

## Lacey Maxwell

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**From:** Donna MacFarlane [REDACTED]  
**Sent:** October 25, 2017 3:07 PM  
**To:** Victoria Mayor and Council  
**Subject:** Truth Centre Proposal and other Developments in Victoria

I wish to whole heartly agree with Mr Mayhews view of what is happening in downtown Victoria. It is beginning to go the route that Vancouver took in the past and has become to look and act like any 'large' city - we are a bunch of sheep??? We are losing the whole downtown core and what was Victoria.

The traffice congestion and polution is just beginning and will only continue while you try and house hundreds of thousands of (no doubt) rentals more than condo purchasers. Your Legacy will not be remembered as a positive one. What has happened to the "Greening of our area" ?

Donna MacFarlane, long time resident of Victoria - 112-1149 Rockland Ave, Victoria BC V8V 4T5

Copy of Mr. Mayhews remarks below.

Dear Council Members:

I have been a resident of Victoria since 1978 when I arrived here as the region's first Economic Development Commissioner.

What I see happening today in Victoria is a microcosm of what began in Vancouver 20 - 25 years ago. Perfectly good housing being demolished and replaced by high rise condos, often destroying the character of long established neighborhoods.

I suggest you not confuse the current proliferation of high rise condominiums with a solution to a shortage of affordable housing. The inpetus for what we see happening in Victoria today is the greed of developers who stand to make millions in profits so long as members of Council continue to approve virtually every development proposal presented to them.

It is also relevant to consider the large number of developers from Vancouver and as far away as Ontario who are active in the Greater Victoria area. This phenomenon can be attributed to the ease with which their proposals will be approved.

Yours truly,

Barry Mayhew, Ph.D  
103, 1149 Rockland Ave.

**Lacey Maxwell**

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**From:** Lynnette Kissoon [REDACTED]  
**Sent:** October 25, 2017 1:31 PM  
**To:** Victoria Mayor and Council; Lisa Helps (Mayor); Pam Madoff (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor)  
**Cc:** Jonathan Tinney; Alec Johnston; Alison Meyer  
**Subject:** Census based article on home ownership: Please read with respect to Abstract Developments proposal for the Truth Centre Property at 1201 Fort Street

Dear Mayor and Council,

I understand that you look at census details to drive your decision making on housing developments. I don't know what your exact sources are but I would encourage you to read the article below as you proceed with making decisions that impact all of us.

I have extracted this article (written by Jordan Press from Canadian Press) published in the Toronto Star for your convenience. I have highlighted concerns that I hope you are aware of. Please do not lead Victoria down the same path as Vancouver and Toronto.

The evidence is out there and you have the ability to lead us to a healthier solution for all residents, current and future.

Thank you for in advance for taking the time to read this.

Lynnette Kissoon

<https://www.thestar.com/news/gta/2017/10/25/home-ownership-rates-drop-as-more-young-canadians-opt-to-rent-census.html>

## Home ownership rates drop as more young Canadians opt to rent: census

OTTAWA - Not everyone wants to own a home these days, Evan Siddall concedes — not even his own millennial-age son. For the head of the Canada Mortgage and Housing Corp., that's really saying something.



But Siddall's experience is far from uncommon, the latest census figures show: 30-year-old Canadians are less likely to own a home today than their baby boomer parents did at the same age, mirroring a modest but unmistakable decline in the national home ownership rate.

At age 30, 50.2 per cent of millennials owned their homes, compared to 55 per cent of baby boomers at the same age. Young adults today are more likely to live in apartments than their 1981 counterparts, are less likely to live in single-detached homes, and — as Statistics Canada revealed over the summer — more likely than ever before to still be living at home.

The figures should change the way Canada thinks about its real estate sector, said Graham Haines, research and policy manager at the Ryerson City Building Institute in Toronto. Policy-makers have focused almost exclusively on policies to promote home ownership over the last 20-plus years, he said, pointing to tax policy and incentives.

"We have to start thinking about — if rent is going to start becoming a more important part of our real estate sector once again — how we make sure we're building the right type of rental, rental where we need it and rental that's affordable for the people who are going to be using it," Haines said.

In 2016, more than 9.5 million of the 14.1 million households captured in the census owned their homes, an ownership rate of 67.8 per cent — down from 69 per cent in 2011 after 20 steady years of baby boomers flooding the real estate market.

Since 2011, the census shows, the value of homes has steadily increased to a national average of \$443,058, up from \$345,182 in 2016 dollars. Vancouver had the highest prices in the country with the average home valued at over \$1 million; Toronto was at \$734,924 and Calgary at \$527,216. Montreal came in at \$366,974.

As values have climbed in cities like Toronto, Vancouver, Calgary, Edmonton and Ottawa, so too have the percentage of renters, even though the supply of purpose-built rental units nationally has been on a decades-long decline as developers build more condominiums than apartments.

Census data showed renters are more likely to be over-stretched financially to keep a roof over their heads.

Almost 40 per cent of renters captured in the census spent more than 30 per cent of their average monthly income on housing — a figure largely unchanged from 2011 and more than double the approximately 17 per cent recorded for homeowners.

Overall, affordability remains an issue for almost a quarter of Canadian households, a figure that hasn't changed much in a decade, with the pressure most acute in the hot housing markets of Toronto and Vancouver.

The federal Liberal government has promised to address affordability issues as part of an \$11.2 billion, 11-year housing plan to be released in the coming weeks. It's expected to have a heavy focus on building affordable units, with a new portable housing benefit that would be tied to individuals, rather than properties.

Speaking earlier this fall about work on the strategy, Siddall said that the focus wasn't solely on helping the ranks of homeowners.

"Rent or own, a home is a home," Siddall said in an interview.

"When we think about housing we have got to think about renters who need support to rent, renters who rent on a market basis, and make sure people can migrate and own homes who should own homes."

The migration to home ownership is likely to pick up for millennials in the coming years as they start families and look for homes or condominiums — a class of home that saw a 1.2 per cent increase in households from 2011 — to fit their growing brood. At the same time, seniors will be looking to downsize.

That means the baby boomers will continue to fuel changes in the housing market by how long they remain homeowners and whether their children and grandchildren decide to rent or buy.

Haines said the two age groups, even though they are at different points in their lives, are likely to compete for the same kind of two-bedroom units that are a rarity in the market, potentially driving up costs. That may require policy-makers to get more involved in the market to make more family-friendly housing gets built instead of a heavy focus on studios and one-bedroom units, Haines said.

**"We've fallen into this trap of building (condo) units for investors rather than end users," Haines said.**

"There are positive signs that we're starting to recognize that over the last 20 years, we've sort of let the market do what the market wants and maybe we need a little more attention (to make sure) that we're actually getting what we need for our population."



## **Lacey Maxwell**

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**From:** Gloria Back [REDACTED]  
**Sent:** October 25, 2017 1:19 PM  
**To:** Victoria Mayor and Council  
**Cc:** bob June; Janet Simpson; Hamilton Donald  
**Subject:** 1201 Fort Street Development: Council review Oct. 26

Please add my voice to those neighbours and Rockland Neighbourhood Association representatives who have expressed concern about the revised proposal from the developer on this project. I am not directly impacted, however I am a neighbour who lives nearby on Joan Crescent, and I am concerned about such a massive housing increase proposed for this property. I am in favour of gentle densification for Rockland, but I feel this proposal is unfair for the residents of Pentrelew and is inappropriate for the neighbourhood as a whole.

Please send Abstract back to the drawing board, with a message about balancing neighbourhood interests more favourably in their next version.

Gloria Back  
1005 Joan Crescent

October 23, 2017

Dear Mayor and Council,

Jonathan Tinney referred me to the [Official Community Plan Annual Review 2016](#) which reflects the metrics that Planning uses to support policy development. According to p. 8 of this report, as of 2015 “targets are mostly being met or exceeded”.

**Since 2012, Victoria’s status quo regarding development has been to BUILD, BUILD, BUILD.**

Historically, fewer people come to Victoria than the numbers projected by the City. Victoria is building more occupant spaces than the number of new residents (see image below from Geanine Robey’s letter to Mayor and Council, October 23<sup>rd</sup>, 2017).

**5,775 new residents (Census data: 2011-2016)  
2,807 units completed 2011-2015) + 940 in 2016 = 3,747 units x 1.8 =  
6,745 occupant spaces constructed, 2011 – 2016**

**This means that decisions you make in support of development are actually decisions that support OVER development.**

Her letter further shows that your status quo of build, build, build will lead to building **more than twice the number of occupant spaces projected in the OCP.**

**13,905 occupant spaces by 2020/20,000 projected population growth by 2041 = 70% of occupancy spaces for 20,000 residents will have been constructed in approximately 10 years!  
At that rate of growth, Victoria would see a further 27,810 units constructed between 2021 and 2041 for a total of:  
13,905 + 27,810 = 41,715 new occupant spaces (2011 - 2041) largely in condominiums. Add to that number other varieties of construction as previously mentioned, and the city would be building to accommodate at least 50,000 more people. This is not what was planned for in the OCP.**

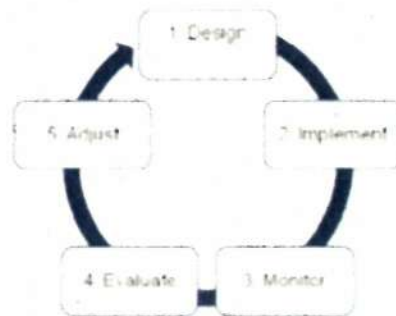
**This is FAR too much. This trend needs to be addressed and now is a good time to do.**

Below is an image from the OCP Annual Review 2016. Your decision making to support more and more development is stuck at 2. Implementation.

**It is time to monitor, evaluate and adjust.**



## OCP ADAPTIVE MANAGEMENT FRAMEWORK



Source: Policy 22.1, City of Victoria Official Community Plan, 2012

**Abstract Development's proposal for the Truth Centre property is a proposal for overdevelopment.**

The units are not needed and their request for rezoning, and pushing the OCP's guidelines to allow for greater density on the property is, in fact, **not warranted**.

**I ask that you deny Abstract's request for rezoning.**

You asked the community for an alternative vision. There are many visions that can replace the proposal that Abstract has made. Our engaged community provided that to you very clearly before the April 6<sup>th</sup>, CotW meeting, before it was clear, based on evidence, **that Victoria is now in a stage of OVER DEVELOPMENT.**

Here is **another vision - one that supports the very important Truth and Reconciliation task force that has become the Witness Reconciliation Program** jointly supported by Mayor and Council, and the Esquimalt and Songhees Nations.



**I ask that the City of Victoria purchase the Truth Centre property and give it to the Lekwungen People** in the spirit of making "the culture, history, and modern reality of local Indigenous Peoples become present and apparent throughout the City, and valued in our residents' everyday lives" ([Witness Reconciliation Program Appointments](#) June 8, 2017 Page 4 of 7).

This description below is from the [History of Victoria & First Nations](#).

The Lekwungen People have hunted and gathered here for thousands of years. This area, with its temperate climate, natural harbours and rich resources, was a trading centre for a diversity of First Peoples. When Captain James Douglas anchored off the Clover Point in 1842, he saw the result of the Lekwungen People's careful land management, such as controlled burning and food cultivation. These practices were part of the land and part of the Lekwungen culture.

The development of a modern city there makes it more difficult to experience the landscape that is home to the Lekwungen. However, footprints of traditional land use are all around us, and this land is inseparable from their lives, customs, art and culture of those who have lived here from the beginning. The hills, creeks and marshlands shaped the growth of the city of Victoria. There are messages in the landscape here: oral histories, surviving traditional place names and the soil itself are all ancient stories waiting to be told.

The urban forest that currently exists on the Truth Centre property is part of a landscape that should not be taken for granted and may provide a place for witness stories to be told as they journey in hope toward reconciliation.

**Victoria is more than just development. It is about community, about collaboration, about beauty and about spirit. Let that spirit thrive. Please.**

And thank you,

Lynnette M. Kissoon



**Lacey Maxwell**

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**From:** Jane Wheatley [REDACTED]  
**Sent:** November 6, 2017 9:07 PM  
**To:** Victoria Mayor and Council  
**Subject:** Thank you so much!

Dear Mayor and Council,

We are writing regarding the development proposal for 1201 Fort Street.

Thank you for not advancing this proposal on 26 October 2017 to a Public Hearing. Finally someone is listening to the people. We pay property taxes and finally feel that someone on council is hearing us.

Abstract did not address the listed concerns with its latest proposal of 94 luxury condos. It increased the floor space. Setbacks are smaller so buildings are even closer together and town homes are taller.

Did anyone think about the lack of light and privacy of the residents in the existing condo complex at 1025 Linden Ave? None of Abstracts drawings show the buildings around the proposed development and how these people might be impacted.

Cheers,

Jane and Ken Wheatley

## **Lacey Maxwell**

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**From:** Alison Hastings [REDACTED]  
**Sent:** November 6, 2017 5:34 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal Decision - Thank you

Dear Mayor and Council:

Thank you for taking the time to properly analyse the second proposal for this property. The proposal is too large in scale. The buildings are too big, too tall, and the set backs are not sufficient.

I am particularly opposed to the parking access for the condo building onto Pentrelew. This is merely a lane that cannot sustain this amount of daily traffic turning onto Rockland and Fort Street. My other major opposition is the considerable traffic increase from visitors and residents parking on Pentrelew from both the proposed townhouses and condos proposed.

Thank-you,

Alison Hastings

Owner, 1079 Pentrelew Place  
[REDACTED]



## Lacey Maxwell

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**From:** Anthony Danda [REDACTED]  
**Sent:** October 29, 2017 2:44 PM  
**To:** 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:** Future of 1201 Fort / 1050 Pentrelew  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Councillors,

Thank you for the recent discussion in the Committee of the Whole about the 1201 Fort / 1050 Pentrelew Place application. I was encouraged to hear that there is scope for reimagining the use of this unique property within the spirit and letter of the OCP. I am confident Victoria can identify alternatives to the last proposal that benefit and balance the needs of the property owner, the broader community and the neighbourhood.

I'd like to reiterate some of my suggestions that have been communicated to Abstract in the past and encourage city staff to explore these with the applicant:

- Include micro-suites (350 – 550 sq ft) as a means to increase appropriate housing stock. Microsuites minimise the need for parking spaces in favour of bike lock-ups and co-op cars. They target the demographic that is growing rapidly in Victoria, namely first-time homebuyers, students, recent graduates and young professionals, who do not own cars and would utilize the Fort Street transit corridor.
- Build alternative forms of housing on the southern portion of the property, e.g. multiplexes, which will provide a true transition to Pentrelew's traditional residential character with appropriate set-backs, greenspace and surface parking.
- Retain and renovate the perfectly good house at 1050 Pentrelew Place.
- Investigate a land swap and use of the property as a public amenity, e.g. the Art Gallery of Greater Victoria extension

I look forward to seeing a more sustainable design and use for this land that truly benefits all stakeholders. As always, I am open to working with staff and the applicant to discuss a realistic vision for the property. I recognize it is not staff's traditional role to engage the public, but the city may want to consider facilitating a more effective and transparent discourse that will move this application along to a satisfactory conclusion. Staff talking only with the applicant doesn't seem to be working well.

Kind regards,

Anthony Danda

1075 Pentrelew Place

## **Lacey Maxwell**

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**From:** Janet L [REDACTED]  
**Sent:** November 3, 2017 10:58 AM  
**To:** Victoria Mayor and Council  
**Cc:** nancy lane macgregor  
**Subject:** 1201 Fort St

To Victoria Mayor and Council,

I am very concerned that the city is developing more unaffordable housing and in this case at 1201 Fort Street as with the Oliphant and Cook Street project, destroying old trees with little consideration for the importance of green space in Victoria. Trees are a vital part of our living space and small green areas need to be saved as this city grows. It is up to the municipal authorities to look further ahead than the next election and preserve what can never be replaced - old trees. Please do reconsider saving some of the trees on the Fort Street property.

Janet Lundman



## Lacey Maxwell

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**From:** Donald Hamilton [REDACTED]  
**Sent:** October 23, 2017 3:14 PM  
**To:** Victoria Mayor and Council  
**Subject:** Alternative Architech's Opinion

Mayor and Councillors,

May I offer the following document to the discussions regarding the proposals for 1201 Fort Street. This submission was offered by Paul Fairley, a non-resident architech who took an interest in my concerns about the development. It is presented as further evidence of hesitation over the current plan and its place in our neighbourhood.

Donald Hamilton  
1020 Pentrelew Place  
Victoria BC V8V 4J6

[REDACTED]

Dear sirs

I am a RIBA Chartered Architect with over 15 years post-qualification experience working for an award winning London based Architectural practice.

I have a high level of experience in residential design including most aspects of private, affordable, and specialist housing. I have strong credentials in regeneration, master planning, urban design and currently working in Vietnam working on international projects in all sectors.

I have been asked by local residents to pass impartial and independent professional judgment on the [1201 Fort Street](#) development based on my own knowledge and experience working as an Architect in the UK.

I understand that the development concept does not meet the use or density of the existing zoning bylaws; therefore an application for rezoning has been undertaken.

I've scrutinized the permit application set of drawings, explored the neighbourhood using Google maps and have the following observations, given with honesty and fairness:

### **Relationship of the proposals with the existing context**

It is my view that the application set of drawings doesn't adequately demonstrate the relationships of the proposed buildings with the existing context. In summary:

- Proposed building B is missing from both of the Site and Context Sections A401-M.
- In order to understand the relationships, I think the context sections should extend beyond the site boundaries to show the existing homes facing the site.
- For example, the north south section should extend across Fort Street to show the relationship with the existing houses opposite.
- There are areas with potential overlooking issues and losses of privacy, which should be demonstrated with further section analysis.

For example, an east west section through 2 storey **1195 Fort Street** Dental Practice and the proposed 6 storey building (plus basement) is missing.

To fully understand the context of this application, the surrounding existing building footprints should be represented on all the proposed plans.

For example, the existing footprints of the immediately adjacent buildings are missing from drawing A201-M.

#### **Loss of privacy to existing residents**

It is also my view that the separation distances between the proposal and neighbouring properties aren't sufficient enough to prevent any possible overlooking and losses of privacy.

In addition to **1195 Fort Street** (highlighted above), there is a concern about the proximity of proposed building B and existing residential building **1025 Linden Avenue**.

From what I can gather on Google maps, there are habitable rooms facing directly onto proposed habitable rooms, balconies and roof terraces on 4 levels.- only approx. 11m apart.

Currently these existing apartments have no privacy/overlooking issues.

The 5 storey south east corner of **1225 Fort Street** also have habitable rooms directly looking at the proposed building E- only approx. 7.2m apart.

#### **Loss of visual amenity to existing residents**

There are bylaw protected trees to be removed as part of these proposals. This is mitigated by proposing new trees. Many of the existing mature trees to be removed are currently enjoyed by existing residents, however the view of the replacement trees will only be enjoyed by some.

It is my view that this requires consideration.

#### **Reduction in daylight to existing rooms facing the proposed site.**

Has a comprehensive assessment of the daylight, sunlight and overshadowing effects been undertaken, which considers the development's effects on surrounding properties and the residential environment within the development itself?

The application set shadow study only goes so far to show some potential issues with overshadowing on existing buildings.

#### **Conclusion**

The existing church buildings on the site are only 1 to 2 storeys in height, so proposing 5 buildings from 4 storeys to 6 storey plus basement is of obvious concern to the existing neighbourhood community. The density and scale of the proposals appears out of character for the location and not appropriate for the site and setting.

The above comments are my view, and prepared for a local resident who I understand has the same concerns on the proposals.

Best regards

**Paul Fairley RIBA**

Paul Fairley is a Chartered Architect with over 12 years post qualification experience working for an award winning London based Architectural practice. He has a high level of experience in residential design including most aspects of private, affordable and specialist housing. He has also been involved in the fields of education, commercial development and refurbishment.

An accomplished all-rounder, he has been Project Architect on projects from concept design, detailed planning, through to working drawings on site. He has strong credentials in regeneration, master planning, urban design, and ecologically sound and sustainable architecture.



## Lacey Maxwell

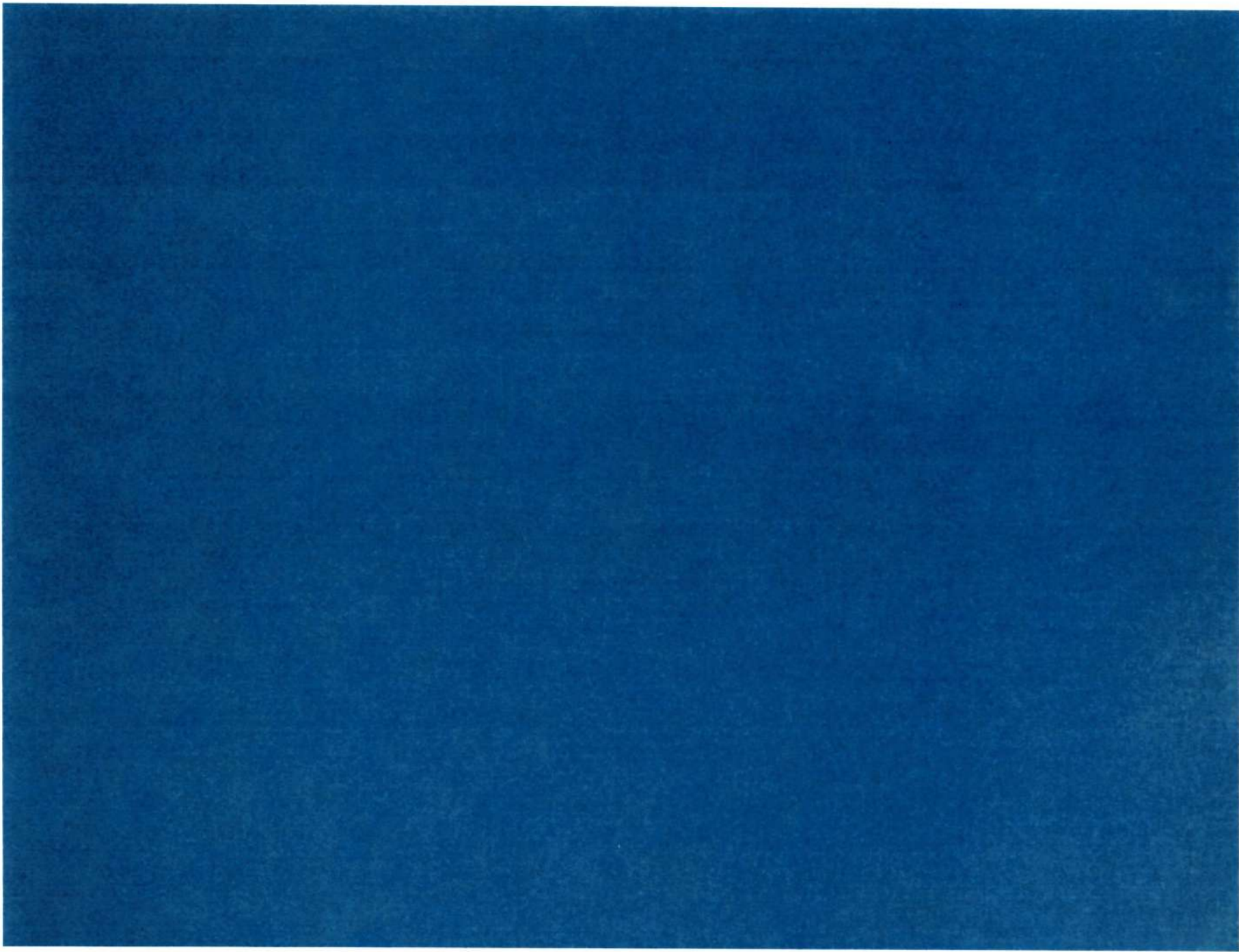
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**From:** nancy lane macgregor [REDACTED]  
**Sent:** October 26, 2017 7:03 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St more late, late, late, forest photos



















**Lacey Maxwell**

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**From:** nancy lane macgregor [REDACTED]  
**Sent:** October 26, 2017 6:58 AM  
**To:** Victoria Mayor and Council  
**Subject:** Late, late, late, 1201 Fort St Forest photos



















## **Lacey Maxwell**

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**From:** Michelle Dobie [REDACTED]  
**Sent:** October 26, 2017 12:02 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Hello,

I was just woken up again to flashlights, walkie talkies and two men talking loudly and laughing outside my bedroom window at this time of night. This is the not the first time. I called out and said people are trying to sleep and they starting laughing at me and told me to get used to it and buy earplugs as this whole place is coming down. They have also been on site at 5:00 a.m., again with no respect for residents around the property. They have laughed back at me and said "it is time to wake up" at 5:00 a.m. Immature, greedy and disrespectful.

This is the true reflection of the people who bought this property and are now developing our neighbourhoods and city.

I hope you consider this when you make your decision.

Michelle



## **Lacey Maxwell**

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**From:** CAIN LINDA [REDACTED]  
**Sent:** October 25, 2017 11:08 PM  
**To:** Victoria Mayor and Council  
**Subject:** The development at 1201 Fort Street

October 24, 2017

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

Regarding the property at 1201 Fort Street and Pentrelew,

I thought that the role of the mayor and council of our fine city of Victoria was to listen to the citizens of Victoria, protect the green space and environment, and to keep the historic value and beauty of the city. It seems that this is not happening. Since the property at 1201 Fort Street was sold to Abstract Developments a year ago (and even before it was sold) there have been community meetings of very serious concerns and vast numbers of emails regarding many different aspects of how this project is going to negatively effect our community.

There are rules from the Official Community Plan (OAP) that have been put in place to safeguard and prevent to only name a few: buildings that are too tall for the area and the preservation of trees and green space – yet they have applied to change these rules for them. Why ? The only true reason I can see for this is money – more profit! If they cut down more trees, and pave more for parking spaces, build taller buildings, they can sell more condos, and make more money. Why would you let them do that?

You have a chance to make a real difference here, and every day when you look in the mirror, you are going to have to look at yourself in the face and say – did I do the environmentally responsible choice here? If Abstract Development is allowed to cut down over half of these mature trees, you can't get them back in our lifetimes. Planting smaller ones in small pots or in very small areas is not a proper replacement for beautiful mature trees. I am sure that the developer can make enough profit on this project without having to push and squeeze cement into every conceivable square inch. Reduce the height of the buildings in this development and maximize the green space.

Please listen very carefully to the citizens of Victoria!

Yours very sincerely,  
Linda Cain  
4420 Tyndall Avenue  
Victoria, B.C. V8N 3S1  
Lifetime resident of Victoria  
[REDACTED]



## Lacey Maxwell

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**From:** Anna Cal [REDACTED]  
**Sent:** October 25, 2017 10:19 PM  
**To:** Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council  
**Cc:** Alec Johnston; Bob June  
**Subject:** 1201 Fort/Pentrelew proposal, late presentation

Hello,  
According to the City Documents site, Abstract Developments changed the presentation for 1201 Fort proposal.

Is it possible to change the presentation after the official community meeting?  
Does it annul the official community meeting?  
Are there some legal details that allow Abstract to make a late change?  
Please help me to understand the legality of it.

Best regards

Anna Cal  
[REDACTED]

## Lacey Maxwell

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**From:** Kathleen Logan [REDACTED]  
**Sent:** October 25, 2017 9:15 PM  
**To:** Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Victoria Mayor and Council  
**Cc:** Anna Cal  
**Subject:** Pentrelew Place Development Plans

Hello,

I am writing in response to the proposed development plan for Pentrelew Place. I feel that Victoria's downtown core is already densely packed enough, with construction on almost every corner, buildings with larger footprints are reaching heights that are beginning to put entire blocks in the shade, let alone one side of the street. One of Victoria's charms is that she's a grand dame, with no need to fill every spare inch with metal and glass, and I'm really starting to notice that the fundamental landscape is changing so that we're becoming just like every other city, with nothing exceptional to set us apart. Our green spaces in the downtown core are becoming harder and harder to find, and I feel that it is important to reconsider the options before agreeing to yet another condominium development on land that could be utilized in so many other ways that could be beneficial to all Victorians.

Thank you,  
Kathleen Logan  
[REDACTED]

## Lacey Maxwell

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**From:** Dave Clark and Heather Grampp [REDACTED]  
**Sent:** October 25, 2017 4:35 PM  
**To:** Victoria Mayor and Council  
**Cc:** Bob June  
**Subject:** Proposed rezoning at 1201 Fort Street

Your worship Mayor Helps and councillors:

We are strongly opposed to the proposed rezoning at 1201 Fort Street and associated property.

We fully support the Official Community Plan and the process of articulating that Plan through the Local Area Planning (LAP) process.

We have volunteered on the Board of the Rockland Neighbourhood for the past 17 years.

Over the coming year, the community will be engaging in a broad conversation with all identifiable stakeholders, supported by defensible and useful information, in the LAP process for Fernwood and Rockland neighbourhoods.

I am sure that all of the issues that have been raised with regards to the evolving 1201 Fort Street development proposal will be discussed and actioned within that process. For each interest group there will be trade-offs made, and compensation determined.

One of the central issues from our perspective is the effects of changing the traditional residential R1-B zoning to the R-3 apartment zone. We believe that this would represent a very large asset in favour of the developer that is in no way balanced by amenities or revenue to the city. The immediate neighbours appear to be unanimous in feeling that this density will negatively impact their quality of life and possibly their property values.

The cost to the developer to defer this proposal until the LAP is complete is negligible in the greater scheme of things.

We ask that you do not approve a rezoning at this time.

Yours truly,

Heather Grampp, Dave Clark  
1010 Moss Street  
[REDACTED]



## Lacey Maxwell

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**From:** Donald Hamilton [REDACTED]  
**Sent:** December 3, 2017 9:09 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

To the Mayor and Councillors, City of Victoria

I am one of the residents most affected by the huge change that is proposed for 1201 Fort Street. I have lived on Pentrelew since 1971 in an R1B house. It has served me and my family well, offering good schools, great cultural opportunities - a great location on the edge of the City and yet part of a fine historical neighbourhood.

It is those qualities that have delighted my family and many others. I am sure that it offered the developer a natural opportunity to capitalize on those same qualities and offer them to new people. But he and City Planning were far less interested in creating new homes for new families. They want to bring at least 150 people to a 2 acre lot in this established residential area. This entails parking underneath the property, blasting and the destruction of many 100 year old trees.

Consider arguments for retaining the R1B portion of the land, yet developing a multi-family 6 storey building along Fort Street in the appropriately zoned R3-AM-2 area. The 70 units in this building would house about 75 people. The original R1B area south of this big building could become a cul-de-sac allowing about 6 family homes or duplexes with a driveway off Pentrelew and parking next their homes. This approach would perhaps house about 25 people.

This notion would offer new residents the ambience and quality we have enjoyed for so many years. The neighbourhood would be safe. Zoning would mean something and Rockland would continue to represent the best residential development in Victoria. Pentrelew would be secure and Rockland would breathe easy. As the noted Vancouver architect Bing Thom observed "It is not the building but the community that matters".

We have long asked Council to consider approaches that would "respect neighbourhoods" and "stop over-development". This compromise would allow the developer to maximize his investment while creating a project that would offer his new customers the ambience and light of the Rockland experience while ensuring that existing residents maintain their sense of place. It would satisfy the Council that the best use of the property was being observed with the limits of the OCP and the original Rockland Plan, and it would meet the objectives of planning to ensure that quality accommodation will be created on the Fort Street Heritage Corridor.

The current proposal is simply not good enough for this site, this neighbourhood or this City.

Donald Hamilton  
[REDACTED]

## **Lacey Maxwell**

---

**From:** Barry Mayhew [REDACTED]  
**Sent:** December 4, 2017 12:28 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St. Development Proposal

Dear Council Members:

This is an appropriate time to stop this unwanted invasion that is destroying the essential character of many of our established neighborhoods. The salient question you should be asking yourselves is; who is determining the the future direction of our city, the elected Council or the development industry?

Yours truly,

Barry Mayhew, Ph.D  
Urban Geographer  
103, 1149 Rockland Avenue



## Lacey Maxwell

---

**From:** Jackie Krismer [REDACTED]  
**Sent:** December 4, 2017 11:25 AM  
**To:** Victoria Mayor and Council  
**Subject:** former "Truth Centre"

I am so sorry that there is so little respect for the people of the Rockland neighbourhood. It is surely very obvious that we don't want such monstrous development in our faces. It is far too big, the aesthetics are totally without merit, and the talk about easy traffic, etc. is nonsense. Fort Street in case anyone needs to be reminded is a one-way street. Adding a lane does not change that. Imagine all the new residents of the proposed development trying to cross 3 lanes to get over to Yates and downtown. The disruption to our lives would be hideous and long term.

Please, get Abstract to cut their proposal by half or find another site.

I work in a soup kitchen so am very much aware of the need for better housing not for the rich but for the working poor and the marginalized.

Please don't ignore our pleas.

Jackie Krismer  
Linden Avenue

## Lacey Maxwell

---

**From:** Nina [REDACTED]  
**Sent:** December 4, 2017 11:34 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Dear Mayor and City Council,

I find it hard to believe that the City plans to allow the encroachment of this development in an already developed area.

The proposed townhouses and apartments are simply too much for the small space at 1201 Fort Street. There is a nearby

School and this development will increase the traffic in an already busy traffic area. Langham Court Theatre, the Art Gallery

and Dining Hunter Law Office already use the parking lot of the church. Just where are these cars to park in the future as well

as managing the increase in residents with all their cars? This area is already at capacity! Is the neighbourhood to endure

3 months of blasting to remove rock to create a parking lot big enough - while at the same time ruining the foundations of

nearby heritage homes? Has Craigdarroch Castle been warned of the proposed development and all its demands of development?

I know that the Dental Academy next door are extremely worried about their heritage home and foundation.

The trees are slated to be cut down - a great tragedy - another example of

deforestation of our Garden City. These town homes and apartments are not worth the loss of the last standing green space on Fort Street

- they are certainly not going to be building "affordable" housing! This development is not wanted or needed. It is time for city council to stand

up to developers and remember the people who have lived and worked in this area for years! Change can be a good thing when combined with

wisdom and compassion and not bullying and greed.

Sincerely

Nina Bonner

--

Nina Bonner / Managing Director / Midnight Sun Adventure Travel  
1027 Pandora Avenue / Victoria, BC, Canada V8V 3P6  
North America: 1.800.255.5057 / United Kingdom: 0:800.051.6364  
Australia: 1.800.143.454 / Other countries: 011.250.480.9409  
Fax: 250.483.7422 / Consumer Protection BC Registration: 3042 Nina Bonner



## Lacey Maxwell

---

**From:** Susan Smith [REDACTED]  
**Sent:** December 4, 2017 12:07 PM  
**To:** Victoria Mayor and Council  
**Subject:** Developement Proposal fro 1201 Fort Street

Dear Mayor and Council

I am writing to object to the density and overall size of the proposed development at 1201 Fort St. This is a treasured Property Referred to historically as Pentrelew.

I beg Council not to agree to the height and density of this development.

Please ask the developer to build something much more in keeping with the nature of this neighbourhood, the heritage corridor on Fort Street.

It's TOO big and intrusive in so many ways – too tall ( expanding the aspect of Victoria – the city – out in to a residential neighbourhood ) it also leads in to the Art Gallery, Graigdorach Castle and Government House.

Please do not allow 'old' trees to be cut ( if only to be replaced )

This development does not sit within the confines of the OCP for this area.

Abstract Developments is building a 6 story building ( Black and White ) at the corner of Fort and Cook St – please use your planning common sense to keep that height and density to this location boundary and not allow it to go beyond and further toward Rockland and Fernwood.

There are plenty of higher buidlings being built closer in to the city some of which are for rental accommodation. This is acceptable and to be supported.

Higher with more density, luxury accommodation to the detriment of the existing neighbourhood is NOT to be supported.

Please set a good example and say NO

Sincerely

Susan Smith



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## Lacey Maxwell

---

**From:** j milroy [REDACTED]  
**Sent:** December 5, 2017 12:23 PM  
**To:** Victoria Mayor and Council  
**Subject:** The "truth centre" at 1201 Fort st.

We have come to what seems to be a decision on this property. Community input has appeared to have little influence and we thank the gods we do not live adjacent. That said the only apparent hope is for our current council to please look at the current zoning and try to justify an enormous change. This precedent will open unwanted doors to more unwanted changes. Progress is good but within reason. Thank you for your re thinking.

[Sent from Yahoo Mail on Android](#)



November 24, 2017.

RECEIVED

DEC 8 4 7017

To : Mayor and Council

Re : 1201 Fort St. Development

Dear Mayor and Councilors

I am apposed to the development key Abstract for 1201 Fort Street.

As a renter, I view this type of development as gentrifying our neighbourhood rather than improving it.

As a renter, I view this type of development as perpetuating the rental shortage in Victoria rather than creating a remedy.

It is important that any such development meets the needs of the community versus the needs of potential investors for whom short term rental ensues.

Thank You for considering my point of view.

Sincerely,  
Wilma Sobey

## Lacey Maxwell

---

**From:** Nemec, Jake [REDACTED]  
**Sent:** December 7, 2017 10:45 AM  
**To:** Victoria Mayor and Council  
**Subject:** Support for 1201 Fort St

To whom it may concern,

Please accept this email as indication of my strong support for the proposed development at 1201 Fort.

As someone who lives, works and is raising a young family in the downtown core, I feel developments like this is exactly what the City needs.

It will draw more productive, tax paying, citizens to the area. This increased density would be a positive in my eyes. It might even help to alleviate some of the "problems" my son and I encounter on our walk to his daycare every morning as result of the increase density.

The property is located on major and bike transit routes. As our Mayor stated yesterday, these are things more people should be taking advantage of given the lack of downtown parking available.

By allowing increased height and density on the site it would allow for more of the existing green space to stay intact. From what I've seen the new buildings are tastefully designed and would fit the neighbourhood well. Abstract does have a strong track record of previous developments.

I don't see much downside in letting his proposal go through.

Should you require any other information from me, please do not hesitate to call or email.

Sincerely,

Jake

**Jake Nemec, CIM, FCSI, CFP** | Investment Specialist

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**Scotiabank** | Victoria Main Branch  
702 Yates Street  
Victoria, BC V8W 2T2

[REDACTED]  
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December 7<sup>th</sup>, 2017

Mayor and Council City of Victoria

1 Centennial Square Victoria, BC

Mayor and Members of Council,

Subject: Redevelopment of 1201 Fort Street

I originally wrote a letter of support for this development dated March 29, 2017. I am somewhat disappointed to learn that this project still has not been approved. I understand that projects such as 1201 Fort Street affect many individuals, community members and neighborhood groups, but how is taking a completely underutilized plot of land and adding much needed housing not receiving the full support of city council?

From what I can tell, the developer has made many significant concessions in response to feedback received from both community groups and city council. These changes include;

- Reduced the height of the building in the back from 5 storeys down to 4 storeys
- Reduced the height of the townhouses down from 3 storeys to 2 storeys (exact same height as the single-family houses in the neighbourhood)
- Removed 1 townhouse (now 9 townhouses) along Pentrelew Place
- Reduced the overall number of units from 94 to 86
- Reduced the density down to an FSR of 1.29

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,



Marc Foucher

1507 – 1020 View Street

Victoria, BC, V8V 4Y4



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](http://www.victoria.ca)  
Email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Telephone: Mayor: 250-361-2000

November / December 2017

Re-zoning Application 1201 Fort Street ("Pentrelew") 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

☒ I am dismayed by the massing of the development, its size, the number of buildings, the height of the buildings, and the overall density.

☒ 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 and thrive.

☒ 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. This also threatens the future viability of the few mature trees left (after most are cut-down.)

☒ The current proposal does not adhere to the Official Community Plan, nor does it complement the long-standing historical character of Rockland. Instead this proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%).

☒ 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 residents.

☒ The two multi-family buildings, up to 6 storeys in height, 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.

☒ I am concerned about the increased traffic caused by this new development. Now, the neighbourhood is able to absorb the ongoing traffic and provide parking for the Langham Court Theatre and the new expanded Art Gallery, both long-standing important cultural institutions of our City.

☒ 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. This plan will not allow these two cultural institutions to thrive.

☐ I am concerned that this development attempts to externalize its costs onto the neighbourhood with its capture of excessive height, the lack of space between buildings, the lack of set-backs along Fort Street, all in order to internalize greater profits, to the detriment of the community and the City of Victoria.

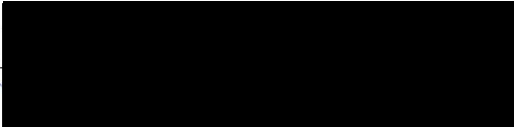
☒ There is more to building a great City than building as many luxury condominiums as possible. Green space is also needed, as the Official Community Plan reminds us and anticipates for our future.

☐ \_\_\_\_\_

Name: Gail Schmidt

Address: 2886 Murray Dr

Date: Dec. 1, 2017

Email Address: 

*Rockland-like many cities has the character's trees. It is truly worth preserving. To crowd it out will make our city a much less attractive place to be. It's a treasure worth preserving!*

## Lacey Maxwell

---

**From:** Anthony Danda [REDACTED]  
**Sent:** October 29, 2017 2:44 PM  
**To:** 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:** Future of 1201 Fort / 1050 Pentrelew  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and Councillors,

Thank you for the recent discussion in the Committee of the Whole about the 1201 Fort / 1050 Pentrelew Place application. I was encouraged to hear that there is scope for reimagining the use of this unique property within the spirit and letter of the OCP. I am confident Victoria can identify alternatives to the last proposal that benefit and balance the needs of the property owner, the broader community and the neighbourhood.

I'd like to reiterate some of my suggestions that have been communicated to Abstract in the past and encourage city staff to explore these with the applicant:

- Include micro-suites (350 – 550 sq ft) as a means to increase appropriate housing stock. Microsuites minimise the need for parking spaces in favour of bike lock-ups and co-op cars. They target the demographic that is growing rapidly in Victoria, namely first-time homebuyers, students, recent graduates and young professionals, who do not own cars and would utilize the Fort Street transit corridor.
- Build alternative forms of housing on the southern portion of the property, e.g. multiplexes, which will provide a true transition to Pentrelew's traditional residential character with appropriate set-backs, greenspace and surface parking.
- Retain and renovate the perfectly good house at 1050 Pentrelew Place.
- Investigate a land swap and use of the property as a public amenity, e.g. the Art Gallery of Greater Victoria extension

I look forward to seeing a more sustainable design and use for this land that truly benefits all stakeholders. As always, I am open to working with staff and the applicant to discuss a realistic vision for the property. I recognize it is not staff's traditional role to engage the public, but the city may want to consider facilitating a more effective and transparent discourse that will move this application along to a satisfactory conclusion. Staff talking only with the applicant doesn't seem to be working well.

Kind regards,

Anthony Danda

1075 Pentrelew Place

## Lacey Maxwell

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**From:** Janet L [REDACTED]  
**Sent:** November 3, 2017 10:58 AM  
**To:** Victoria Mayor and Council  
**Cc:** nancy lane macgregor  
**Subject:** 1201 Fort St

To Victoria Mayor and Council,

I am very concerned that the city is developing more unaffordable housing and in this case at 1201 Fort Street as with the Oliphant and Cook Street project, destroying old trees with little consideration for the importance of green space in Victoria. Trees are a vital part of our living space and small green areas need to be saved as this city grows. It is up to the municipal authorities to look further ahead than the next election and preserve what can never be replaced - old trees. Please do reconsider saving some of the trees on the Fort Street property.

Janet Lundman



**Lacey Maxwell**

---

**From:** Alison Hastings [REDACTED]  
**Sent:** November 6, 2017 5:34 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal Decision - Thank you

Dear Mayor and Council:

Thank you for taking the time to properly analyse the second proposal for this property. The proposal is too large in scale. The buildings are too big, too tall, and the set backs are not sufficient.

I am particularly opposed to the parking access for the condo building onto Pentrelew. This is merely a lane that cannot sustain this amount of daily traffic turning onto Rockland and Fort Street. My other major opposition is the considerable traffic increase from visitors and residents parking on Pentrelew from both the proposed townhouses and condos proposed.

Thank-you,

Alison Hastings

Owner, 1079 Pentrelew Place

[REDACTED]

**Lacey Maxwell**

---

**From:** Jane Wheatley [REDACTED]  
**Sent:** November 6, 2017 9:07 PM  
**To:** Victoria Mayor and Council  
**Subject:** Thank you so much!

Dear Mayor and Council,

We are writing regarding the development proposal for 1201 Fort Street.

Thank you for not advancing this proposal on 26 October 2017 to a Public Hearing. Finally someone is listening to the people. We pay property taxes and finally feel that someone on council is hearing us.

Abstract did not address the listed concerns with its latest proposal of 94 luxury condos. It increased the floor space. Setbacks are smaller so buildings are even closer together and town homes are taller.

Did anyone think about the lack of light and privacy of the residents in the existing condo complex at 1025 Linden Ave? None of Abstracts drawings show the buildings around the proposed development and how these people might be impacted.

Cheers,

Jane and Ken Wheatley

## Lacey Maxwell

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**From:** Anna Cal [REDACTED]  
**Sent:** November 21, 2017 12:48 PM  
**To:** Lisa Helps (Mayor)  
**Cc:** Victoria Mayor and Council; Ben Isitt (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Pam Madoff (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor)  
**Subject:** 1201 Fort and StAndrews  
**Attachments:** Committee of the Whole Motion - October 26 , 2017 re 1201 Fort St & 1050....pdf

Dear Lisa,  
I'm disappointed that I have not heard from you in answer to my previous question.

Now, I have another question.

During the COTW of October 26, 2017 regarding the 1201 Fort Street proposal, you said:

"I am prepared to send this to public hearing. We have heard a lot on this site and about this site and I think this is one that **we need to take a bit of a wider perspective on in the same way we had to with the St. Andrews development...**"

In the Times Colonist, <http://www.timescolonist.com/news/local/victoria-approves-housing-on-former-st-andrews-school-site-1.2082628> I find another quote from you regarding the **St. Andrews development**:

"It is really challenging to make a decision in favour of a project when there are clearly [people opposed], ...I think there were 83 people from the neighbourhood who spoke against the project quite strongly and another 1,200 or so — not all of them from the neighbourhood — who signed a petition against the project."

Does this mean that you are ready to raise to the challenge again, and disregard the voices of those who lived near Truth Centre for a long time?

Are you sure you keep an open mind about 1201 Fort proposal till AFTER a Public Hearing, as you are legally required?

I would be very happy to be reassured.

Kind regards  
Anna Cal  
[REDACTED]

Begin forwarded message:



**From:** Anna Cal <[annacal@shaw.ca](mailto:annacal@shaw.ca)>

**Subject:** 1201 Fort

**Date:** November 9, 2017 at 9:30:17 AM PST

**To:** [mayor@victoria.ca](mailto:mayor@victoria.ca)

**Cc:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>, [ccoleman@victoria.ca](mailto:ccoleman@victoria.ca), [mlucas@victoria.ca](mailto:mlucas@victoria.ca), "Jeremy Loveday (Councillor)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "Geoff Young (Councillor)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, "Marianne Alto (Councillor)" <[malto@victoria.ca](mailto:malto@victoria.ca)>, "Ben Isitt (Councillor)" <[BIsitt@victoria.ca](mailto:BIsitt@victoria.ca)>, "Charlayne Thornton-Joe (Councillor)" <[cth Thornton-Joe@victoria.ca](mailto:cth Thornton-Joe@victoria.ca)>, "Pam Madoff (Councillor)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, PAMELA MADOFF <[pmadoff@shaw.ca](mailto:pmadoff@shaw.ca)>

Dear Lisa,

Thank you once again for listening to those who strive for a sensitive development.

I was surprised , though, by your perspective on the council's feedback.

On 27 October 2017 at 22:27, Lisa Helps (Mayor) <[mayor@victoria.ca](mailto:mayor@victoria.ca)> wrote:

Lynette you are welcome. Thanks for your continued advocacy. Council's feedback was really focussed on the townhouses so hopefully that is where the efforts will be focussed for staff and the developer as well.

--

Lisa Helps, Victoria Mayor  
Lekwungen Territory

[www.lisahelpsvictoria.ca](http://www.lisahelpsvictoria.ca) <<http://www.lisahelpsvictoria.ca>>  
[250-661-2708](tel:250-661-2708)  
[@lisahelps](mailto:@lisahelps)

I attended October 26 COTW, I studied the minutes and the video of the Committee.

In my understanding a lot was said on the massing, height, density of the whole site.

Even the motion below has much more, than just focusing on townhouses.

Very important is the paragraph 5. **Demonstrate how the application is consistent with the objectives of Development Permit 7b that is to encourage buildings that enhance the heritage character of the Fort Street corridor.**

The Heritage analysis was requested by the motion of April's COTW, but it seems to have been overlooked by the planning department.

I have to say that learning your perspective on the focus of COTW discussion is disheartening to me.

Would be kind enough to take time to explain to me you perspective better?  
The Council and the residents are supposed to be a team, in my understanding.

Thank you  
Anna Cal

## Lacey Maxwell

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**From:** Don Cal [REDACTED]  
**Sent:** November 21, 2017 8:56 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street - Demand Regulation

Mayor and Council

Victoria, B.C.

### Development Proposal for 1201 Fort Street

Dear Mayor and Council,

In this morning's Times-Colonist, I read that you are taking some heat for trying to limit and regulate short - term rentals.

This is a good fight. I urge you to continue in this direction. Regulation on the demand side of the housing supply issue will lead to the positive outcome of ensuring that more of what is built for housing actually becomes housing and not a financial asset bought solely for gain.

Housing supply is now used for parking one's money, of speculating for capital gain in a rising unregulated market, of renting out in a free-for-all market where your competitors (the hotels) must live by other stricter rules and pay tax, or, simply to take what could be a home and turn it into an unlicensed hotel.

The step you have taken to limit short-term rentals is one step. It is a good one.

This leads to two other considerations: rentability and the supply side of the housing question.

The first consideration is that the developer for 1201 Fort Street is asking you to approve its interest in making all its units 100% rentable. This is not a good idea. 100% rentability leads to serious problems with housing stock. (I will forward this article separately.) Condominium buildings that have restrictions on rentability tend to have a more stable community, with much less turnover, and lower costs, including the cost to buy.

Secondly, your combined zeal to allow the overbuilding of condominiums in our City in the past years, in other words, a rapid and continued increase in condominiums, well beyond the true need for housing, has lead to an actual increase in the price of condominiums. A fact that contradicts all the arguments of the supply-siders, who insist that prices will fall if only we produce enough new stock. Well, Toronto and Vancouver have been trying this for years, and have finally come to their senses. Increased supply has not lead to a lessening of prices in either City. It has not led to better affordability. It has not lead to an increase in housing units available to live in either. And, it will not. (Meanwhile, short-term rental stock continues to increase.)

Prices will not go down because the forces pushing and pulling prices up are many and varied. More and diverse regulations on the demand side will help lower the rising prices of condominiums. The Ontario government, the cities of Toronto and Vancouver, as well as the policy statements of the provincial NDP and the Green Party express many good ideas to help solve the housing dilemma in which we find ourselves.

Many housing units are siphoned off and empty (approx. 3500 in our City, or about 7% of our housing stock). According to Stats Can, in 2016 fifty-five per cent (55%) of all condominiums are bought by investors. Of course,



investors can afford to pay more than home-owners, often because they are richer to begin with, or because they have easier access to money. Of these investments, some will remain empty, some will become short-term rentals and some will become long-term rentals. But, all will be priced higher than they need be.

Imagine what would happen to the prices of condominiums, if no rentals were allowed? In a world where only owner-occupiers could buy a condominium, would the prices go down somewhat? Once the speculative and investment fervor were gone from condominiums, once 55% of the market demand was gone, would condominiums become affordable again? In any true market, once demand falls, prices fall. It would also mean that as investors and speculators leave the market, more already-built units will be available to live in.

Do we need to continue to make bad or poor decisions on rezoning by doubling the supply of housing units, so that half of them can become investments for a new 'rentier' class? Build two, so that one can become a home. Do we need to go down this road of over-development in our residential areas to satisfy a market demand for investment? Are there not more productive uses of the money from this new monied rentier class to provide themselves with income? Shouldn't we just get back to building housing just for housing?

I urge you to not allow 100% rentability for the 1201 Fort Street proposal. You are our representatives; you are in control of what our city becomes. There is more to building a great city than filling every space possible with luxury condominiums, so that half the buyers can earn an income from their new financial asset.

Thank you.

Don Cal

1059 Pentrelew Place

November 21, 2017

Attachment from Condominium Home Owner's Association of British Columbia

Website: [www.choa.bc.ca](http://www.choa.bc.ca) / bulletin #300-755

Headline: Are rental bylaws good for a strata? Topic: Rentals & Rental Bylaws Publication / Date: The Province, Sept 14, 2017 Written by: Tony Gioventu

**Dear Tony:** Our strata is considering a rental bylaw that limits the number of rentals to 10 out of 100 units. We are slowly seeing the number of rentals and Air BnB's increase to the point where less than 50% of the residents are owners and their families. An owner brought a realtor to our last general meeting who advised rental bylaws would harm our property values and prevent buyers from looking at our property. On a side note this person also acts as the agent for a number of the rentals so his opinion was entirely self serving. Is there any data that indicates rentals have an impact on property values or use of property? *Neil Millar*

**Dear Neil:** A rental bylaw restricting the number of rentals may not by itself impact value or use of property either positively or negatively. Like all housing affordability issues there are layers of conditions that combined may result in either a negative or positive outcome. In my experience, regardless of the type of bylaws and restrictions, if your strata corporation is well managed, well maintained, well funded and operates under an enforceable set of bylaws, your community can be assured of the best property values and demands. CHOA has many members across the province that meet those conditions with buyers on waiting lists. Before you adopt a rental bylaw, look at your disclosure statement.

Your strata was filed in August 2010 so I suspect there is a rental disclosure exemption on your strata lots anyhow.

In 2016 CHOA undertook a direct survey of 16 buildings in Vancouver to identify if there was any impact on housing affordability, occupancy and rental bylaws. Eight of the buildings were constructed since 2010 with no rental restrictions and 8 buildings were constructed before 2010 with 7 out of eight with rental bylaws. 2010 was selected as the legislation changed permitting the developer to adopt a rental disclosure that essentially prevented rental bylaws.

The results were rather surprising. The buildings constructed since 2010 or with no rental bylaws had the highest vacancy rates between 19 and 39% and the highest turnover of sales. From the information volunteered by owners, they also boasted the highest rental rates and the highest use by Air BnB and other short term services. The buildings constructed before 2010 that had rental restrictions and limited the number of rentals (none prohibited rentals) had the lowest vacancy rates of 1 4%. They provided stable affordable housing to both owners and tenants and had the lowest turnover of owners of market sales and the lowest use by Air BnB and short term accommodations.

From the data it was evident the difference was rental bylaws are limiting real estate speculation in communities with rental bylaws. In comparison to market sales for both classifications of properties, neither type of property experienced negative impact on property values or market sales. A 2017 update of the data has not indicated any substantial shift in the data but there is one significant impact that several strata councils identified. By maintaining their rental bylaws they have built communities with lower transiency in both tenancy and ownership and have been capable of maintaining the integrity of the nature of their communities.

As one council also pointed out, “the rental bylaw discouraged an investor speculator from dropping in and buying out 25% of our units as they would not be able to rent while having to maintain the expenses on vacant units.” Do rental bylaws affect property values? Possibly, but they may also protect your properties from speculators and ensure predictable affordability. No two strata communities in BC are identical. Adopt bylaws that are relevant to the interests of your community, and don’t be pressured by external self interested parties.

## Lacey Maxwell

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**From:** webforms@victoria.ca  
**Sent:** November 21, 2017 11:18 AM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Steven Hurst  
Email : [REDACTED]  
Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/contact-mayor-council.html>  
Daytime Phone : [REDACTED]  
Re: 1201 Fort Street Development Proposal

I'm writing in support of the proposal at 1201 Fort Street by Abstract Developments. I live in Fairfield 1 block from Cook Street.

As with most supporters of good development in the City I won't be in attendance at the public hearing.

I'm sure living next to an under-developed site for many years makes any type of new development look like too much. But we can't squander opportunities like this when thinking of the the city and region for the next 100 years. The development forms of 100 years ago will not solve today's problems.

This is a great site of efficient size, on a major artery, with transit and new bike lanes coming. A 14 minute walk downtown to access jobs and services (including all those Fort Street businesses worried about loss of parking). This needs to be the way of the future. More people within a reasonable proximity to Downtown promotes environmental, personal, and economic health for the City of Victoria and its residents.

And the proponent Abstract Developments produces great looking streetscapes and building exteriors (I have not been inside one) which I'm sure the immediate neighbourhood will only benefit from.

I strongly believe council has to take leadership roles with respect to allowing density on major street frontages.

Thanks for your time.

Steven Hurst

**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: 184.66.240.55



## Lacey Maxwell

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**From:** Anna Cal [REDACTED]  
**Sent:** November 22, 2017 11:16 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 fort

Begin forwarded message:

**From:** Anna Cal [REDACTED]  
**Subject:** Planning Department Optics  
**Date:** November 22, 2017 at 10:22:02 AM PST  
**To:** Jocelyn Jenkyns <[JJenkyns@victoria.ca](mailto:JJenkyns@victoria.ca)>  
**Cc:** "Pam Madoff (Councillor)" <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, "[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)" <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, "Ben Isitt (Councillor)" <[BIsitt@victoria.ca](mailto:BIsitt@victoria.ca)>, "[mlucas@victoria.ca](mailto:mlucas@victoria.ca)" <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, "Marianne Alto (Councillor)" <[MAalto@victoria.ca](mailto:MAalto@victoria.ca)>, "Geoff Young (Councillor)" <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, "Charlayne Thornton-Joe (Councillor)" <[cthorton-joe@victoria.ca](mailto:cthorton-joe@victoria.ca)>, "Jeremy Loveday (Councillor)" <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, "[mayor@victoria.ca](mailto:mayor@victoria.ca)" <[mayor@victoria.ca](mailto:mayor@victoria.ca)>

Dear Jocelyn,

I just listened to Mr. Tinney on CBC radio who said, to the best of my understanding, that it should be easier for developers to get an approval.

Prior to this, I studied the experience of Toronto and Vancouver. Those cities came to the conclusion, that you can not build your way out of the housing crisis. The mantra “ build more and faster” is quickly getting less and less convincing.

I’ve watched several public hearings and COTW meetings from the City Hall archives, and It seems to me that the opinion of the general public (except for developers, real estate agents and ancillary services) about supply is quite different from that of Mr. Tinney.

In my humble understanding, the purpose of a planning department is to protect the citizens from overzealous developers.

Details are important, of course, but the optics of the planning department practices right now are somewhat different from protecting the residents.

The final decisions belong to our Councillors, but it seems to me that some Councillors put a lot of faith in to the Planning department reports.

It is from those reports that I get the feeling that the Planning Department is rather trying to show any project in the best light possible and understate the proposals’ shortcomings.

Sometimes, shortcoming are highlighted, but those shortcomings usually are rather tertiary, and the main problems are mostly understated.

To me, the member of the general public, the optics are, that the planning department is there to protect the developers’ profit from annoying citizens.

In my further research, I found the definition of Regulatory Capture.

**"Regulatory capture** is a form of government failure that occurs when a **regulatory** agency, created to act in the public interest, instead advances the commercial or political concerns of special interest groups that dominate the industry or sector it is charged with regulating."

By no means do I intend to accuse our Planning Department of fitting into the Regulatory Capture definition. I just would like to know if the Planning Department works as you intend it to, and how it can be helped to gain more trust from the citizens, who pay taxes to keep it working

Thank you in advance for giving me a comprehensive answer.

Kind regards

Anna



## Lacey Maxwell

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**From:** Sally Hamilton [REDACTED]  
**Sent:** November 22, 2017 11:21 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street/ Response to Changes

Dear Mayor and Council Members,

My name is Sally Hamilton and I have resided at 1020 Pentrelew Place for 46 years.

I attended the Council in the Whole (COTW) on October 26, 2017 and left the meeting with the hope that this time the neighbour concerns had been heard.

However I am dismayed yet again to see that the 4 storey building on Pentrelew remains despite the Council's direction to staff. What happened to the motion to "revise the density, massing, height and setbacks of the building to the south to provide a more sensitive transition to the ground oriented adjacent and nearby properties and mitigate concerns relating to overlook"? Nothing!

What is wrong with demanding that the Developer complies with the OCP, revises his plan, removes the 4 storey, replaces it with multifamily options and at the very least reducing building B to a 3 storey? The Developer knew the property constraints upon purchase from the Truth Centre. He should mitigate them accordingly within current zoning.

And for the record I am fed up with being accused of NIMBYism. I know there will be a development. I continue to hope that it will be one that will make us all proud and which reflects and enhances the historic Rockland Neighbourhood.

Respectfully,

Sally Hamilton

## Lacey Maxwell

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**From:** Sheila Miller [REDACTED]  
**Sent:** November 23, 2017 4:01 PM  
**To:** Victoria Mayor and Council  
**Subject:** Pentrelew

I wish to express concern for the development of Pentrelew as it currently stands. Sustaining and supporting Arts and Culture in our community is so important. I fear the limitations for parking that will be brought to bear in this neighbourhood when development proceeds, that participation and attendance at events at the Art Gallery and Langham Court will be discouraged. Please reconsider.

Yours truly,

Sheila Miller

Sent from my iPhone



## Lacey Maxwell

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**From:** Cathy Clinton [REDACTED]  
**Sent:** November 24, 2017 7:55 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal Decision - Thank you

Dear Mayor and Council: Thank you for taking the time to properly analyse the third proposal for this property. In my judgment, this proposal is too large in scale. The buildings are too big, too tall, and the set backs are not sufficient. Regards,

Catherine A Clinton  
1021 Pentrelew Place  
Victoria, V8v4j5  
Cathy

## Lacey Maxwell

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**From:** David And Diane [REDACTED]  
**Sent:** November 24, 2017 3:26 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal Decision - Thank you

Dear Mayor and Council:

I am writing, first of all to express our appreciation for the thoughtful manner with which you are considering the 1201 Fort Street Proposal.

Caution in approving this proposal continues to be warranted, we believe. While this developer has been asked to revise its proposals on three occasions, the latest proposal once again demonstrates it has little interest in genuinely taking the needs of the community into account. It's superficial modifications illustrate this. The result of the third proposal is that it continues to be too large in scale in various ways - it is too big and too tall in scale and the set backs continue to be problematic.

While development seems inevitable within historic residential communities such as ours, Abstract seems only concerned about what is in its own self interest. I do not believe that it has not met the threshold of demands you and Council gave it for further revisions and it should be held accountable for not "negotiating " in good faith with the various communities that will be impacted by your forthcoming decision making process. I hope residential interests will be significantly evident in this, your third deliberations about this project.

Sincerely,

David and Diane Maher  
#301, 1220 Fort Street  
Victoria BC V8V 3L2

Sent from my iPad

## **Lacey Maxwell**

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**From:** Helena and George [REDACTED]  
**Sent:** November 24, 2017 8:24 PM  
**To:** Victoria Mayor and Council  
**Subject:** Re: Re-zoning Application 1201 Fort Street ("Pentrelew") and 1050 Pentrelew Place, Victoria, B.C.

Dear Mayor and Council Members,

My name is George Hamilton and I grew up at 1020 Pentrelew Place. I am now 52 years old.

I have attended various meetings regarding this Development and am very concerned that it is too large for the space it occupies. Not only does it exceed the zoning for the area, but it will also impact Pentrelew Place with extra traffic, a loss of the green space and the sight lines of neighbours.

Please take into account the zoning which the developer has ignored. It is zoned for a reason !!! The Developer's vision is not what the local community wants. It is way off from what the people's vision is for the neighbourhood.

Please listen to the People ! Yes, the people who vote for you.

Respectfully,

George Hamilton

## Lacey Maxwell

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**From:** Jennifer Hamilton [REDACTED]  
**Sent:** November 24, 2017 10:20 PM  
**To:** Victoria Mayor and Council  
**Subject:** Pentrelew/ Truth Centre Development

Dear Mayor and council,

I grew up on Pentrelew Place and my parents still live at the epicentre of the affected area. Lives are already being affected by this ridiculous development and it has not even been built yet! The neighbours have drawn together in a civilized organized fashion to first study, fairly consider and now fight this development which is completely out of SCALE for our neighbourhood. I believe that you as a council recognized this at the last meeting but -yet- the developer has not made any of the requested concessions - especially to height.

Speaking frankly, this proposed development is simply too big and is only satisfying the developers need for profit. When he bought the property he knew that his plans were contrary to zoning and given the increase in Victoria real estate prices since he bought, he would still make a tidy profit if he scaled back the number of residences.

I don't even want to get into parking !?!?! Especially with the Art Gallery and Langham Court crowds. I suspect that you have all spent time circling the neighbourhood looking for spots on an opening night.

Finally, I can't believe that this development would be allowed based on geology. Past blasting in the area has left cracks in foundations and significant insurance claims. You cannot imagine that this would not affect residents yet again. It seems totally unfair to your existing citizens to put them through this again.

Be brave, be strong and say "no" to this plan as it stands. We are counting on you.

Jennifer Hamilton  
[REDACTED]



## **Lacey Maxwell**

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**From:** Lise Chartrand [REDACTED]  
**Sent:** November 24, 2017 4:47 AM  
**To:** Victoria Mayor and Council  
**Subject:** Consideration of the 1201 Fort Street Proposal

Dear Mayor and Council:

Thank you for taking the time to properly review the third proposal for this property. And also to listen to those living in Victoira and nearby. I do agree with infill and providing housing in underutilized space. I also know the use of the property has diminished over the years. I accept this property will be developed. At the same time, the scale of this project continues to be too large.

When the developers purchased the property they knew the zoning in place. Pentrelew is residential in nature. I believe the developers are capitalizing on this neighborhood feel and proximity. Yet the project has not been sincerely scaled back (e.g., building height, setback).

The Black and White project at Cook and Fort will also add density. The two projects are not the same, nor likely the profiles of future residents. In this instance, the developers should bring the proposal in line with reasonable limits on floor space. More than the current zoning but well less of the suggestions in Applications 1, 2, 3.

Thank you for your time and attention,  
Lise Chartrand  
798 Langham Court  
Victoria, V8V 4J2  
250-590-4077

## Lacey Maxwell

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**From:** Anthony Danda [REDACTED]  
**Sent:** November 25, 2017 11:27 AM  
**To:** 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:** Rezoning application REZ00525 1201 Fort Street / 1050 Pentrelew Place

Dear Mayor and Council:

I have reviewed the applicant's most recent proposal for the subjected property. I would like to highlight areas where points raised in the motion and in the Committee of the Whole on 26-October-2017 were not addressed:

- Height, massing and density of building B did not change. There were small changes to the setback on the southside and positioning of some balconies, but that does not achieve the sensitive transition to traditional residential highlighted by councillors' comments below. The height and density of building B should still be reduced or modified to alternative forms of housing, e.g. multiplexes.

*"More work has to happen to provide a sensitive transition." Councillor Isitt*

*"I am still concerned about the height, the setbacks and I think that aspect alone I would like to see a little bit more work being done... I still think it is too much and if there is some way to maintain a little more trees and not be so dominant on the Pentrelew side is something that I would be more comfortable with." Councillor Thornton-Joe*

*"I do have some problems with the four storey building and its height because of course when we look at the plan it seems a two dimensional piece of space, when you get there on land, the 4 storey building is closer to the more family oriented single family dwellings that are slightly downhill from the site so it is the way it imposes itself." Councillor Coleman*

- The public and neighbourhood amenities are still inadequate relative to the proposed 80% increase in FSR. The city is enabling the developer to maximize his profits and the community receives a small foot path between a six and four story building and a \$250,000 contribution in two years time. That is absolutely not equitable.
  - There is continual reference to the "Pemberton Trail". This public amenity is being considered within the context of something that doesn't exist. There isn't even a feasible plan to create a trail. The proposed path in this application provides nothing more than a shortcut from a transit artery to the Art Gallery. This path is not worth aggrandizing the applicant with such a substantial deviation from the current zoning and OCP and sacrificing sensitive transition to the residential neighbourhood.
  - Council Isitt's question about the \$250,000 cash vs the 10 affordable units was not adequately answered. Approval of this proposal is essentially selling an 80% increase in density for \$250,000. It's a great deal for the applicant and a meager one for my neighbourhood and Victoria. It would entitle the applicant. There was mention in the CotW about "voluntary" contributions. In reality it's not truly voluntary. It's the applicant bartering for increased density and greater profitability.

*"I do have concerns with the density requested even exceeding the OCP – what is the impact on land values, on the expectation of property owners and generally on housing affordability. If the City is constantly going further than what even the OCP contemplates, I think we are removing certainty and we actually fueling speculation in real estate. And we need to bring things back down to earth where the starting point becomes the zoning by-law and we take it from there*

*and then people have reasonable expectations, there is a substantial community amenity provided if there is new density, but Council and applicants can also accept saying no and keep things scaled in accordance with the zoning by-law which created the expectations with everyone who purchased property in the vicinity of these kinds of parcels.”*  
Councillor Isitt

*“The density foreseen by the OCP is very significantly different from the density foreseen under the current zoning; and where the site is on a boundary between different forms of appropriate development... and I think that it is not reasonable to foresee a development that sees single family dwelling homes for the entire R1B zone site – the southern portion of the site which is a great majority of the site. The overlook of the southern part of the site into the remaining single family neighbourhood and the format of the townhouses. There was concern expressed and I share those concerns because those were the same concerns I had... So the density is really ruling how that interface with the traditional residential single family neighbourhood presents. And there is as Councillor Isitt pointed out a pretty big difference between the density under the existing zone as estimated by our planning staff at 6100 or so sq m v the 10, 000 the OCP imagines and the 10, 900 that is actually in front of us. That’s a pretty significant difference. I think that some increase in density is appropriate but even the OCP calculations which sees a 1.0 density which our staff explained on all of those traditional residential R1B zoned sites to the south of the site that’s a pretty significant increase into a traditional residential neighbourhood.”* Councillor Young

I am also concerned that this proposal is being considered without the most recent information about appropriate and effective housing solutions. Some comments from mayor and council are predicated on outdated assumptions about housing that have been disproven in recent research or by evidence in other Canadian cities. Even city staff have been unable to respond to research by a citizen challenging statements made by Planning that we need significantly more housing starts in Victoria to keep pace with growth projections.

Before any decision is made to disregard the OCP, change the character of my neighbourhood and provide an inequitable benefit to the applicant in the form of massive density increases, I would feel more comfortable as a citizen if city staff provided more informed advice to mayor and council than the simplistic mantra “we need to build out way out of a housing crisis so toss zoning and the OCP.” That approach to housing is wrong and a dangerous, tactical solution.

Thank you,

Anthony Danda & David McCurrach

1075 Pentrelew Place

## Lacey Maxwell

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**From:** John Shaw [REDACTED]  
**Sent:** November 25, 2017 8:54 AM  
**To:** Victoria Mayor and Council  
**Subject:** Fort & Pentrelew.

To the mayor and council, Victoria.

It seems the mayor and council are inured to the pleas, by the residents of the area, concerning the proposed development at Fort&Pentrelew .

The residents adjacent to the proposed development will each suffer in the order of \$100,000 in their property values. What have they done to deserve this?!

The city council will benefit by increased property taxes. The developer will make his profit

Please listen to their pleas. The main points of concern are the overall density and the height of the four story building facing Pentrelew.

John Shaw. 1267 Revercomb Pl.



## Lacey Maxwell

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**From:** Michelle Dobie [REDACTED]  
**Sent:** November 25, 2017 10:15 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development

Good morning,

I have reviewed the 3<sup>rd</sup> Development Proposal for 1201 Fort Street and I am greatly disappointed in the minor changes made again.

In summary, please see my concerns:

- The development is still too dense and does not fit within the Rockland Neighbourhood.
- The destruction of large trees has not been addressed – too many large trees are being destroyed for parking? What type of vision for the future is this?
- If this proposal goes through, the blasting to build two levels of underground parking is extremely dangerous considering the proximity of my apartment (10 feet from property line) and many other residents surrounding the property.
- This proposal does not help with the housing crisis at all – more luxury condos that Victorians cannot afford.
- A proposed development of this size will take many years to complete and the impact on all the residents surrounding this property will be greatly affected for years to come.

Please see the attached link to a recent article on another development in our city: <http://www.timescolonist.com/business/oak-bay-councillors-reject-luxury-condo-development-as-wrong-fit-1.23101321>. The development proposal at 1201 Fort Street is definitely a **wrong fit** for the Rockland Neighbourhood.

Please consider my concerns when you decide on the future of this development and our city.

Thank you for your time and the amount of work involved reviewing this development proposal. I appreciate how challenging it must be and hope your decisions and guidance will result in the best direction for our city and neighbourhoods.

Kind regards,

Michelle Dobie

## **Lacey Maxwell**

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**From:** Charis Burke [REDACTED]  
**Sent:** November 26, 2017 8:47 AM  
**To:** Victoria Mayor and Council  
**Subject:** Opposition to the Proposed Development at 1201 Fort Street

Dear Mayor and Councillors,

I am writing to voice my opposition to the proposed development at 1201 Fort Street. (I am not opposed to development of the site – but am opposed to the current proposal details.)

While I appreciate your efforts in preserving the residential character of Rockland, the development proposal for 1201 Fort Street is still too big in terms of both height and density. I also understand it is larger than what is anticipated by the OCP.

Thank you in advance for our consideration with sending this proposal back, once again, to address the height and density.

Warm regards,

Charis Burke  
1509 Rockland Ave

## Lacey Maxwell

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**From:** Michelle Dobie [REDACTED]  
**Sent:** November 26, 2017 10:11 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Good morning,

I was very pleased to read this article in the Times Colonist: <http://www.vicnews.com/news/garry-oak-woodlands-development-denied-for-victorias-gonzales-neighbourhood/>.

Please protect the Garry Oaks at 1201 Fort Street and the other large, old-growth trees.

I was also very pleased with Mayor Helps statement below:

Mayor Lisa Helps moved to decline the application rather than send it back for revisions.

“We do need more housing, and if we’re not going to build it in neighbourhoods, and if we’re going to protect the Garry oaks – which I think this council is very committed to – then we are going to need to have more density on corridors and in village centres in the downtown,” she said. “Hopefully the applicant will work with the neighbourhood to find something that can go here because I think that something can.”

Kind regards,

Michelle Dobie

## Lacey Maxwell

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**From:** Anthony Danda [REDACTED]  
**Sent:** November 28, 2017 11:45 AM  
**To:** 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:** Further feedback: rezoning application REZ00525 1201 Fort Street / 1050 Pentrelew Place

Dear Mayor and Councillors:

Following is an article from the Globe & Mail about Oak Bay's decision to reject a development application. It expresses well my own feelings about what should be the development priorities for a council I want to see in office, so I am sharing with you.

Thank you, again, for your time and consideration on the 1201 Fort development application.

Kind regard,

Anthony Danda.

## The housing question must always be: What's best for the community?

November 23, 2017 Gary Mason

This week, councillors in the tony neighbourhood of Oak Bay did something quite extraordinary: They rejected a luxury condominium proposal on the basis that it was the wrong fit for the community.

This might seem insignificant in many parts of the country, but in the West, and in Vancouver in particular, this is rarely done. The reasons that Oak Bay Mayor Nils Jensen gave for rejecting the project seemed almost quaint. He said the area needed more modest developments that would allow those living in what is an aging community to sell their homes, move into something smaller and pocket some money to augment pensions.

"A lot of residents who want to downsize cannot find appropriate housing in Oak Bay," the mayor said. "They have to leave the community and that's unfortunate because all their social networks and personal histories are here."

The mayor's words harkened back to another time, seemingly a lifetime ago, when those who made up councils cared more about the needs of their fellow citizens and less about the cash lure of developers. Mr. Jensen came across as so sincere, so George Bailey-like, it made a person want to weep with joy that there were people like him who still existed.

His actions are worth noting in light of the affordability debate that rages on in the metropolitan regions of Vancouver and Toronto, and particularly in the wake of the federal government's big housing announcement on Wednesday that focused exclusively on assisting the homeless and low-income Canadians. B.C. Premier John Horgan told reporters here that solving the affordability problem for the vast swath of the middle class will fall to the provinces and local governments.

But how the issue gets addressed remains unclear.



In B.C., developers and some academics continue to push the notion that it's all about supply, despite the fact a load of new supply has done nothing to bring down prices and despite the fact there has been an oversupply of new dwellings in relation to the number of people who have moved into the area over the past 16 years. At least, that is the finding of one academic, John Rose, a professor in human geography at Kwantlen Polytechnic University in Vancouver. In a study [made public](#) in The Globe and Mail, Prof. Rose found that between 2001-16, the region added 119 homes for every 100 families who arrived to live here.

Interestingly, the same week, Australia National University published a study with remarkably similar findings in that country, which includes some of the most expensive housing in the world. It found that between 2001-17, the number of homes built in the country exceeded the number of people who arrived to live there by a total of 164,000.

This has left many to conclude the primary culprit for the obscene levels of price escalation we are witnessing in Metro Vancouver and Toronto (and major cities in Australia, too) is rampant speculation and foreign investment – something that has not abated in the face of measures governments in the two provinces brought in earlier to cool the markets.

The question in B.C. now is, will the new NDP government have the courage to take real action on this front, going as far as banning foreign investors from buying existing homes or preventing developers from offering presales to offshore investors before locals who work and pay taxes in this country get a chance?

There are some urging local governments to dramatically raise property taxes on residences in Metro Vancouver. People who live and work in the region would get those increases offset through reductions in other taxes they pay. The move would be aimed at punishing those who just own the property as an investment but work and live somewhere else.

The NDP is promising some measures on the demand side – perhaps raising the foreign-buyers tax to 20 or 25 per cent and extending its reach beyond just Metro Vancouver – but Premier Horgan said this week government needs to be careful that the tactics don't hurt home values. Often code for: We're not going to do anything radical.

I don't know why it has to be so difficult.

If politicians looked at the problem the way Mayor Jensen did and asked the simple question: what is best for those living here? The answers would seem obvious.

## Lacey Maxwell

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**From:** [REDACTED]  
**Sent:** November 29, 2017 8:24 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street  
**Attachments:** 1201-Fort-Street-proposal-sent-back.pdf

Thank you for sending the proposal for 1201 Fort Street back for revision a second time. It was too big!

Ethelyn Rankin

Sent from my iPad

21 November 2017

RECEIVED  
NOV 27 2017

Mayor and Council  
Victoria, BC

1201 Fort Street Development Proposal

Dear Mayor and Councillors,

I am writing to express my concern about the proposed development of the Truth Centre property at 1201 Fort Street.

I worked for the City of Victoria for several years, and have lived in Greater Victoria for over thirty years. I know the Rockland area well, and believe that the best solution would be to retain the Truth Centre property as a park, or at least as a more sensitive infill of lower-rise buildings in keeping with the surrounding area.

It is important to consider the impact of new developments on existing residential areas. The proposed development will drastically affect the character of the neighbourhood. A six-storey condominium block will be the new dominant visual feature of the landscape, towering over all nearby homes and vegetation, and disturbing the quiet enjoyment of the area by the current residents.

I hope council will reconsider the future development of the area.

Best Regards,



Bernard Hopcraft



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

RECEIVED  
DEC 04 2017

To contact the City or The Mayor  
City of Victoria: [www.victoria.ca](http://www.victoria.ca)  
Email:  
Telephone: Mayor: 250-361-2000

November / December 2017

Re-zoning Application 1201 Fort Street ("Pentrelew") 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

[✓] I am dismayed by the massing of the development, its size, the number of buildings, the height of the buildings, and the overall density.

[✓] 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 and thrive.

[✓] 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. This also threatens the future viability of the few mature trees left after most are cut-down.

[✓] The current proposal does not adhere to the Official Community Plan, nor does it complement the long-standing historical character of Rockland. Instead this proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%).

[✓] 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 residents.

[✓] The two multi-family buildings, up to 6 storeys in height, 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.

[✓] I am concerned about the increased traffic caused by this new development. Now, the neighbourhood is able to absorb the ongoing traffic and provide parking for the Langham Court Theatre and the new expanded Art Gallery, both long-standing important cultural institutions of our City.

[✓] 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. This plan will not allow these two cultural institutions to thrive.

[✓] I am concerned that this development attempts to externalize its costs onto the neighbourhood with its capture of excessive height, the lack of space between buildings, the lack of set-backs along Fort Street, all in order to internalize greater profits, to the detriment of the community and the City of Victoria.

[✓] There is more to building a great City than building as many luxury condominiums as possible. Green space is also needed, as the Official Community Plan reminds us and anticipates for our future.

[ ] Please hear us and make some changes to the  
proposed plans - just too too high & dense

Name: Elvieda L. Watt

Address: 

Date: Nov 24, 2017

Email Address: 



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

RECEIVED

DEC 04 2017

November 27, 2017

**Re: Re-zoning Application 1201 Fort Street ("Pentrelew") and 1050 Pentrelew Place, Victoria, B.C.**

Dear Mayor and Members of Council,

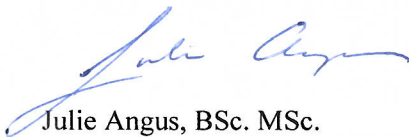
I am writing regarding the re-zoning application 1201 Fort Street ("Pentrelew") and 1050 Pentrelew Place. As a resident in Fairfield, I am writing to express my concern about the proposed high density development at this location and to strongly urge you to decrease the size of the development.

This development will dramatically reduce the green space in the area and destroy a number of heritage trees. The height of the building, number of buildings and density of development will dramatically alter the landscape and does not reflect the historical character of the Rockland community. Furthermore, it is my understanding that it does not not adhere to the Official Community Plan and instead this proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%).

As a resident of Victoria and homeowner in Fairfield, I am proud to call this community home for my family and to raise our 2 young children here. We greatly value the socially-minded community, green spaces and friendly neighbourhoods, and want to maintain that.

I understand the importance of creating additional housing, but these luxury developments will not address the problem of affordable housing in Victoria and only diminishes the community. I encourage you to reconsider the re-zoning application so that the character of the community and residents are taken into consideration. Thank you.

Yours sincerely,



Julie Angus, BSc. MSc.  
Author, Adventurer, Speaker



December 1, 2017

Dear Mayor and Council,

RE: 1201 Fort Street/1050 Pentrelew

I have reviewed Abstract Developments' final proposal for the former Truth Centre site and have found that it has failed on a massive scale to address both the most recent COtW directives from you and the concerns of our community. First I will address your concerns from the October 26<sup>th</sup> COtW:

Council: To revise the density, massing, height and set-backs of the building to the south to provide a more sensitive transition to the ground-oriented and adjacent nearby properties and mitigate concerns relating to overlook.

Abstract: Failed to address height reduction. Failed to address massing. Reduced density by only 1 unit. Minimal changes to south set-back and position of balconies.

Council: Consider fixtures for public use and enjoyment... for the greenspace bounded by the proposed pathway, Fort Street and the property to the east subject to CPTED principles.

Abstract: A miserly addition of 2 benches and a garbage can were added to a pathway to nowhere. This in exchange for a de-facto park and urban forest the community has enjoyed for generations.

Council: Demonstrate how the application is consistent with the objectives of Development permit 7B to encourage buildings that enhance the heritage character of the Fort St corridor.

Abstract: The architectural style and monolithic dominance of the Fort St condo fails to respond to the directives of the Heritage Management Strategic Plan. Neither condo complements the surrounding neighbourhood and Bldg A on Fort Street is wildly out of proportion to the rest of the buildings in the Fort Heritage Conservation Area.

Next I will briefly address how the proposal for 1201 Fort/1050 Pentrelew has ignored other community concerns:

- 1) **Respecting the OCP** - Abstract's proposal is inappropriate for the largest portion of the lot zoned 'Traditional Residential', also envisioned as 'Traditional Residential' in the OCP. Neighbours have repeatedly told Abstract that we would accept multiplexes that conform to **R1B zoning** which allows 7.6 m tall homes. A 4 storey, 15.11 m. condominium remains completely unacceptable.

Abstract's proposal also flaunts the OCP for the northern portion of the site zoned **R3-AM-2**. Given that Abstract's 'Maddison' building at Oak Bay and Richmond Avenues is 4 storeys and is also sited in an R3-AM-2 zone on a major traffic and bus corridor, it would be blatantly wrong to allow 6 storeys at 1201 Fort just minutes down the road.

***The OCP is intended to ensure appropriate development, community stability, dependable standards and the welfare of all residents.*** The proliferation of site specific zoning (approx. 800 to date) and over-development (*as per my research sent to you earlier documenting residential completions 2011 – 2020 for a total of 13,905 new occupant spaces over that period and 3,940 more occupant spaces at the proposal stage*) undermines the OCP and the well-being of communities. Please respect the OCP and quash Abstract's plans for over-development of the site.

- 2) **Income-appropriate Housing** – Our community has repeatedly called for housing that addresses local needs and local incomes. According to the 2016 Vital Signs Report, 64% of housing being built is affordable to only 25% of the population, in spite of an ever-growing supply. And purpose built market rentals will not address the affordability issue for low-waged millennials, both singles and those with families or for fixed-income seniors. ***An abundance of Canadian research confirms, time and again, that increasing condo supply in hot markets correlates with increased housing prices.***  
<https://www.biv.com/article/2017/10/increasing-supply-has-worsened-housing-affordability/> Please help solve this problem and vote against the 1201 Fort proposal and all luxury condo developments, a choice recently made by Oak Bay Mayor and Council who voted down a luxury development because it failed to meet local needs. A luxury development that's 100% rentable will be for investors and wealthy second home owners, not for locals.

- 3) **Park and Tree Preservation** – ***Abstract's proposal will see 5 cars replace each of 23 mature trees, 11 of which are by-law protected.*** The ancient glacial rock will be blasted extensively for underground parking which is unwarranted on a transit corridor that's walkable to downtown. As per the arborist's report, the development will also impact the critical root zones of some of the remaining trees. And remaining trees will be affected by the altered water table. Furthermore, new plantings will be in shallow soil above underground parking and in shaded conditions that will imperil their chances of survival. Others will be planted in large pots.

All of these factors add up to the decimation of a jewel of an urban forest, a complex eco-system that supports an abundance of wildlife, helps to ensure the well-being of residents in an increasingly densified urban environment and serves as the “gateway to Rockland” for visitors and locals alike.



You voted against the proposal for 515 Foul Bay for the right reasons: respecting residents’ priorities as expressed in their neighbourhood plan and saving by-law protected trees. Please do the same for 1201 Fort/1050 Pentrelew.

Sincerely,

Geanine Robey





December 2, 2017

Dear Mayor and Council:

I am a neighbor living in a condominium at 1220 Fort Street. My residence is across the street from the **proposed Abstract Development for 1201 Fort Street**. It is the property that once housed the Victoria Truth Center. I have attended all the presentations and community conversations regarding their proposed development plans. At the last meeting in October, City Council told Abstract to listen to the neighbours, review the OCP and Heritage Strategic Plan while respecting the Heritage Corridor. It is once again extremely disappointing to review the latest plans and see very little attention to these requests. As an elementary school teacher I often used a form called "Two Stars and A Wish" when evaluating student presentations and projects. I am rewriting that form to now be called **"One Star and Three Wishes"**.

**Star:** It is nice to see some changes made to the townhouses along Pentrelew Street. It is no longer a wall of twelve oversized townhouses. Instead it is nine townhouses that are not as high and dense as previously designed. Nice to see them moved further back from the sidewalk.

**Wish:** We continue to get presented with a condominium building that is six storeys high and is not in keeping with the Residential Orientation of the neighbourhood which allows four storey buildings. I wish Abstract Developments would listen to our needs. We need affordable housing for our residents not luxury condominiums that are for wealthy investors and will be 100% rentable for high income earners.

**Wish:** Why have a Heritage Strategic Plan and a designated Heritage Corridor if developments do not respect what they represent? I wish Abstract Development would pay attention to these specifications when designing their development plans.

**Wish:** Please preserve our Urban City forest! Of the 23 mature trees to be removed; 11 of them are protected by-law trees. How is this even being allowed to be considered? Why bother even giving them protection if by-laws are not enforced?

Thank you for all the hard work you do on behalf of the residents of Victoria. We need you to be diligent and act responsibly on our behalf. I encourage you to vote against this latest proposal and send them back to the drawing board paying attention to the needs of their neighbours.

Sincerely,

Lora-Beth Trail

A solid black rectangular box used to redact the signature of Lora-Beth Trail.

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](http://www.victoria.ca)  
Email: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Telephone: Mayor: 250-361-2000

November / December 2017

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

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- ☒ I am dismayed by the massing of the development, its size, the number of buildings, the height of the buildings, and the overall density.
- ☒ 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 and thrive.
- ☒ 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. This also threatens the future viability of the few mature trees left (after most are cut-down.)
- ☒ The current proposal does not adhere to the Official Community Plan, nor does it complement the long-standing historical character of Rockland. Instead this proposal seeks to maximize the 'anticipated' floor space ratio (FSR) of the smallest portion of the property (28%) by extending it over the residential portion (72%).
- ☒ 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 residents.
- ☒ The two multi-family buildings, up to 6 storeys in height, 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.
- ☒ I am concerned about the increased traffic caused by this new development. Now, the neighbourhood is able to absorb the ongoing traffic and provide parking for the Langham Court Theatre and the new expanded Art Gallery, both long-standing important cultural institutions of our City.
- ☒ 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. This plan will not allow these two cultural institutions to thrive.
- ☒ I am concerned that this development attempts to externalize its costs onto the neighbourhood with its capture of excessive height, the lack of space between buildings, the lack of set-backs along Fort Street, all in order to internalize greater profits, to the detriment of the community and the City of Victoria.
- ☒ There is more to building a liveable City than building as many luxury condominiums as possible. Green space is also needed, as the Official Community Plan reminds us and anticipates for our future.

☐ I do not live here but I frequent the neighbourhood. Parking is already impossible. There is no reason for this development at this site apart from greed.

Name: Martha Macdonnell

Address: 2786 Seaview Road Victoria BC

Date: Dec 2/17

Email Address: [REDACTED]

**Lacey Maxwell**

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**From:** Raphael Beck [REDACTED]  
**Sent:** December 3, 2017 11:05 PM  
**To:** Victoria Mayor and Council  
**Subject:** Development Proposal for 1201 Fort Street / 1050 Pentrelew Place

December 03, 2017.

Mayor and  
Council  
City of  
Victoria  
Victoria, BC, V8P 1P6

For: Mayor and Council,

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 continued concerns regarding the newest version of the above mentioned project and to voice our objection to it.

Even in its newest version, this proposal continues to be **completely out of proportion** to the area around it, which is that of small winding streets with greenery and private residences. The project is still **too large** for the area, and does not contain adequate parking for the proposed number of residences, which means many vehicles parking and crowding the residential streets around that project (not to mention visitors adding to crowding and traffic).

As a reminder: this is a quiet residential neighborhood, with single homes and quiet small streets. The proposed project will drastically change that.

We also doubt the rationale that this is done to increase "density" and allow more people to live closer to downtown Victoria. As in other high-rise projects being built now, the prices of the units are high, out of reach for the average family. Many of these units are bought for speculation, they are being advertised globally and many buyers are foreign. So these projects actually **result in rising home prices**, and work against local and Canadian people being able to afford buying homes here!

May we remind you that you were elected to work for and protect our interests, and approving this project in its current version is exactly the opposite!

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.





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

3-772 Bay Street  
Victoria BC V8T 5E4

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

December 7th 2017

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

*via e-mail*

**Attention: Mayor Helps and Council**

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

Dear Mayor Helps and Council,

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

We've studied the new updated proposal for the project and find it very attractive and we feel the proponent has gone above and beyond to satisfy the concerns with their previous proposal. We are very pleased with quality materials used and the numerous additional trees.

As immediate neighbours of the property, we would be proud to have such an attractive looking development next door and are in support of this development as we believe it is a great addition to the Rockland neighbourhood.

We look forward to having this development in Rockland.

Yours truly,

Nicolas Denux

For Groupe Denux & Diane F. Denux

Mayor, Staff and Council  
City of Victoria

December 5, 2017

**RE 1201 Fort Street Proposed Development**

Dear Mayor, Staff and Council,

I have continued to follow the revisions of the proposed development of 1201 Fort Street and as a Rockland resident, I feel that Abstract has gone above and beyond the necessary changes that the community has requested.

The form and character has changed to accommodate height and the impact it will have to this mature neighbourhood.

I encourage you to endorse the application as presented and allow another quality development in our community.

Yours sincerely,

A handwritten signature in red ink, appearing to read 'Ty Whittaker', with a long horizontal flourish extending to the right.

**Ty Whittaker**

**530 St. Charles Street**

**Victoria, BC**