now 75 and 74 years old, chose our home in Upper Fort Street for the same reasons the future residents at the development of the area of Victoria Truth Centre will appreciate: Close to shopping, entertainment, social services, public transportation, schools, and medical services (MD's, LifeLabs and Hospital).

The location of the development will therefore attract young families with children and seniors, a desirable demographic mix; furthering the stated - and recommendable - goals of the local government.

The development will, in addition, enhance the quality of life not only for its future residents but also for established residents in the neighbourhood: The area in its current state is underused and of limited use for recreation like walking. The finished project will present possibilities for activities in a safe and "green" environment: With public walkways, additionally planted mature trees, lightning, rainwater gardens, other water features and objects of art.

The project, when finished, will be a place for the community (the newcomers and their "old neighbours") to "come together". It has already started with "Abstract" sponsored community involvement.

We, the undersigned, look forward to the approval of the project by the City of Victoria and the finished work of "Abstract Developments".

With best regards,

The block contains two handwritten signatures. The signature on the left is for Peter W. Schroeder, written in a cursive style. The signature on the right is for Dagmar Schroeder-Hildebrand, also in a cursive style.

Peter W. Schroeder

Dagmar Schroeder-Hildebrand

26 February 2017

Alicia Ferguson

Subject: RE: 1201 Fort Street Development Proposal

From: K P

Sent: Tuesday, April 04, 2017 1:51 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: 1201 Fort Street Development Proposal

Dear Mayor Helps and Council,

I live at 1025 Linden Avenue, where my apartment faces the Truth Center Prayer Garden. I have only recently become aware that the Truth Center has been sold, and a massive development is proposed. I implore you to consider the magnitude of eradicating this historic garden. This is not only a sacred space where Church members ashes/urns are buried and scattered, but also a wildlife sanctuary for owls, eagles, deer, raccoons, and a variety of other birds and animals. The huge beautiful cedar trees, sequoia trees, and other trees and bushes will be destroyed forever. A neighbor recently commented on a Joni Mitchell song "they paved paradise and put up a parking lot". That is exactly what I will be looking at if this proposal is accepted! No more trees. No more wildlife. No more silent prayers of those who find peace in the garden. The devastation which will occur on this property is heart wrenching. For those of us who treasure the beauty of the greenery and wildlife this special place holds, it will be life altering. I weep when I look out at it now, and wonder when the bulldozers will be back.

I have read the development proposal, as well as the blasting information. I am extremely concerned about the blasting for the underground parking. I am less than 10 feet from the property line. I'm terrified of what will happen with possible gas leaks, noise, dirt, other toxic substances, and of course the blasting itself. I work on Balmoral Avenue, a street over from the current development at Vancouver and Pandora. They're blasting now and it shakes the building I'm in, and trembles like an earthquake under our feet. I cannot begin to imagine how the blasting will feel when it's 10 feet from my home. Since becoming aware of this proposal, something has changed inside me. I simply cannot accept that this beautiful sacred space will be handed over to be eradicated, and for what, luxury condos and townhouses? Yes I'm angry! Yes I'm fearful! Most of all I'm so very sad! My old cat Sybil just won't survive this either!

I welcome each one of you to come to my home, and see what I see, every day. Reach out to the beautiful cedar at my balcony, watch the mated ducks swim in the pond, watch the squirrels chasing each other up and down the trees, and maybe if you're really lucky, you'll see an owl sitting patiently, waiting for lunch to come scurrying by. You may come as a group, or individually, but my home is open to each of you. Please feel free to contact me at any time.

I would like to request that my letter be attached and considered, when reviewing the development proposal for 1201 Fort Street, at the CotW meeting on Thursday April 6, 2017. Thank you for taking the time to read my letter, and I look forward to hearing from you soon.

Respectfully,
Kimberley Patterson
#310-1025 Linden Ave

>

> -----Original Message-----

> From: [REDACTED]

> Sent: March 30, 2017 6:31 PM

> To: Alec Johnston <ajohnston@victoria.ca>

> Subject: 1201 Fort and 1050 Pentrelew

>

> Mr Johnston

> I must register my serious concerns over the development proposed at Fort and Pentrelew.

> The number of floors on both buildings are not in keeping with the neighbourhood , neither on Fort and especially on Pentrelew. The townhouses seem to create a solid wall along the street as well. Also the number of trees affected will also be a loss to the neighbourhood. The greenery along Fort Street will surely be lost.

> Abstract Developments has built some reasonable buildings in Victoria but I feel this project has been planned with maximum greed without recognizing what a beautiful piece of property this is.

>

> Thank you

> Mike McLandress

>

>

>

>

> Sent from my iPad

mayor@victoria.ca; cthortonjoe@victoria.ca; gyoung@victoria.ca; pmadoff@victoria.ca; mlucas@victoria.ca; jloveday@victoria.ca; bisitt@victoria.ca; ccoleman@victoria.ca; malto@victoria.ca

Dear Mayor and Council,

Please reject Abstract Development's proposal for 1201 Fort Street and 1050 Pentrelew Place.

(based on the presentations made at the Advisory Design Panel [ADP] meeting on January 11 prior to their presentation of the proposal at the Community Meeting on January 12)

Why am I asking you to reject the proposal?

The reasons include looking at the following which I elaborate on below:

1. current open private green space v. their proposed roof top gardens and replacement trees
2. current zoning/ heritage character/ traditional residential character v. proposed zoning/ proposed character of the buildings and town homes
3. current scale, height and density v. the proposed scale, height and density
4. Abstract's compliance with v. lack of compliance with the OCP
5. Abstract's compliance with v. lack of compliance with the Rockland Neighbourhood Plan
6. what the community gains v. what the community loses

"When in doubt, do the kindest thing possible." – Unknown

The kindest thing is to reject the proposal that we saw and ask Abstract to comply with zoning OR better yet, sell the property to the City to preserve the heritage site, provide a community space for all residents of Victoria and to protect this gem of an urban forest in Rockland!

1. Current greenspace v. proposed replacement:

Abstract's presentation **started with a long focus on trees** –

What they talked about	What they didn't talk about
how they look now along Fort Street	what the look will be along Fort after their development (from the same angle they showed of the current view along Fort)
their commitment to preserve that look and feel	that the replacement value of more small trees is not equivalent to the current value of mature trees
which trees will be removed	the canopy they are trying to preserve can be lost through blasting and long term effects on the root system of the remaining trees
the number of trees that will be added in addition to rooftop	that the fine/penalty of removing a by-law protected tree is only \$300

gardens	
how the trees are by-law protected	
"This area is a unique parkland setting and trees are highly visible along Fort Street". (Mike Miller)	
how they look now along Fort Street	
their commitment to preserve that look and feel	

Why?

They are aware you are all committed to green space and know that this topic is an emotional one for you **and the community**.

Questions related to green space posed to Abstract at the Community Meeting with Abstract's responses:

NOTE: answers provided by Graham McKenzie – [arborist Talbot and McKenzie Associates](#) unless otherwise indicated

1. **If you reduce height and number of townhomes will the trees be saved?**
Yes
2. **Will the remaining trees in the zone of blasting be impacted?**
(paraphrased) - not confident they won't; even though the blasting company hired by Talbot and McKenzie Associates has a REASONABLY good success there is a real chance of trees dying in 10 years (he didn't address surrounding trees not on the Truth Centre property that could be affected)
3. **Did you know that the sequoias are dated back to 1870?**
Graham did not know the age of the trees and did not know the history of how those trees came to that site.
4. **How much green space is currently on the 1.7 hectares of land?**
No one knew the answer.
5. **How will the Garry Oaks grow if they are in planters?**
They won't grow very high because their root system will be contained by the planters.
6. **Can we get an arborist's report?**
Currently not available to public but will be put online along with Abstract's proposal in advance of the COTW meeting.
How long in advance?
Neither Abstract nor Bob June, Chair of the meeting, knew the answer.

Note: paraphrase of Greg Damant – [Cascadia Architect's](#) admission at the ADP meeting: **The shadow study indicates that the proposed property will be more shadowed than the**

neighbouring homes outside of the property because of the 5 storey building in the back lot of the site and the height of the townhomes on Pentrelew.

Therefore (my point): Due to the reduced sun on the property, the new trees will not grow to the current height of the existing trees. **And with underground parking, where will the new trees' root systems branch out to?** Is this why Abstract is planting them in pots?

Questions for you to consider:

1. Why would the community and City be expected to support this rezoning when it **blasts** out a currently viable green space that is already enjoyed by tourists and residents?
2. Why would Abstract use an only reasonable (not **excellent**) blasting system that would likely impact more trees on the current property, and surrounding properties, post-blasting and in the next ten years?
3. How is the loss of these mature trees an equivalent gain to the community when they are replaced by rooftop gardens, small trees and shrubbery?
4. And why should anyone support the rezoning when Graham McKenzie (arborist), without hesitation, said **Yes**, to the following question: **Could the current trees be saved if the SCALE, HEIGHT and DENSITY of this proposal is REDUCED TO MEET THE CURRENT ZONING REQUIREMENTS?**
5. If Abstract is so concerned about greenspace, then why didn't they include rooftop gardens in their Black and White development? That location had no trees and is in the urban core. More greenspace in the urban core is desirable.
6. If Abstract recognizes that: **"This area is a unique parkland setting and trees are highly visible along Fort street"** (Mike Miller) then **why would you want to destroy one of Victoria's most unique parkland settings?**

2. Current v. proposed zoning/character of buildings

What they talked about	What they didn't talk about
Incorrectly included 1050 Pentrelew Place (which is in the R1B zone) into the R3 AM-2 zoning	what the current zoning is and why that zoning is actually appropriate to the site
Incorrectly referred to OCP section 2.6* about FSRs - in R3 Zone: 2:1 and in R1B 1:1	how the current zoning complies with the OCP and how theirs does not in so many instances
their proposal is a blended FSR of 1:37:1	how 1050 Pentrelew already fits into the neighbourhood height (and character) and zone
talks about step massing down 2 to 3 stories	the recently updated zoning by-laws (March 2016)
this neighbourhood is the right "ballpark for this type of development" (Greg Daimant, Cascadia Architect) to avoid sprawling	the R3-AM-2 Zone clearly states in Section 9: Where enclosed parking space is provided for all except visitor parking, and at least 50% of a lot is open site space and driveways necessary for direct
referred to the RNA as in conflict with the OCP *	

referred to OCP which states to increase density in urban core	access to parking, then
walk score * suggests that this is right place for increased density and development	(a) the maximum floor space ratio, based on the building's total number of storeys, is as follows: Storeys /f.s.r. - 1 storey /0.4:1; 2 storeys 0.8:1; 3 storeys/1.2:1 and 4 storeys 1.6:1
	(b) the maximum site coverage of the main building shall not exceed 40%
	Section 10 - Height states: The height of the main building shall not exceed 12 m and 4 storeys.
	how their proposed townhomes do not complement the neighbourhood because they do not fit into the traditional residential character of the rest of the homes on Pentrelew Place
	how their proposed development is SPRAWL because it brings the urban core to a traditional residential zone and to the heritage corridor

***Note:** There is **no section 2.6** of the OCP. At the ADP meeting, they cited the RNA and were proud that they complied. Walk scores do not **suggest** anything – they are simply a measurement and there are properties for sale in the urban core that have better walk scores than this location.

Why? They are aware you are all committed to the OCP and want to demonstrate compliance with it.

Questions posed to Abstract at the Jan. 12 Community meeting:

- How does your proposal with **12 townhomes of 11 metres in height** on **approximately 80 m** of street reflect the neighbourhood character when **there are only 2 single family dwellings and 1 duplex on the remaining 60 m** of Pentrelew Place?
Abstract had no answer.
- How does the **6 storey building on the Heritage Corridor of Fort Street** reflect the **neighbourhood character of heritage homes beside and across** the street **and the 4 storey condo next door**?
Abstract had no answer.
- Would you consider reducing the number of townhomes to 8?
Mike Miller: **I can't tell you off the top of my head.**

Questions for you to consider:

- Why would the community and City be expected to support this rezoning when it **brings the urban core into a traditional residential and historic heritage corridor**?
- Why would we approve Abstract's request for a site specific zone when **Victoria has close to 800 zone** and the zoning by-laws were updated May 2016? **Jonathan Tinney** said at

the [Dec. 1 Town Hall](#) (timestamp at 1:52) that **City is revising the zoning by-law to bring zoning in line with the local neighbourhood plans.**

3. Why is this location ideal for this type of proposal when Abstract is already developing a 6 storey building at Cook and Fort (in the urban core zone) and when there are so many proposed developments of higher density and scale but within the urban core that have better walk scores than this location?
4. Why build such **density, scale and height** when Black and White has only sold 70% of their units?
5. Why build such **density, scale and height** when the **proposed buildings do not reflect the surrounding neighbourhood?**

3. Current v. proposed scale, height and density

What they talked about	What they didn't talk about
House across from the proposed townhomes is 8.5 m v. 9.9 m of their proposed townhomes *	house across from the proposed townhomes is actually, according to the way the City measures height (and corroborated by Alec Johnston) only 7.54 meters , measured from the mid height of the land to mid-roof (which is within zoning by-laws)
referred to Building A (facing Fort) as 5 - 6 storeys	what the height of the buildings next to on either side, and across from, the proposed 5 – 6 storey building
referred to Building B (inset behind Building A and the 12 tall townhomes) as 4 - 5 storeys	how the 4 – 5 storey building is stepping up instead of stepping down from the 4 storey buildings beside it on Rockland and Linden
	how 1050 Pentrelew already is stepping down from the condo building at the corner of Fort and Pentrelew
	how 1050 Pentrelew already fits into the neighbourhood height (and character) and zone
	How demolishing a healthy house (1050 Pentrelew) goes against the OCP

***Note:** At the ADP meeting, however the height of the townhomes was 11 m

Questions posed to Abstract at the Jan. 12 Community meeting:

1. How does increasing the number of residences by 250% reflect a gradual increase in this type of residential area?
Mike Miller's response: **We are not increasing it by 250%. ***

- Why is it that Abstract can apply for this rezoning when our own condo across the street cannot get any rezoning to build up?

No response, although Abstract did admit to working with the City to adjust their plans to submit.

***Note:** in a follow up question, and using the numbers supplied by Sam Ganong, VP Abstract, a participant at the meeting demonstrated through mathematical calculations that in fact it was an increase of 300%.

Questions for you to consider:

- Why build such **density, scale and height** when Black and White has only sold 70% of their units at Cook and Fort?
- Why build such **density, scale and height** when the **proposed buildings do not reflect the surrounding neighbourhood**?
- Why build such **density, scale and height** when the proposal does not warrant this type of overdevelopment of **300%** in 1.7 acres of land?
- Why should Abstract be allowed to rezone **when everyone else around the Truth Centre property must remain in compliance with the zoning by-laws**?
- Why not **wait until Rockland completes its Local Area Plan** so that the **zoning of this property is respected and remains in line with the vision** of the Rockland Plan?

4. Abstract's compliance v. non-compliance with the OCP

What they talked about	What they didn't talk about
compliance with the OCP	exactly which other sections they complied with
referred to OCP section 2.6 about FSRs - in R3 Zone: 2:1 and in R1B 1:1	how they didn't comply with many sections of the OCP (see attached table)

***Note:** There is NO 2.6 section in the OCP.

Question for you to consider:

Why would you accept this rezoning application **when it clearly does not comply with so many sections of the OCP**?

5. Abstract's compliance v. non-compliance with the Rockland Neighbourhood Plan

What they talked about	What they didn't talk about
referred to the RNA as in conflict with the OCP *	how they didn't comply with any section of the RNP (see attached table)

***Note:** At the ADP meeting, they cited the RNA and were proud that they complied.

Questions for you to consider:

1. Why would you accept this rezoning application when it clearly does not comply with any sections of the RNP?
2. Why would you accept this rezoning application **before Rockland updates its RNP to its Local Area Plan due for completion early this year?**

6. Gains v. losses

Rezoning proposal	Gains: Community	Losses: Community
If passed	Some revenue via city	Heritage corridor
	Additional neighbours	Traditional residence character
	Added safety	Open green space
		Community health
		Community engagement
		Too much increase in residences (300%)
		Breathing room in neighbourhood
Not passed		View will change for many residents for the worse
		Likely transient population in buildings: VRBO and Air BnB
	Retention of current zoning	Open green space
	Commitment to Heritage Corridor	Community health re: natural environment
	Commitment to the OCP	
	Commitment to the RNA Plan	
	Commitment to the neighbourhood character	

Question for you to consider:

Why would you accept this rezoning application when **there are more losses** to the neighbourhood and to the City than there are gains?

Alicia Ferguson

Subject: RE: Abstract Development's Proposal for 1201 Fort Street and 1050 Pentrelew Place

From: Lynnette Kissoon

Subject: Abstract Development's Proposal for 1201 Fort Street and 1050 Pentrelew Place

Date: January 18, 2017 at 8:58:54 PM PST

To: "Lisa Helps (Mayor)" <mayor@victoria.ca>, c Thorntonjoe@victoria.ca, "Geoff Young (Councillor)" <gyoung@victoria.ca>, "Pam Madoff (Councillor)" <pmadoff@victoria.ca>, "Margaret Lucas (Councillor)" <mlucas@victoria.ca>, "Jeremy Loveday (Councillor)" <jloveday@victoria.ca>, "Ben Isitt (Councillor)" <bisitt@victoria.ca>, "Chris Coleman (Councillor)" <ccoleman@victoria.ca>, "Marianne Alto (Councillor)" <malto@victoria.ca>

Cc: Bob June; Janet Simpson

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

Please find attached my letter to you all requesting that you please reject Abstract Development's proposal for the Truth Centre site. I have also attached two tables which look at the developer's lack of compliance with the OCP and the Rockland Neighbourhood Plan respectively.

Please understand that there are very valid reasons why the neighbours are adamantly against this proposal. I stand strong with them.

I hope that the letter makes it easy for you to scan the details as I understand them and reflect as we have on the negative impact this proposal will have on the local neighbours, Rockland and the City of Victoria.

The letters and tables have hyperlinks however, if any of you prefer to have the documents presented to you printed and in a package, I would be more than willing to hand deliver the packages to City Hall myself.

Please email me and you will receive your package within 3 days.

Thank you for taking the time to hear one voice that reflects many on this very contentious issue.

Sincerely,

Lynnette Kissoon
1025 Pentrelew Place

PS: Warning: I am colourful and emphatic (smile).

**Abstract Development's proposal for the Truth Centre property at 1201
Fort Street and 1050 Pentrelew Place (Nov. 2016)**

v.

The City of Victoria's Official Community Plan (OCP) (June 2016)

✓ indicates Abstract's compliance

X indicates Abstract's lack of compliance

OCP	Description	✓ / X
Section 2	Purpose, Scope and Linkages	
Scope p. 13	The local Government act also permits an OCP to control and regulate new development in designated areas. For instance, this plan provides direction for form, character, exterior design and landscaping in Development Permit areas and Heritage Conservation areas.	X
Plan Linkages – Regulatory By-laws p. 15	Regulations that govern public and private activities within areas of municipal jurisdiction, such as land use, building, subdivision and development, nuisance, business licensing, and animal control. Bylaws with the OCP are detailed in Section 19 – Plan administration .	
Section 19	Plan Administration	
p. 128	19.4 That review and update of the Zoning Bylaw is strategically undertaken in the following ways:	
	19.4.1 On a site-by-site basis, primarily in response to rezoning applications	✓
	19.4.2 On a local area basis, primarily to support local area plans	X
	19.4.3 On a topic basis, primarily to achieve policies of this plan	
	19.4.4 On a city-wide basis, if resources and Council priorities permit	
	19.5 Rezoning should be generally consistent with the Urban Place Guidelines of this plan, and advance the objectives and policies of the Official Community Plan [See also Section 6 – Land Management and Development].	X
	19.6 Variances for site-specific conditions may be appropriate where the objectives and policies of this plan are advanced.	X
Section 6:	Land Management and Development	
Overview p. 33, 34,	However, as a built-out city, a key challenge is to balance the accommodation of new development and population and employment growth with other values such as the retention of heritage resources, the provision of open space and the enhancement of the urban forest , all within a limited land base. However, forecast growth of approximately 20,000 additional residents by 2041 is expected to reach Victoria's capacity available under existing zoning for new ground-oriented residential and exceed that for apartments, running the risk that housing will become increasingly more expensive as available capacity is depleted. To address these challenges, the plan seeks to focus anticipated future population and employment growth to support development of a strong downtown core that retains its predominant role in the regional economy, enhance and expand the network of Urban Villages and Town Centres, link thriving	X

	employment districts with high capacity and frequent public transit service, while conserving traditional residential character and enhancing quality of place.	
S. 6.1.5 p.36	Traditional Residential consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential and mixed-use buildings up to three storeys in height located along arterial and secondary arterial roads.	X
Figure 8: Urban Place Guidelines – p. 38	Traditional Residential - Ground-oriented buildings up to two storeys	X
	Houses with front and rear yards	X
	with variable setbacks	X
	oriented to face the street	✓
	Variable landscaping	✓
	and street tree planting	X
	On-street parking	✓
	and individual driveways.	X
	Total floor space ratios up to approximately 1:1.	X
Local Area Planning Priorities p. 48	Rockland is a Priority 2 for Local Area Planning	
Urban and Traditional residential, p. 49	6.22 For areas designated Traditional Residential , consider new development, infill, and redevelopment consistent with the density and use ranges established in this plan, permitting their increase only as this plan provides or following the completion of a new local area plan for the area, and the subsequent amendment of this plan to give it effect [See Also Section 19 – Plan Administration].	X
	6.23 Generally support new development in areas designated Urban Residential that seeks densities toward the upper end of the range identified in Figure 8 where the proposal significantly advances the objectives in this plan and is:	✓
	6.23.1 within 200 metres of the Urban Core ; or	X
	6.23.2 within 200 metres of Town Centres or Large Urban Villages; or	X
	6.23.3 along arterial or secondary arterial roads.	✓
Measuring progress	The following targets should be considered in measuring progress towards the plan's land management and development objectives:	
	6.33.1 Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041;	
	6.33.2 The Urban Core accommodates a minimum of 10,000 additional residents from 2011 to 2041;	
	6.33.3 Victoria accommodates a minimum of 20% of the region's cumulative new dwelling units to 2041;	
	6.33.4 The Urban Core accommodates a minimum of 10% of the region's cumulative new dwelling units to 2041; and,	
	6.33.5 A minimum 90% of all dwelling units are within 400 metres either of the Urban Core, a Town Centre or an Urban Village by 2041	✓

Comment [LMK1]: Pentrelew is not an arterial road, Fort Street is a secondary arterial road. Abstract's proposal seeks 6 stories along Fort and 3 along Pentrelew.

Comment [LMK2]: for visitors

Comment [LMK3]: ?

Comment [LMK4]: Therefore we should have that plan in place before any development is considered

Comment [LMK5]: Which means that of the remaining 10,000 residents, the 300 residents that could live in Abstracts Property represents .03% on # acres of land.

Section 3:	Vision, Values and Goals	
Figure 8 p. 17	Rockland in Remainder of the city: 10% of population growth approximately 2,000 new people by 2041	X
Plan values p. 18	3.4 Inclusivity and Accessibility: respect and respond to the perspectives, values and needs of Victoria's many individuals, groups and communities.	X
	3.5 Life Cycle Planning: anticipate the needs of citizens throughout their lives	
	3.7 Community Capacity Building: Strengthen the natural, human, economic, social and cultural resources of Victoria to build, develop and shape a resilient community.	X
	3.8 Strong Local Communities: Support and enhance the sense of place and community, and the uniqueness of Victoria's neighbourhoods.	X
	3.10 Engaged Citizens: actively engage citizens and community stakeholders and value and respect their contributions.	✓/X
Plan goals, p. 18	The efforts of many partners with powers well beyond the planning and land use responsibilities of the City, including those of senior government, business, neighbouring jurisdictions, and the community at large, must align to secure the vision of Victoria's future that these goals describe.	✓/X
Figure 4: Plan Goals by Topic Area p. 19, 20	Land Management and Development: C. neighbourhoods include centres of economic activity that serve the needs of residents within walking, wheeling or cycling distance.	X
	Transportation and Mobility: B. Victorians move freely and efficiently via a safe, integrated and convenient network of public transit, bike routes, and a supportive, inviting pedestrian realm in preference to driving alone.	X
	Placemaking: B. Victoria's cultural and natural heritage resources are protected and celebrated.	X
	Parks and Recreation: A. Victoria is an active community where everyone enjoys convenient access to community parks, open spaces, facilities, amenities and programs close to where they live.	X
	Environment: A. Victoria's urban environment, including urban forests, and public and private green spaces support healthy and diverse ecosystems.	X
	Housing and Homelessness: A. all residents have access to appropriate, secure, affordable housing. B. a wide range of housing types, tenures and prices gives residents choices.	X
	Community Well Being: D. Victorians know their neighbours, are connected to communities of interest and have diverse opportunities for social interaction. E. Victorians can support themselves and their neighbours in difficult times. G. Victorians are healthy and have a network of health-related amenities, facilities and programs to promote wellness and meet the needs of all levels of mental and physical care	X

Comment [LMK6]: This area of Rockland would experience at 300% increase

Comment [LMK7]: 300 additional residents of 2000 equals 0.15% of population growth in the Truth Centre property.

Comment [LMK8]: If AD's target buyer are retirees, why would they want to live in multistory homes in an earthquake prone zone that has an elevator?

Comment [LMK9]: This proposal engaged us but we were not respected or valued in the process.

Comment [LMK10]: We have aligned; it is yet to be seen if our concerns re: securing the vision of Victoria will be heard.

Comment [LMK11]: Rockland does not have a community centre

Comment [LMK12]: Adding 100 cars entering the property puts pedestrians and cyclists at increased risk when cars exit the property on Fort.

Comment [LMK13]: Removal of cherished open green space with protected trees

Comment [LMK14]: Current Rockland residents won't have access to this space.

Comment [LMK15]: Is the site currently an urban forest?

Comment [LMK16]: AD landscaping and that many parking spots do not support healthy ecosystems. Removing those current trees violates an ecosystem already in place (wildlife, birds, people, plants)

Comment [LMK17]: Rockland does not have a community centre

	Emergency Management: C. Victorians can rely on significant local sources for food, energy and materials to meet daily needs under emergency conditions.	X
	Plan Administration: A. Corporate and community decision-making processes are clear and open to the public. B. Victorians are interested, informed, empowered and involved in their communities and the process of democratic governance. (also referenced under Adaptive Management, and Monitoring and Evaluation)	X
	Local Area Planning A. Corporate and community decision-making processes are clear and open to the public. B. Victorians are interested, informed, empowered and involved in their communities and the process of democratic governance.	X
Section 4:	Context and Challenges	X
p. 21, 22	"Figure 5, the proportion of Victorians over the age of 65 is anticipated to increase dramatically, from 17% to 29% of the total population. At the same time, the proportion of children and young adults is anticipated to decline."	✓
	Arts and Culture arts and cultural industries currently represent four to six percent of Victoria's economy, and are expected to have modest growth to 2031. The sector continues to face the challenge of insufficient public and private funding. While Victoria remains the regional centre for arts and culture facilities, events and activities, the arts community faces relatively high costs for rental space, and limited availability of suitable venues.	X
	Emergency Management The top two natural hazards for Victoria are earthquakes and severe windstorms. There is a 32% likelihood of a damaging earthquake event in the city before 2054. A disaster of this level is a major threat to life and property. Infrastructure, including buildings and structures related to utilities and underground services, may require extensive reconstruction in community recovery after a disaster.	X
Section 5:	Regional Context Statement	
Overview, p. 24, 26	This regional context statement illustrates how Victoria implements the eight strategic directions of the current regional Growth Strategy (RGS, 2003):	
	3. Protect regional Green and Blue Space The plan also provides policy guidance to the development of an urban Forest Master Plan, and gives policy consideration to the ecological services performed by natural systems. [See Sections 9 – Parks and Recreation; and 10 – Environment]	X
Section 9:	Parks and Recreation	
Overview p. 74	Parks, open spaces and recreational facilities serve many different uses in an urban environment. They help to improve the livability of densely developed areas, enable active lifestyles and personal health, provide spaces for respite and contemplation, highlight historic and cultural landscapes, and provide indoor and outdoor gathering places.	X

Comment [LMK18]: Removal of open public accessed greenspace means no land to develop for food in case of long term emergency in which we are cut off from the mainland. Nor does it support the Growing in the City initiative.

Comment [LMK19]: I recommend we all read this page as it adds to the points made in Section 3, Figure 4, p. 19

Comment [LMK20]: An argument for the Art Gallery to use existing space, retain public open green space and create an Arts Triangle – tourist attraction.

Comment [LMK21]: Adding this massive development to the property would mean massive reconstruction in a post-earthquake Victoria.

Comment [LMK22]: New regional strategy was supposed to be completed in 2013 and the OCP was supposed to align with it. Was it?

Comment [LMK23]: Removing one of Rockland's only green spaces and one of Victoria's only green space along Fort from the harbour to this location will eliminate this.

Broad objectives p. 75	9 (c) That parks, open spaces and facilities contribute to the enhancement and restoration of ecological functions.	X	Comment [LMK24]: Open Space definition: Land that is generally publicly-accessible, other than City parks. Includes private lands, public lands and other City-held property, such as greens and street rights of way. p. 76 Comment [LMK25]: Can the City purchase the lot to maintain this greenspace while providing opportunity for commercial, community, spiritual and artistic expression on the site – seek to renovate rather than eliminate the site. Comment [LMK26]: There will be no opportunity for the public to enjoy this space as it does now. Comment [LMK27]: We have tried and we would like to try again but this proposed development will eliminate that. Comment [LMK28]: So why blast a heavily treed area and replace it with little trees, shrubs and rooftop gardens? This does not make sense. Comment [LMK29]: This will be an issue during the construction stage of over three years!
	9.3 Seek opportunities to partner with other levels of government, private industry, school boards, community agencies and individuals to acquire or gain access to land for park and outdoor recreational use.	X	
	9.5 recognize the city's recreation system as a vital part of the regional network of parks, open space, trails and recreational facilities.	X	
	9.6 Cultivate partnerships with community organizations, the private sector, other levels of government and the public to enhance the long-term sustainability and viability of parks and open spaces [See also Section 10 – Environment].	X	
Section 10	Environment		
Overview, p. 79	Overall, the urban forest – both native and introduced – has declined over time, and only 18% of Victoria is currently well or heavily treed.	X	Comment [LMK30]: Abstract will add more small trees but they will also blast extensively which can kill even more trees. So these little trees won't really be added, they will simply be a replacement.
	The plan also aims to mitigate air, noise and light pollution where possible and within the City's capacity to act.	X	
Broad objectives, p. 80	10 (e) That citizens develop an ethic of environmental stewardship and responsibility.		Comment [LMK31]: Many of the immediate residents are retired and elderly. Blasting will kill more trees than designated within the 10 year period post-blasting. Comment [LMK32]: What about damage to property and infrastructure due to blasting? Comment [LMK33]: Currently the old growth trees help with the heat and add to the overall health of the residents Comment [LMK34]: Will be completely lost if the trees are blasted. Comment [LMK35]: We are losing an important natural environment Comment [LMK36]: Boston University Report that tall trees help with reducing greenhouse gases: http://www.bu.edu/sustainability/trees-of-life-can-forests-save-the-earth-from-greenhouse-gases/
	10 (f) That air, noise and light pollution are mitigated where possible.	X	
	10.2.4 Consider designating Development Permit areas for the purpose of environmental protection; and,	X	
	10.5 Enhance the adaptive capacity of ecosystems and the urban forest to withstand climate change impacts through increasing the use and diversity of native and climate change adapted species on both public and private lands [See also Section 12 – Climate Change and Energy].	✓/X	
Air, Noise and Light pollution p. 83	10.15 Work with senior levels of government, regional partners, public agencies, businesses, community organizations and residents to address issues related to air, noise and light pollution and their impacts on public and ecological health, within the City's jurisdiction.	X	
Section 12	Climate Change and Energy		
Overview p. 90	Some examples of potential climate change impacts in Victoria include: damage to property and infrastructure from more frequent and intense storm events or sea level rise; adverse health impacts in vulnerable populations due to increased incidence and intensity of heat waves; and, loss of ecosystem functions due to warmer, drier summer weather.	X	
Broad objectives, p. 91	12 (b) That the community is prepared for climate change through adaptation planning that reduces future impacts on public health, property and the natural environment.	X	
	2.3.5 Develops and maintains a comprehensive greenhouse gas inventory that measures, analyzes and reports on emission levels in the community and evaluates the progress toward reduction targets on a routine basis; and		

	12.3.6 Develops and maintains a risk and vulnerability assessment of local impacts of climate change to inform policies, targets and actions for adaptation planning	
Measuring Progress, p. 93	12.23 The following target should be considered in measuring progress towards the plan's climate change and energy objectives:	
	12.23.1 That greenhouse gas emissions within Victoria are reduced by a minimum of 33% below the 2007 levels by 2020.	X
Section 7	Transportation and mobility	
Overview, p. 51	Over the next 30 years, a large proportion of the anticipated 20,000 new residents are expected to be over the age of 65, a population more dependent upon mobility alternatives to the automobile.	X
Broad objectives, p. 52	7 (a) That travel modes function effectively together as a system where road right-of-ways are designed and managed to give priority to pedestrians, cyclists, public transit, and commercial vehicles over single occupancy vehicles.	X
Walking, cycling and other personal mobility, p. 58	7.16.1 undertaking right-of-way improvements that enhance pedestrian and cycling priority and comfort;	X
	7.19.7 Updating the Zoning Bylaw and other City standards to require the provision of bicycle parking and facilities as a condition of development.	X
Measuring progress, p. 63	7.30.2 a minimum of 60% of all trips by Victoria residents take place by walking, cycling and public transit by 2041;	
Section 8	Place making, Urban design and Heritage	
Overview, p. 64, 65	Victoria is a special place. The land on which Victoria stands is the traditional territory of the Songhees and Esquimalt First nations. The City of Victoria's location on the southern tip of Vancouver Island provides geographic constraints that have resulted in a compact, dense urban form characteristic of larger cities, yet provides access to nature, open spaces and a quality of life often associated with smaller communities. Victoria has the best of both worlds. Beyond Downtown, the neighbourhoods of Victoria offer idyllic settings for residents, each neighbourhood with its own sense of place. Victoria's compact built form and the presence of large historic areas contribute to sustainability by providing efficient land use patterns, a built environment that can be navigated on foot or by bicycle, and conservation of cultural and heritage resources with value for present and future generations.	X
	... Heritage Conservation areas that provide for urban design control in designated areas of the community. *urban design includes heritage conservation	X
Broad objectives p. 65	8 (a) That urban design at every scale from sites to local areas is responsive to Victoria's geographic context and existing pattern of development, achieves excellence, and creates memorable places.	X
	8 (c) That new buildings and features contribute to the sense of place in development permit areas and heritage conservation areas through sensitive and innovative responses to existing form and character.	X

Comment [LMK37]: How can Victoria achieve this when they want to increase the population which brings with it increase in cars, energy consumption, greenhouse gas emission while reducing or blasting away tall and old growth trees?

Comment [LMK38]: Wheelchair accessible or other mobility alternatives? AD has not talked about bikes since the first meeting – we've heard about parking lots and underground parking though which means a priority on cars. There is a contradiction here.

Comment [LMK39]: Adding one hundred cars to the site will impact all of this

Comment [LMK40]: If allowed, can we make Pentrelew place one way going north? Can we ask that the exit from the property going on to Fort forces drivers to turn East instead of trying to get onto Ormond which increases risk to pedestrians, cyclists and drivers.

Comment [LMK41]: Why so many parking lots on the site?

	8 (g) That a sense of place is developed and enhanced through urban design features.	
	8 (i) That heritage values are considered in land management at every scale from sites to local areas.	X
	8 (j) That heritage property is conserved as resources with value for present and future generations.	X
	8 (k) That streetscape improvements include art in public places and reflect the culture and heritage of Victoria.	
	8 (l) That heritage and cultural values are identified, celebrated, and retained through community engagement.	X
City form p. 66	8.4 Maintain views of identified heritage landmark buildings from the public realm through careful consideration of new development within a 90 or 180 metre radius as defined on Map 8.	X
	8.5 Continue to consider the heritage value and special character of areas, districts, streetscapes, cultural landscapes and individual properties in local area plans and related studies [See Also Section 6 – Land Management And Development].	X
	8.6 Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city [See Also Section 9 – Parks And Recreation].	X
	8.10 Maintain, update and create design guidelines for Development Permit areas and Heritage Conservation areas that provide direction for design of commercial, industrial, multi-unit and intensive residential development including infill, and exterior alterations and new additions to heritage property.	✓
	8.11 Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.	X
	8.12 Seek opportunities to partner and collaborate with the Songhees and Esquimalt First nations on place making initiatives that acknowledge and celebrate traditional territory and cultural values of First Peoples [See Also Section 16 – Arts And Culture].	X
Areas and Districts, p. 69	8.27 Develop and regularly update statements of significance for historic areas and districts to inform local area plans and design guidelines for Development Permit areas and Heritage Conservation areas	X
	8.29 Maintain and enhance the heritage character and special features of Traditional residential areas through incentives for heritage-designated houses [See Also Section 13 – Housing And Homelessness And Section 14 – Economy].	X
Streetscapes and open spaces, p. 71	8.39 Define streets as public space by respecting building height ratios proportionate to street width as shown in Figure 13, framing streets with a combination of building forms and tree canopies as appropriate and as may be further detailed in local area plans. Allow for variations in building frontage to street width ratios across the City to acknowledge special conditions and local context.	X

	8.61 encourage private landscaped gardens in Development Permit and Heritage Conservation areas to contribute to Victoria's identity as a city of gardens.	X
	8.62 Develop and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands, that [See Also Section 9 – Parks And Recreation]:	X
	8.62.1 Seeks to determine the heritage value, character and special features of cultural landscapes; and,	X
	8.62.2 Provides guidance for alterations, while conserving heritage value, character and special features.	X
Section 13	Housing and Homelessness	
Overview, p. 94	These compact built environments will be focused in the urban Core, Town Centres and urban Villages and in close proximity to transit.	✓
Ownership housing, p. 98	13.34 Promote a diversity of housing types to create more home ownership options such as multi-unit developments, the creation of small residential lots, street-oriented fee simple row-houses and other housing forms consistent with the guidelines in Figure 8.	✓/X
Section 14	Economy	
Overview, p. 99	Victoria's economy is largely based on government, tourism and commercial activities serving the local population.	X
Economic development and assets, p. 101	14.7 Support innovation and reinvestment in community assets that attract investment and support economic activity, and that address barriers to economic performance, including, but not limited to: Victoria's waterfront and its natural and heritage setting, arts, culture and recreation facilities, parks, infrastructure, housing that is affordable, schools, adult education opportunities and community and social services.	X
Tourism and visitor services, p. 104	14.32 Continue to invest in the heritage character of the Downtown and other neighbourhoods through incentives for rehabilitation and seismic upgrades.	X
	14.35 encourage the local tourism industry to position Victoria as a green and socially responsible visitor destination through the use of efficient, low emission fuels, carbon offsets, waste reduction, and similar initiatives.	X
Arts and culture, p. 105	14.42 Foster the development of cultural hubs, with clusters of cultural industries and related activity in the arts, culture, and entertainment sector	X
	14.43 Work with community partners to retain and enhance arts and cultural facilities and to maintain and expand professional arts companies.	X
	14.47 Continue to enable access to suitable locations for the film industry.	X
Section 15	Community well being	
Overview, p. 108,	The strength of a community relies on the well-being of all of its members.	X
Broad objectives, p. 108	Collectively, the plan's policies work towards a healthy community, one that takes a holistic approach to improving not only social and health	✓/X

Comment [LMK42]: The Rose Garden at the back of the truth centre will be eliminated as will half of the tall trees.

Comment [LMK43]: Cant his apply to protected trees and historically significant land?

Comment [LMK45]: Abstract did that with Black and White at Cook and Fort which is in the urban core.

Comment [LMK44]: This location is not any of these types of designations.

Comment [LMK46]: Abstract has, but it does not comply with zoning and character of the neighbourhood. So this design is out of context.

Comment [LMK47]: Rockland generates a lot of tourism and the truth centre is a place of interest. The Arts triangle suggestion is a boon to tourism while another ugly development is not.

Comment [LMK48]: As suggested by creating a community centre that is arts oriented and provides a repository of local history including the multicultural influences on the island. Suggest a land swap to develop this land appropriately so that AD moves away from this heritage corridor and traditional residential to build his vision.

Comment [LMK49]: Request to rehabilitate the truth centre as a centre that supports community wellbeing, including arts, community centre, spiritual wellbeing, local history museum – designate it a tourist destination that is part of the arts triangle. Such a centre would support 14.35. Opportunities for employment.

Comment [LMK50]: AD is not contributing the current community's well-being.

	conditions, but also the community's economic and environmental assets.	
Community development, p. 109	15.15 Work closely with community centres, seniors centres, community organizations, the public library, citizens and other partners to seek innovative opportunities to sustain, enhance and deliver community based recreational, educational, cultural and social programs [X
Civic engagement, p. 110	15.19 encourage effective public participation in City processes and service delivery by maintaining and implementing a Civic engagement Strategy that:	
	15.19.1 Seeks out and facilitates the involvement of those potentially affected by or interested in a decision;	✓
	15.19.2 Seeks input from participants in designing how they participate;	✓
	15.19.3 Provides opportunities for those who are affected by a decision to be involved in the decision-making process;	✓/X
	15.19.4 Provides participants with the information they need to participate in a meaningful way;	X
	15.19.5 Promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision-makers;	X
	15.19.6 Provides opportunities for the public's contribution to influence the decision; and,	✓/X
	15.19.7 Communicates the outcome of public engagement processes [See Also Section 19 – Plan Administration].	✓/X
Section 16	Arts and Culture	
Overview, p. 111	The arts and culture are central to social sustainability and attributes of community well-being and quality of life. Culture can be defined as practices and values, heritage and place, the arts, diversity and social history.	
	Arts, culture and entertainment are projected to experience modest but steady growth over the next 20 years.	X
Broad objectives, p. 112	16 (c) That cultural diversity and cultural heritage are celebrated and sustained.	X
	16 (d) That the arts are accessible to a broad diversity of people and groups.	X
	16 (e) That a wide range of cultural spaces are available and affordable.	X
Cultural planning, p. 113	16.7 Continue to foster community-led arts and culture programs that engage local residents, organizations and business owners.	X
	16.8 Seek opportunities to partner and collaborate with the Songhees and Esquimalt First nations on initiatives that acknowledge and celebrate the traditional territory and cultural values of First Peoples.	X
	16.9.4 enhances support to local, non-profit groups engaged in arts or culture programs;	X
	16.9.5 Sets targets for future cultural spaces, including new or upgraded civic, institutional and private facilities; and,	X

Comment [LMK51]: There is some economic benefit to the community but there is severe environmental losses too

Comment [LMK52]: Rockland does not have any of these.

Comment [LMK53]: So why remove a space that can accommodate all three and create a tourist attraction called the Arts Triangle? All of the following will be obstructed with this development.

Comment [LMK54]: I will contact and ask if they know about this proposal and whether they would like to engage in the public hearings and decision making process.

	16.9.6 Identifies tools to secure new cultural spaces, including: senior government funding; land donations; developer contributions, private donations; and, changes to regulations	X
Facilities, p. 114	16.14 Consider opportunities for new arts and culture facilities as part of a capital plan for visitor destination development in partnership with senior governments, organizations and private developers.	X
	16.17.4 Consider property tax exemptions for eligible arts and culture facilities.	X
Outdoor venues, p. 114	16.23 encourage the film and television industry to use public spaces as locations through city marketing and efficient regulatory processes.	X
Commercial space	16.26 Consider the use of City property for clustering of arts organizations through shared spaces for visual art and rehearsal studios, exhibitions and offices [See Also Section 9 – Parks And Recreation].	X
Section 18		
Emergency Management		
Overview, p. 120, 121	Local impacts of global climate change are projected to include summer heat waves and more intense and frequent precipitation in winter within the timeframe of this plan. Victoria is located within Seismic Zone 5, with Zone 6 as the greatest risk of seismic activity. There is a 32% likelihood of a damaging earthquake event in the city before 2054.	X
	An earthquake could disrupt access to and from Vancouver Island, which would threaten local and regional economic activity and community well-being generally.	
	For example, Vancouver Island is dependent on ferry services for an estimated 90% of its food and food supply in Victoria is estimated to be sufficient for three days. The City is committed to being a disaster-resilient community.	
Broad objectives, p. 121	18 (f) That the City is prepared for the short to long-term recovery from disaster events.	
Map 17, Seismic zones, p. 123	We live in a non-seismic hazard zone.	
Emergency services, p. 124	18.19 Consider upgrading or replacing Fire Hall no. 1 with a new facility that meets the present and future requirements of the Victoria Fire Department for service delivery.	
Section 20		
Local Area Planning		
Overview, p. 130	... local area plans that are strategically focused on urban places that are experiencing or face the potential for major change, including in residential and employment-related land uses. While neighbourhood plans will continue to serve as one type of local area plan, additional options are outlined in this plan and include: “urban village plans”; “town centre plans”; “corridor plans”; and “district plans”.	
	Local area plans are a key tool in the implementation of this plan, exploring local context and providing detailed direction for how to achieve the objectives outlined in this plan at a local level.	
	Existing local area plans, such as neighbourhood plans, inform the creation of new local area plans. Once a new local area plan is complete, its broad objectives and policies are integrated with other	X

Comment [LMK55]: City do a land swap and own the land so that we can develop it to meet the needs of the community and the city.

Comment [LMK56]: The mature tall trees help with cooling the temperatures

Comment [LMK57]: Therefore it is important to preserve greenspace to grow food during the reconstruction phase post disaster.

Comment [LMK58]: What would blasting do to the underlying rock – destabilize it and thus put us in an increased risk during an earthquake?

Comment [LMK59]: Therefore City Council should wait until Rockland's Local Area Plan is complete before making any decision about this property. By not allowing Rockland to develop its LAN, the development will eliminate any possibility of the following and thus be in violation of the OCP.

	related existing plans, such as neighbourhood plans, through amendments for consistency.	
	Local area plans are strategically focused in areas of the city where major change is anticipated, including along transit corridors, in the urban Core, in urban Villages and Town Centres, and neighbourhoods.	
	Additionally, the prioritization of local areas for planning will be reviewed at regular intervals to ensure changing circumstances are taken into account.	X
Broad Objectives, p. 131	The local area planning policies of this plan collectively address seven broad objectives: 20 (a) That local area plans are strategically focused on locations of existing or potential major change in land use, development and related topics.	X
	20 (b) That local area plans should be consistent with the goals and broad objectives in the OCP, through policies that respond to local contexts.	X
	20 (c) That local area plans provide direction for present and future land use and development at various geographic scales, in alignment with the urban place designations and guidelines in this plan.	X
	20 (d) That all local area plans consider a common set of planning and land use concerns, and related policy areas.	X
	20 (e) That local area plans are developed through a common set of considerations that provides direction for the planning process.	X
	20 (f) That public engagement is central to local area planning [See Also Section 15 – Community Well-Being, CIVIC Engagement].	X
	20 (g) That adaptive management, as detailed in this plan, provides direction for local area plan updates, consistent with the OCP review cycle, to anticipate and strategically respond to change.	X
Plan types, scales and phasing, p. 133	20.1 undertake a program of local area planning to advance the goals and broad objectives in this plan through the development and implementation of local area plans for locations with potential for major change at different geographic scales, as described in Figure 21.	X
	20.2 each local area plan may be strategically focused on a neighbourhood, within a neighbourhood, or cross over neighbourhood boundaries, depending on the geographic scale of major change in land uses that are anticipated, and its associated impacts.	X
	20.4 review local area planning priorities at regular intervals, as consistent with the adaptive management section of this plan [See Section 22 – Adaptive Management].	X
Plan content, p. 134	20.6 In the preparation of local area plans for those areas that include lands designated Town Centre, large urban Village, Small urban Village, urban residential and Traditional residential, give consideration to the following items, where appropriate to the scale of the local area plan:	X
	20.6.1 land use management guidance to implement urban Place Designations at the local scale; 20.6.2 Parks and open space;	X

	20.6.3 Housing, amenities and services suitable to a range of incomes, household types and lifecycle stages;	X
	20.6.4 local area character and identity;	X
	20.6.5 Heritage conservation;	X
	20.6.6 Development of joint community service agreements respecting parks and school sites;	X
	20.6.7 new infill development and property additions that respond to the context of form and character in Heritage Conservation areas and Development Permit areas;	X
Plan amendments, p. 135	20.11 all local area plans will be considered by Council for adoption by resolution, with a non-statutory public hearing included in the process [See Figure 2: Plan Linkages].	X
	20.12 When a local area plan is approved by Council, the Official Community Plan may be amended as warranted for plan consistency.	X
	20.13 Where a new local area plan is inconsistent with an existing local area plan, the latter is amended or rescinded as required for plan consistency [See Figure 20].	X
	20.14 amend existing local area plans over time to align them with the broad objectives and policies of this plan.	X
	20.15 Decisions to amend existing local area plans, including neighbourhood plans, should generally support the neighbourhood directions in this plan as summarized for reference in Section 21.	X

Comment [LMK60]: The proposed purchase price is not consistent with a range of incomes. Upper range yes, not lower or affordable.

Abstract Development's proposal for the Truth Centre property at 1201 Fort Street and 1050 Pentrelew Place (Nov. 2016)

v.

Abstract's proposal v. Rockland's Neighbourhood Plan (1987)

✓ indicates Abstract's compliance

X indicates Abstract's lack of compliance

Section	Description	✓ / X
1	Major recommendations	
Open letter	Its focus is on the conservation of the essential character of Rockland while providing for limited growth and change.	X
	...residents are further encouraged to discuss, comment and suggest improvements on them...will represent the realistic aspirations of many interests and will have the best possible opportunity for successful implementation.	X
1.1, 1.2	Calls for retaining R1-A and R1-B zoning	X
1.9	City should examine opportunities for the provision of new public park areas as the amount of neighbourhood/community park space in Rockland is significantly below City standards.	X
1.10	Wherever possible, Rockland's unquiet and attractive neighbourhood features, (e.g. heritage buildings, streetscape and landscape features) should be retained and enhanced.	X
2	Housing objectives and policies	
2.1.1	Retain the R1-A zoning which encourages diversity of population and housing while helping to maintain the neighborhood's heritage and estate character.	X
2.1.2	No City initiated change is warranted in the boundaries of the R1-A, R1-B and apartment zoning in Rockland.	
2.1.3	Retain existing subdivision regulations and guidelines in the R1-A zoned areas of Rockland (which include requirements for large lots, the provision of breathing room for existing houses, the retention of views towards traditional houses and the conservation of other heritage features).	X
2.1.9	The conversion of houses built before 1931 to adult and child care facilities in the R1-A, R1-B zoned areas of Rockland should continue to be permitted.	X
2.1.10	The scale of the next generation of apartments along Fort street and Oak Bay Avenue should be related to the residential properties to the south.	X
2.1.11	Low density town housing permitted under the R1-A zoning is desirable alternative to subdivision and should be retained as it provides greater flexibility for sensitive site development and the retention of Rockland's estate character.	X
2.1.16	Stacked town housing along the Fort Street and Oak Bay avenue frontages of the neighbourhood may be a desirable alternative to apartment redevelopment.	X
2.2	Roads and traffic objectives and policies	
2.2.1	The existing road system around and within the neighbourhood is adequate to meet future traffic demands for the next decade at least.	X
2.2.4	Given Rockland's unique and varied road pattern enforcement of city parking and traffic regulations is particularly important.	X
2.3	Heritage buildings and other neighbourhood features – objectives and policies	
2.3.3	Rockland's unique and attractive neighbourhood features should be retained and	X

Comment [LMK1]: No traffic study

	enhanced.	
2.3.4	Wherever possible natural and man-made streetscape and landscape features such as rock outcrops, mature trees, stone walls, fences, gateposts etc. should be retained.	X
2.3.5	Neighbourhood views should be maintained particularly public views towards buildings of architectural and heritage merit.	?
2.4	Architecture objectives and policies	
2.4.1	Excellence in architectural design and construction that is compatible with the character and high quality of the Rockland environment should be encouraged.	X
2.4.2	City and neighbouring pride in Rockland's unique architectural and historical character should be strengthened.	X
2.4.3	The architectural character of new development should complement nearby heritage sites.	X
2.4.6	The City should develop and publish design guidelines for town housing in Rockland, based on the architectural and landscaping principles identified in the neighbourhood.	X
2.5	Other land use objectives and policies	
2.5.1	The institutional and semi-institutional land uses in Rockland contribute greatly to the neighbourhood's character and should be supported.	X
2.5.4	The height of any future redevelopment on existing commercially zoned sites along Fort Street and Oak Bay avenue should be in scale with the residential properties to the south.	X
2.6	Parks and public open spaces objectives and policies	
2.6.1	The retention of existing private green space is important as the amount of neighbourhood/community park space is below City standards.	X
3.0	Implementation	
3.1	City zoning/rezoning	
3.1.1	Rezone from R3-2 Multiple Dwelling District to R3AM-2 Mid Rise Multiple Dwelling on Fort Street to reduce size and height of future development (4 storeys).	X
3.2	Other city initiatives	
3.2.4	Develop and publish design guidelines for town housing in Rockland.	X

Alicia Ferguson

Subject: RE: Request that you consider the proposal for 1201 Fort/1050 Pentrelew with care

On Wed, Feb 22, 2017 at 11:26 PM, fern & jamie h wrote:

Mayor, Councillors

This is the first time I have written to any of you to express personal views on an issue that will come before council.

I request that you skim through the attachment which is a visual pdf explanation of my views regarding the development proposal that has been submitted for 1201 Fort St and 1050 Pentrelew Place.

I am not against development of this site. I am saddened that an opportunity may be lost to really make something of a property that has the potential to contribute to the vision that Council has expressed through the Official Community Plan (OCP) that I support.

I believe that the OCP provides a long-term vision for us all and it should be respected. Exceptions should only be considered where you feel that a strong reason exists, such as a significant benefit to our collective well-being, the ability to address a social issue of importance, or in an exceptional and rare case where common sense suggests that approval of a minor exception respects the overall spirit and intent of the vision.

With the subject proposal, the case for approving such a significant exception is unconvincing. Two apartments of 5 and 6 stories and 12 overheight townhomes are proposed largely on traditional residential land, zoned for single family dwellings. After numerous meetings and attempts to find compromises between local residents and the developer, only minor changes have been made and in spite of clear messages that many residents are not comfortable with the mass, size, density and the impact on traffic flows, the total number of units proposed has increased rather than been reduced (from 91 to 93 units).

I request that you review the attachment and consider asking the developer to submit a proposal that respects the OCP or makes a contribution to our collective well-being that makes an exception worthwhile. I hope the arguments presented are clear, but if not, I would welcome the opportunity to explain any aspect to you.

Jamie Hammond
1000 Pentrelew Place

Alicia Ferguson

Subject: RE: Abstract Development's proposal for development of Truth Centre and compliance with the rezoning process

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

From: **Lynnette Kissoon**

Date: 11 January 2017 at 09:43

Subject: Fwd: Abstract Development's proposal for development of Truth Centre and compliance with the rezoning process

To: Jason Johnson <jjohnson@victoria.ca>, Janet Simpson, Pamela Madoff <pmadoff@victoria.ca>,

Cc: cthorton-joe@victoria.ca, gyoung@victoria.ca, mlucas@victoria.ca, jloveday@victoria.ca, bisitt@victoria.ca, ccoleman@victoria.ca, malto@victoria.ca

Good morning Mr. Johnson,

I live on Pentrelew Place and am a very concerned and engaged resident particularly with Abstract's proposal for 1201 Fort and 1050 Pentrelew Place.

I am forwarding an email I wrote to Jonathan Tinney which he would have received on Monday. I am also cc'ing Mayor and Council on this email to you as they were cc'd in the email below. I have also cc'd Bob June from whom you have received recent inquiries **regarding the special ADP meeting focusing on Abstract Development's proposal called for today prior to the community meeting Abstract will be having with us tomorrow.**

I have also included a link to this news article about when you were hired in 2014 a mere three years ago.

<http://www.vicnews.com/news/258981911.html> Here is an extraction from that article:

Coun. Lisa Helps said she's pleased to see Johnson applying fresh perspective to how city hall conducts its business, and said hiring Johnson was the best decision made by council since she was first elected in 2011.

"Jason is really starting to break down that silo-based thinking," Helps said. "One of the things I think is great is he's out and about, always working in various departments and working in satellite offices with his iPad. He's getting to know people."

At a meeting with council last week, Johnson revealed another change he's implementing: requiring each department to create operational plans so they can better co-ordinate projects and meet council's strategic goals.

"Up until now, council's been receiving a look back, what each department has done in the past three months," said Mayor Dean Fortin. "The introduction Jason is doing is linking operational plans to strategic initiatives, and that allows us to be forward-thinking and make adjustments before these projects get going."

Council also approved the creation of a city-developer roundtable that will include the land use chairs of each community association. Johnson also promised to review a concern brought forward by

Coun. Shellie Gudgeon, who said community association concerns are sometimes being dismissed by staff on new development projects.

“One of the things Jason keenly understands is that residents don’t care if someone works for the parks or planning or whatever department, we all work for the City of Victoria,” Helps said. “He understands in a deep way what collaboration means and I’m already starting to feel a shift in the energy throughout the organization.”

Can you please provide the residents who are impacted by Abstract's proposal some assurance that you and Mayor Helps are respectful of the rezoning application process and that the community engagement stage is critical in this process?

Last January, the Times Colonist published this article about the Cook Street development proposal at Oliphant:

<http://www.timescolonist.com/news/local/councillors-consult-design-panel-on-cook-street-village-condo-plan-1.2161631>

Below is extracted from that article:

Coun. Geoff Young said having the design panel look at the proposal “sends the message that we like this and with these changes it can go ahead,” adding that is not the case.

“I believe changes that are a little more fundamental in terms of the overall massing and size of the project — which will go to the zoning in terms of height and density — will be required to make it work.”

Mayor Lisa Helps wanted to see the design panel’s recommendations.

“I’m curious. We have a design panel. It’s full of competent folks,” Helps said.

“I say let’s send it there and see what comes back to us.”

My questions to all of you are:

- 1. How can you even consider design issues when a decision about the validity of rezoning is made?**
- 2. How does this special rezoning process biasing Abstract's proposal in line with the strategic initiatives in the OCP?**
- 3. What are you going to do to ensure that the process goes back on track so that the residents have their input considered FAIRLY?**

Please help the concerned residents understand. After all, you work for the City of Victoria and thus for the residents of Victoria.

We look forward to your reply and not to your silence.

Thanking you in advance,

Lynnette Kissoon

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

From: "Lynnette Kissoon" <lmkissoon@gmail.com>

Date: Jan 9, 2017 8:14 PM

Subject: Abstract Development's proposal for development of Truth Centre and compliance with the rezoning process

To: <JTinney@victoria.ca>

Cc: "Bob June" <thejunes@telus.net>, <mayor@victoria.ca>, <cThornton-joe@victoria.ca>, <gyoung@victoria.ca>, "Pam Madoff (Councillor)" <pmadoff@victoria.ca>, <mlucas@victoria.ca>, <jloveday@victoria.ca>, <bisitt@victoria.ca>, <ccoleman@victoria.ca>, <malto@victoria.ca>

Dear Jonathan Tinney,

In the spirit of transparency and in order to get us all on the same page, I have cc'd our Mayor, Councilors and Bob June.

I am a resident of Pentrelew Place and I have attended Abstract Development's meetings held at the Truth Centre since last year. At the first meeting, I was interested in learning what Abstract had planned for the site. Since then, I have lost faith in Abstract's development team led by Mike Miller and unfortunately in the City of Victoria's Planning Department that you direct.

Can you please answer the following questions for me (all of us)? I've contextualized the questions with some facts and impact (from my perspective based on the facts).

Facts:

1. The City of Victoria [Rezoning Application Form \(May 2016\) p. 3A](#) states:

"6. Community Consultation: A Community Meeting was held with the Community Association Land Use Committee on _____ (date). If the meeting has been held more than six months prior to submission, the application will be accepted at the discretion of the Director of Sustainable Planning and Community Development. If any changes have been made to the plans since the Community Meeting, two sets of "bubbled" plans which illustrate any changes must be submitted, one set of 22 x 28 cm (8.5" x 11") and one set of 28 x 44 cm (11" x 17")."

2. Abstract Development submitted a rezoning application on Sept. 27, 2016.

3. Rockland CALUC meeting was held October 17th.

4. Submission of rezoning application **occurs after meeting with the community**, and after CALUC has sent written notice to the Mayor, Council and Development services .

5. **“Applications will not be accepted prior to the Community Meeting, except at the discretion of the Director of Sustainable Planning and Community Development.”** Rezoning process flowchart, p. 5
Rezoning Application Form.

6. **Abstract’s community meeting is scheduled for January 12, 2017**

Impact: Abstract’s submission of the rezoning application September 2016 occurred 3.5 months prior to Abstract’s meeting with the community. Public perception of this process is that Abstract is being favoured in the rezoning application process. Public faith in the Planning Department’s ability to comply with the Rezoning application process is VERY LOW.

Questions:

1. As Director of Sustainable Planning and Community Development, who are you accountable to with respect to your decision making?
2. Did you apply discretion in deciding to allow Abstract to apply for rezoning before CALUC had a chance to submit the community meeting report?
3. What were the discretion criteria for making your decision?
4. Where do you log the rationale for your decision making?
5. Is this log publicly accessible?
6. Is it shared with our Mayor and Councilors?

Facts:

1. Mike Miller, President of Abstract, is on the panel for the [Advisory Design Panel](#) (ADP).
2. The ADP meets to provide advice to the [Planning and Land Use Committee](#) (PLUC) on the merits of a plan; PLUC then makes recommendations to the Council.
3. The next [regularly scheduled ADP meeting](#) is January 25th however a special ADP meeting was called for January 11, 2017.
4. The Council is scheduled to meet January 12, 2017.
5. Abstract’s meeting with the community is also scheduled for January 12, 2017.

Impact: There is public perception of bias with respect to the special ADP meeting called for Wednesday January 11 to discuss the merits of Abstract Development’s designs and request for rezoning at 1201 Fort Street and 1050 Pentrelew Place. Mike Miller, as an ADP member, presents a conflict of interest with the purpose of the ADP because he is the president of Abstract. There appears to be bias by the Planning Department in favour of Abstract Development with the change in the rezoning process for this project. If the Mayor and Council participate in this special revised rezoning process, it may appear that they are also biased in favour of Abstract Development and may not hear the community’s very real concerns about Abstract’s proposal. The public is losing faith with the City.

Questions:

1. Who called the special ADP meeting?
2. Will Mike Miller recuse himself from the ADP meeting on Wednesday?
3. What time will that meeting take place? And where?
4. Are members of the public allowed to attend? If no, why not?
5. Will PLUC provide Council with recommendations on January 12 for Abstract's rezoning application **before** it hears from the Rockland Neighbourhood Association (who will compile the community's response to Abstract's presentation also on the same date)?
6. If yes, how does that reflect the [Rezoning process](#) steps that developers have to follow?
7. Will the design discussed at the ADP special meeting be the same design shared with the community on January 12th?

I look forward to hearing from you so that I can better gain clarity on the many confusing steps in the rezoning process specific to Abstract Development's proposal for the Truth Centre site.

Thank you in advance,

Lynnette M. Kissoon

Alicia Ferguson

To: Lacey Maxwell
Subject: RE: Abstract Development's Proposal for 1201 Fort Street and 1050 Pentrelew Place

On Jan 18, 2017, at 8:58 PM, Lynnette Kissoon wrote:

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

Please find attached my letter to you all requesting that you please reject Abstract Development's proposal for the Truth Centre site. I have also attached two tables which look at the developer's lack of compliance with the OCP and the Rockland Neighbourhood Plan respectively.

Please understand that there are very valid reasons why the neighbours are adamantly against this proposal. I stand strong with them.

I hope that the letter makes it easy for you to scan the details as I understand them and reflect as we have on the negative impact this proposal will have on the local neighbours, Rockland and the City of Victoria.

The letters and tables have hyperlinks however, if any of you prefer to have the documents presented to you printed and in a package, I would be more than willing to hand deliver the packages to City Hall myself.

Please email me and you will receive your package within 3 days.

Thank you for taking the time to hear one voice that reflects many on this very contentious issue.

Sincerely,

Lynnette Kissoon
1025 Pentrelew Place

PS: Warning: I am colourful and emphatic (smile).

<Abstract Development v OCP Final LMK.pdf><Letter to Mayor and Council Jan 18 2017 Abstract Proposal 1201 Fort Lynnette.pdf><Abstract Development v Rockland Neighbourhood Plan Final LMK.pdf>

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>

Cc: <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