

**Lacey Maxwell**

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**From:** Anna Cal [REDACTED]  
**Sent:** December 8, 2017 11:55 PM  
**To:** Lisa Helps (Mayor); Margaret Lucas (Councillor); Victoria Mayor and Council  
**Subject:** 1201 Fort, Planning Department report

Hello ,

On page 5 of the report from J. Tinney we have this:

1. 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.

*"Although the neighbourhood direction for Rockland supports the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features, **a number of multi-storey apartment buildings exist in the immediate vicinity** that vary in design and contextual sensitivity. ....et cetera.....*

The phrase highlighted in red shows how existing buildings set a precedent for another one of the same kind or larger.

Because of these existing multi-storey buildings, (which are not specified) the Planning Department excuses the proposal's deviation from the Rockland neighbourhood direction, that supports sensitive infill with preservation of green spaces and estate features. This unspecified number of multi-storey apartment buildings becomes the reason for the City Staff's support of the 3d proposal.

This proposal, if approved, will pave the way for further urban spread and the incursion of other multi-storey buildings past the corridor zone and into stable residential neighbourhoods.

The consequences of allowing this proposal will decimate not only Rockland , but the sanctity of any and all residential neighbourhoods.

I'm appalled that the part of report that should have demonstrated the proposal's enhancing the heritage corridor starts like that.

Respectfully

Anna Cal

## 1201 Fort Street

## Drawing List

Architectural	Code	Category
	AB00	Readings
	AB01-1H	Readings
	AB02-1H	Readings
	AB03-1H	Readings
	AB04-1H	Readings
	AB05-1H	Site Analysis
	AB06-1H	Survey / Planning Plan / Info
	AB07-1H	Site Plan & Prelim Info
	AB08-1H	Code Compliance
	AB09-1H	Code Compliance
	AB10-1H	Average Grade
	AB11-1H	P1 Plan
	AB12-1H	L2 Plan
	AB13-1H	Context Elevations
	AB14-1H	Site & Context Sections
	AB15-1H	Shadow Study
	AB16-1H	P1 Floor Plan
	AB17-1H	L2 Floor Plan
	AB18-1H	L3 Floor Plan
	AB19-1H	L4 Floor Plan
	AB20-1H	L4 Perimeters Floor Plan
	AB21-1H	North and South Elevations
	AB22-1H	East and West Elevations
	AB23-1H	Building Sections
	AB24-1H	L3 & L4 Plans
	AB25-1H	Sections
	AB26-1H	Building Sections

## Building (Part 9 Townhouses)

9191	SITE PLAN & LOCATION MAP
9192	AVG. GRADE CALCULATIONS & TYP. SECTIONS
9201	BUILDING C PLANS
9202	BUILDING D PLANS
9203	BUILDING E PLANS
9301	BUILDING C ELEVATIONS
9302	BUILDING D ELEVATIONS
9303	BUILDING E ELEVATIONS
9401	COMBINED EXIST. ELEVATIONS

## CIVIL

C101	PRELIMINARY SITE SERVICING PLAN
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## Landscape

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



## Contact List

**PROJECT OWNER**  
ABSTRACT DEVELOPMENTS  
301-1106 Cook Street  
Victoria BC  
V8V 3Z9  
250.683.5579

Contact:  
Mike Miller, Owner  
mmiller@jainstructdevelopments.com

ARCHITECT  
CASCADIA ARCHITECTS

1040 Marston Street  
Victoria BC  
V8W 2J6  
250.590.1773

**Contact:**  
Gregory Damon Architects AIBC LEED AP  
greg@damonarchitects.ca

**Peer Johnminda Architects AIBC LEED AP**  
peer@johnminda.ca

TOWNHOUSE DESIGN

ZEBRA GROUP  
1161 Newport Avenue  
Victoria BC V8S 2E6  
360.360.2144

**CONTACT:**  
Rus Collins  
Kathryn Kosman  
k@quadrangroup.co

LANDSCAPE ARCHITECT  
SUNDOCK DESIGN INC.  
334 Cultural Bld, Suite 200,  
Ft. Worth, TX  
972-1-101  
817-412-2891

Contact:  
Simon Murdoch, Landscape Architect, R.P. Bin  
simon@rpbdesign.co.uk

CIVIL ENGINEER

08-2750 Quadra Street  
Victoria, BC  
V8T 4E8  
50.388.6919

**Contact:**  
Nancy Carrothers, P.Eng.  
NCarrothers@outlook.ca

**STRUCTURAL ENGINEER**  
MEAD JONES CHRISTOFFERSEN LTD.  
645 Tyne Road, Suite 220  
Victoria, BC V8A 4X3  
250.386.7794

**Contact:**  
Lucas Pines, P.Eng., Millbrook, Structures  
lpines@jrc.ca

CONSULTING ASSOCIATES  
TALBOT MACKENZIE & ASSOC.

Box 48153 MPD Uptown  
Victoria, BC V8Z 7A6  
250.679-8733

Contact:  
Graham Mackenzie  
trembley@trabus.net

**Contacts:**  
Gregory Damsis, Architect AIBC LEED AP  
greg@gsaarchitects.ca

Pear Johnsons, Architect AIBC LEED AP  
pear@gsaarchitects.ca

TOWNHOUSE DESIGN

ZEBRA GROUP  
1161 Newport Avenue  
Victoria BC V8S 2E6  
360.360.2144

**CONTACT:**  
Rus Collins  
Kathryn Kosman  
k@kollinsgroup.ca

LANDSCAPE ARCHITECT  
SUNDOCK DESIGN INC.  
334 Cultural Bldg, Suite 200,  
Ft. Worth, TX  
972-1611  
817-339-1111

Contact:  
Simon Murdoch, Landscape Architect, R.P. Bio  
scotland@rpbio.co.uk

CIVIL ENGINEER

08-2750 Quadra Street  
Victoria, BC  
V8T 4E8  
50.388.6919

**Contact:**  
 Mary Carruthers, P.Eng  
 mcarruth@boulders.ca

1201 Fort Street  
ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT - 2017.11.15



OSADA PROJECTS INC  
1000 River Road  
Riverside, NJ 07070-2000  
Tel: 973/947-2000



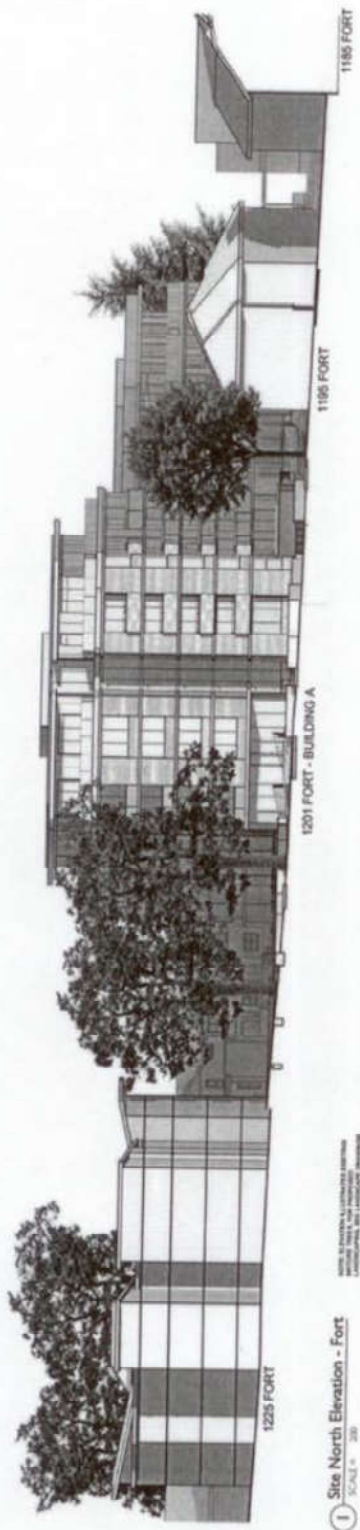
Received Date:  
November 15, 2011

linear  $\mathcal{P}$ -monoid. Then one can see that  $\mathcal{A}(\mathcal{P})$  is a  $\mathcal{P}$ -monoid. The next proposition shows that  $\mathcal{A}(\mathcal{P})$  is a  $\mathcal{P}$ -monoid if and only if  $\mathcal{P}$  is a  $\mathcal{P}$ -monoid.

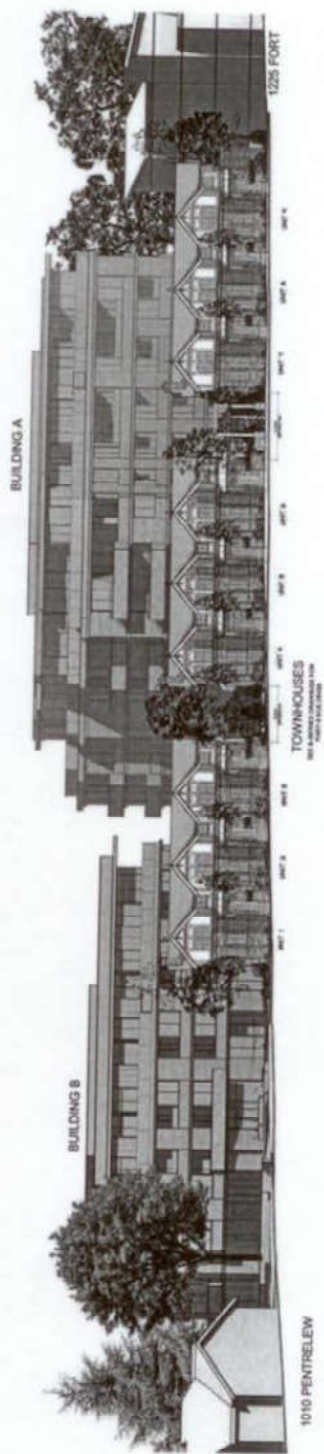


CASCADIA ARCHITECTS INC.  
1000 Pacific Street  
Vancouver, BC V6C 1A1  
T: 604.681.2222  
F: 604.681.2223  
www.cascadiaarchitects.com

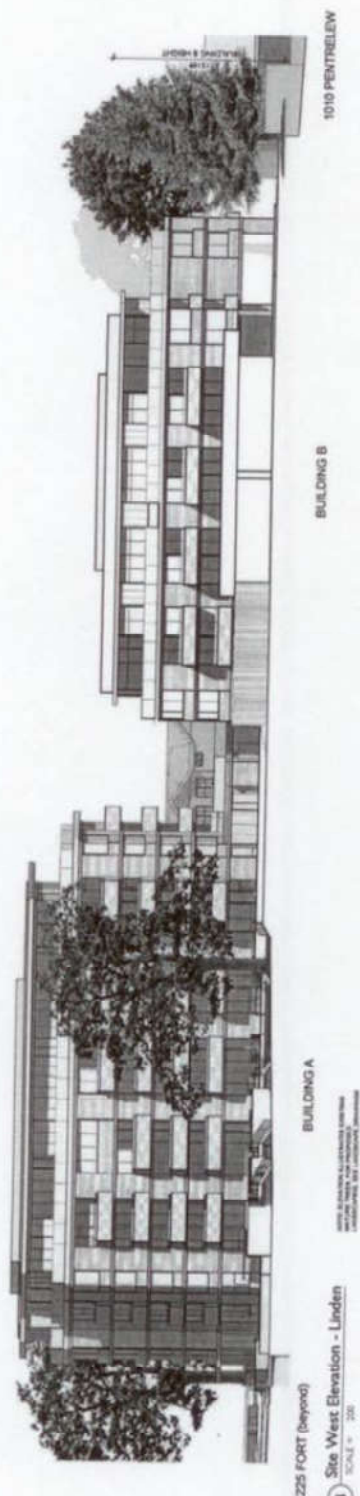
1000 PACIFIC STREET, VANCOUVER  
V6C 1A1 BC CANADA



1 Site North Elevation - Fort  
SCALE: 1/8" = 1'-0"



2 Site East Elevation - Pentrelew  
SCALE: 1/8" = 1'-0"



3 Site West Elevation - Linden  
SCALE: 1/8" = 1'-0"

Context Elevations	
NO.	DESCRIPTION
1	1225 FORT
2	1010 PENTRELEW
3	1010 PENTRELEW
4	1010 PENTRELEW
5	1010 PENTRELEW
6	1010 PENTRELEW
7	1010 PENTRELEW
8	1010 PENTRELEW
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THE FORT ST & PENTRELEW PLACE NOVEMBER 15, 2017  
DEVELOPMENT PROPOSAL

UNDER CONSIDERATION BY VICTORIA'S MAYOR AND COUNCIL

COMMENTS FROM SHIRLEE AND DARYL PLATER, ARCHITECT MAIBC,  
RETIRED

960 JOAN CRESCENT, VICTORIA  
DECEMBER 08, 2017

The Six Storey Building "A" Facing Fort Street

Building "A" in this most recent design, surprisingly, has again maintained it's unacceptable imposition onto the Fort Street corridor. One only needs to review their drawing A300-M to clearly see this fact. Building "A", with it's current height and massing, literally towers over the large stately heritage buildings on it's west side and is even significantly taller than the existing condominium building on it's east side. Rather disturbingly the 3-D rendering of the proposed building "A" on drawing A000 shows a portion of the existing neighbour to the east but totally misses showing the heritage buildings to it's west on Fort Street as that inclusion would very clearly point this out. I find this especially disturbing as the rendering should show the contextual relationship between the existing built environment and the proposed development.

A drive by of the existing buildings along Fort Street, especially near Pentrelew, demonstrates that 3 stories for building "A" and 4 stories for "B" should be their maximum heights so to maintain the continuity of height, scale and density of the street. We do not want the Rockland area to emulate a Downtown Urban Community and lose it's character and charm.

(Drawings A000 and A300-M attached)

Cutting Down of the Mature Trees - We understand that many of the mature trees on the site will be cut down to make way for this proposed development. In principal, we are opposed to the unnecessary cutting down of mature and heritage trees and are quite surprised that the City of Victoria hasn't exercised a firmer hand in this regard and required more massaging of the design scheme to minimize this significant tree loss...



This particularly upsets us due to the history of Abstract development's record on their Black and White project on the corner of Cook and Fort at which two majestic trees on Cook Street were cut down thus destroying the continuity of the street trees along the Cook Street corridor... Why was Abstract not forced by the City to reconfigure the design of this building so to maintain these street trees for the enjoyment of all of the residents of Victoria? Please do not allow this to happen again!

### The Townhouses Facing Pentrelew Place

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

Townhouses Height/Scale – The Townhouses being proposed in the November 15, 2017 proposal we understand have been lowered in height and redesigned to more closely respond to these concerns and have been designed with more of a Rockland Neighbourhood Traditional Residential look.

Our one concern is that they should not “tower” over the existing residences and therefore should be kept to the 7.6 m (25 ft) maximum height requirement. We are noting this as it is difficult to determine what the actual height of these proposed townhouses is.

Below is a quote from Victoria's Director of Planning on CBC Radio's "On the Island" Nov. 21, 2017

“when filling a vacant lot... we want to make sure that (the development) fits into the context of the neighbourhood, and that (it is) acceptable to the broader neighbourhood”

In conclusion, we strongly feel in particular that Building “A” of this proposed development is not acceptable to and does not fit into our neighbourhood... It is too tall, too massive and too dense. Abstract should be sent back to the drawing board, be asked to seriously look again at the neighbourhood context, to listen to the residents and to “Try harder next time”!!

Thank you in advance,  
Shirlee and Daryl Plater  
960 Joan Crescent



## Lacey Maxwell

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**From:** [REDACTED]  
**Sent:** December 8, 2017 3:48 PM  
**To:** Victoria Mayor and Council  
**Subject:** Rezoning Application 101 Fort St. and 1050 Pentrelew Place

Dear Mayor and Council:

Regarding the Rezoning Application 101 Fort St. and 1050 Pentrelew Place

It has come to our attention that there is a Rezoning Application before City Hall for the subject piece of property. We want to express our concern about the size, height, and density of this proposed development. It is our understanding that the proposal does not adhere to the Official Community Plan, nor does it complement the historical character of the Rockland area.

We believe that this development will overwhelm the neighbourhood in both size and the traffic it will bring to the area. There is already very limited parking in the neighbourhood that proudly houses both the Victoria Art Gallery and one of Canada's longest running community theatres, Langham Court Theatre.

There is more to creating a liveable City than building more luxury condominiums. Victoria and the Official Community Plan require green space, yet this development will require the removal of several mature trees, including two 140 year-old sequoias.

We ask that you respect the concerns of the Rockland neighbourhood and decline the proposal as presented.

Respectfully,

Keith Digby and Cynthia Pronick

Members and Patrons of Langham Court Theatre

## Lacey Maxwell

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**From:** Verna Stone [REDACTED]  
**Sent:** December 8, 2017 3:27 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development

Mayor and Council:

There has been some reduction in the density in Abstract's third proposal. However, it still exceeds the most optimistic interpretation 'anticipated' by Rockland's Official Community Plan. Now, it is true, if they are turned down yet again, Abstract could stick with the two current zonings on the property, and then most or all of the trees would be cut down. There are some members of the Rockland community who would not care if that happened, as long as the density was considerably reduced.

I care about those trees. They offer very low tech carbon removal and and air conditioning as well as habitat for birds and other wildlife. I want to see as many of those mature trees saved as possible. I am not foolish enough to think the property would work as a park. It would attract all sorts of undesirable activities if it went undeveloped. However, the loss of mature trees, and the huge spike in density will cause an increase in greenhouse gases. The people moving into those luxury condos will all be driving cars. They are what I would call 'high carbon people'. The emissions from all those extra cars in the neighbourhood, plus the loss of so many mature trees is not the direction the city should be going if you are serious about reducing greenhouse gases.

I was walking down the sidewalk earlier this year and I witnessed a realtor type person with a group of people. I overheard him tell these people that some of the built units would have ocean views. So, the luxury of ocean views is one of the reasons Abstract wants the added height on those buildings. I would be less concerned about density in this development if there was some provision for 'low carbon people' such as myself to have an affordable place to live. Affordable for me, would be one third of my \$1400 monthly income. I walk, take transit and bike, and I live in this area where that is all convenient to me. I have no car. I produce one small bag of garbage a month. I have planted fruit trees, blueberries and raspberries. I grow as much food as I can. I am trying to be more food sustainable in the small space I have to garden. I have planted a bird, butterfly and bee garden on the boulevard with drought tolerant plants. I am the sort of citizen you should be encouraging to live in this city if you are really serious about reducing Victoria's carbon footprint. I have never felt so insecure over housing as I have in this last year. Even though I likely pay one of the cheapest rents in Victoria, I still pay over one third of my income. I have a good landlord. He has maintained the building, and he does not increase my rent every year. However, I feel it is only a matter of time before a developer makes him an offer he can't refuse. I have lived in my place for over thirty years. I have contributed to this community, and continue to contribute to this community. I try not to think about losing my home, but it is difficult when I see housing becoming such a stock market commodity. No one should have to worry about having a safe, secure and affordable place to call home.

I was at the committee of the whole meeting when the city planners presented Abstracts second proposal. I seem to recall the city planner commenting that the reason Abstract could not have affordable units in their proposal for 1201 Fort Street was because they were all two bedroom units. That seems an easy fix. Some could be made one bedroom and bachelor units. And often what a developer considers affordable is a percentage below 'market value' and we all know market value is very very unaffordable for many living in this city. So, you have much to consider with this third proposal. I think Abstract has been handed a lot in terms of density increase. I think they need to give something back. Not just a little donation to the housing fund.

Verna Stone  
1261 Fort Street



## Lacey Maxwell

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**From:** Loretta Blasco [REDACTED]  
**Sent:** December 9, 2017 9:01 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Dear Mayor and Council,

I have reviewed Abstract Development's final proposal for 1201 Fort Street and Pentrelew Street and have found that it has failed on a massive scale to address the most recent CO&W directives from you and the concerns of our community. This proposal is wrong for the neighbourhood in so many ways.

To begin with, Abstract Development has failed to address the height reduction and as well has failed to address the massing.

Neither condo unit compliments the surrounding neighbourhood. Building A on Fort Street is out of proportion and should really only be 4'stories to better compliment the rest of the buildings in the Fort Street Heritage Conservation Area.

I really don't see much of anything positive with Abstract's addition of 2 benches when considering fixtures for public use and enjoyment.

This development proposal does not fit into the neighbourhood. Development should be sensitive to its surroundings, not overpower it.

Massing, height and set backs are important considerations, as well as the considerations of the local community, and the neighbourhood which should be more important than outside wealth of investors and private profits.

I am completely frustrated with Abstract Development for not considering what the community, and neighbourhood would like to see developed on this site. It's appears that Abstract Development is determined to build whatever he wants, without considering the neighbourhood.

We elect a mayor, and council to represent us, and I wonder, is anyone listening to the community, to the neighbourhood. We not asking for this land not to be developed, just could we please develop it within the parameters that meets the needs of the community.

Say no to this proposal. I'd like to see Mayor Helps and the council take a page from a recent Oak Bay Council meeting, and when a development is wrong for a neighbourhood, you just say no.

Ask Abstract to come back to the table with something viable, not insulting to our intelligence and to our neighbourhood. This proposal is wrong for the neighbourhood, and Abstract hasn't even tried to meet the community with a development that is positive and fits in with the neighbourhood.

The housing question should always be: What is best for the community? For the neighbourhood?

Thank you,  
Loretta Blasco

Sent from my iPad

## Lacey Maxwell

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**From:** Noel Taylor [REDACTED] >  
**Sent:** December 9, 2017 9:22 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort and Pentrelew Place

Noel Taylor

1010 Pentrelew Place,  
Victoria, BC V8V 4J4

December 8, 2017

Victoria Mayor and Council

City of Victoria

1 Centennial Square,  
Victoria, BC. V8W 1P6

Regarding the property at 1201 Fort Street and Pentrelew Place:

I am shocked at the seemly total lack of due process of following the community's vision as set out in the Official Community Plan as a guiding document for all proposed developments. Official Community Plans (OAP) that have been put in place to safeguard and prevent in-appropriate over-development.

I thought that the role of the mayor and council is to listen to the citizens of Victoria, protect the green space and environment, and to keep the historic value and beauty of the city.

The current re-application by Abstract Developments continues to contravene almost every aspect of the OCP. I see very little evidence of any significant amendments to the development plan to bring it more into alignment with the character of the Rockland neighbourhood.

There is little change in the 3<sup>rd</sup> proposal to address the many concerns or the items that were outlined that need revision. I am outraged that Abstract is asking for even more variances to provide even less parking, taller buildings, less green space.

There have been community meetings where citizens continue to express very serious concerns of how this project is going to negatively effect our community. City council appears to be working to promote development at all cost, not listen to the concerned citizens that want to live in this beautiful city.

At the rate development approvals are going through, and with the blatant disregard and erosion of OCP process, I see the loss of the Victoria many of us moved here to enjoy and call home. The skyline is now inundated with construction cranes, the traffic patterns are severely disrupted by the massive projects underway. Now this sprawl of over development is moving out of the central core into heritage area and the council is agreeing and supporting the destruction of these beautiful areas all in the name of What?

This is a list of the variances the developer will be seeking in the current proposal that you will be considering at the COW meeting on December 14<sup>th</sup>.

- a. increase the maximum height for Building A from 12.00m to 21.42m
- b. increase the maximum height for Building B from 12.00m to 15.11m
- c. increase the maximum site coverage from 40% to 42.60%
- d. reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)
- e. reduce the south setback for Building B from 7.56m to 6.13m
- f. reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure)
- g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)
- h. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)
- i. reduce the required parking from 120 parking stalls to 119 parking stalls
- j. reduce the required visitor parking from 12 stalls to 9 stalls.

I pray for sanity and a city council that supports wise sustainable developments that enhance the beauty of this fair city not destroys it.

Please listen to the citizens of Victoria and uphold the dedicated work and process of creating OCPs to provide vision and wise guidance when considering a development. Do not approve this development as it is being proposed!! There needs to be significant effort to bring this into scale with the neighbouring properties.

Yours truly,

Noel Taylor

Rockland Resident



## Lacey Maxwell

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**From:** Rosanne Konrad [REDACTED]  
**Sent:** December 9, 2017 5:53 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St. Development Proposal

Dear Mayor and Council,

Our condominium is on the ground floor of 1225 Fort St. We face south, directly adjacent to Abstracts proposed project. While we are relieved that the proposed public walkway is no longer situated right next to our patio, we still are very concerned about the impact of the new buildings on our daylight. We currently enjoy several hours of sunshine on our outdoor patio from Spring through fall. If the building height variances proposed are allowed this will no longer be the case. We will lose one of the reasons why we chose to buy this unit. We also wonder how the increased densities will affect street parking and noise. Please restrict the number of stories in building A to 4 stories like our building as in current bylaws.

Sincerely,

Rosanne Konrad  
105 1225 Fort St.

Ronald Bell / Alison Heldman  
1005 Pentrelew Place  
Victoria, B.C.  
V8V-4J5

December 10, 2017

Via Email

City of Victoria

Attention: Mayor Helps and Council

**Re: Abstract Developments Proposal - 1201 Fort Street and  
1050 Pentrelew Place (the "Proposal")**

This is our third letter to you indicating our unequivocal opposition to the Proposal. We understand that the Committee of the Whole will receive the third report on 1201 Fort/1050 Pentrelew Proposal on December 14, 2017.

In our view the changes to the Proposal are so insignificant that the Proposal can be said to be substantially the same as the last two times it was presented and rejected by the Committee of the Whole.

So what more can be said when the Proposal remains entirely incompatible with the site, the neighbourhood, the Official Community Plan, and the zoning?

First, as per our October 24, 2017 letter, you cannot approve the Proposal. No reasonable basis (e.g., need, hardship, or new overriding consideration) for approving the massive over-development has been demonstrated. Acting properly in discharging your "duty" to the community at large requires you to reject the Proposal. It would be patently unreasonable for the Council to approve the Proposal.

Second, various adverse consequences would flow from approving the Proposal:

- (a) You will be making a decision to destroy the neighborhood.
- (b) You will aggravate the affordable housing problem by adding more high-end real estate product that will fuel the speculative investment market bubble (and make housing more un-affordable).
- (c) You will encourage developers to continue to ignore the Official Community Plan (a moral hazard which already seems to have taken root).
- (d) You will perpetuate a development process in which the burden is misplaced. In the current situation the burden seems to have been placed on the citizens to demonstrate why the Proposal is non-compliant and

unjustifiable. Surely, it must be the case that the developer should bear the burden of showing why the existing planning decisions reflected in the Official Community Plan warrant modification. (This has not been the process we have observed).

Third, we are also aware of a number of very thoughtful communications sent to you that detail the ongoing concerns, problems, and deficits of the Proposal. All of these make a persuasive argument against the Project.

Fourth, there have been various "wedge" issues, and other spurious concerns raised. We say that the Council must focus on the Proposal itself; and, when that is done the absence of any reasonable basis for the long list of variances can only lead to the Proposal being rejected.

Fifth, there is a reasonable development solution within the current zoning: a strata building along the Fort Street (where the zoning allows 4-storeys), and normal residential structures on the balance of the site. The Committee of the Whole should direct the developer to start with that configuration and come back with an appropriate proposal.

#### Conclusion

The Proposal is unsupported by any rational that can withstand even cursory analysis. This means the Official Community Plan remains the guide for the development of the properties. Your duty to the community is to prevent massive over-development which results in the destruction of neighborhoods and has the pernicious effect of increasing the real estate product for speculation and investment in residential housing (which only serves to make residential housing less affordable).

Your duty requires you to say "no" to the Proposal.

Respectfully,



Alison Heldman



Ronald L. Bell

## Lacey Maxwell

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**From:** Anne Landry [REDACTED]  
**Sent:** December 10, 2017 12:46 PM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract Proposal for 1201 Fort Street

Dear Mayor Helps and Council,

I am a resident of 1225 Fort Street and have followed with interest the Abstract Proposal for 1201 Fort Street. I appreciate the changes to the public path to Pentrelew as this will now go between two new townhouses rather than very close to the 1225 residences. I also appreciate fewer townhouses being proposed with lower heights. I am still concerned with the size and massing of the project, especially having a six storey building facing Fort Street. It would be much more in keeping with the rest of the neighbourhood to have this building four storeys.

Thank you.

Anne Landry  
1225 Fort Street



## Lacey Maxwell

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**From:** Diane Maher [REDACTED]  
**Sent:** December 10, 2017 6:30 AM  
**To:** Victoria Mayor and Council  
**Cc:** Geoff Young (Councillor); Jeremy Loveday (Councillor)  
**Subject:** 1201 Fort Street Proposal

Dear Mayor Helps and Council,

First, I would like to express appreciation to councillors Young and Loveday for personally responding to our first letter to the Mayor and Council which expressed our concerns with regard to this massive project which is not only in the heart of the Rockland Heritage area, but is directly across the street from our strata, Ormond Court.

We would like to state again, very strongly, that we are fully against the proposed rezoning application from Abstract which would allow for the substantial increase in height and density of this 'over-development' despite the many informed and researched concerns expressed by the community.

We are not opposed to the development of this property but asking that you take to heart these many community concerns many with respect to the size and height of the project, the removal of many mature heritage trees and the substantial increase in traffic on Rockland, Fort and Ormond streets.

In response to Mayor Helps focus on the need for increased housing in Victoria, we would like to bring your attention to the headline in the December 8 issue of the Times Colonist "Greater Victoria Near All Time Record Housing Starts" which can definitely be observed with all of the construction in the inner city area, Johnson, Cook, Yates streets etc.

We hope you will support our concerns and those of the community at large that this massive development just does 'not fit in this area' and vote NO.

Again our thanks for the time that you have taken with this issue.

Diane and David Maher  
301, 1220 Fort Street

Sent from my iPad

## Lacey Maxwell

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**From:** Deborah Hartwick [REDACTED]  
**Sent:** December 10, 2017 11:32 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Dear Mayor and City Councillors,

WHAT WILL THE NEIGHBOURHOOD GAIN WITH THIS DEVELOPMENT?

Why are we giving so much to this developer? Changing zoning? Reducing setbacks? Exceeding height limits when the community gains nothing?

The losses will be felt by both the immediate neighbours and the rest of Victoria.

- it will be just one more gigantic block of condominiums in an inappropriate location.
- it will do nothing to provide housing for younger people. Do you really want Victoria to be filled with retirees that can afford an expensive condominium or worse yet remain empty as investments? Then there is the Airbnb or VRBO problem!
- it will be the slow crawl eroding the heritage corridor.
- it will be a huge loss of our already depleting urban forest. Those Sequoias should be protected at all costs. How could the Boulevard trees along Cook Street associated with the Black and White Condominiums be so carelessly removed???????? Potted trees do not provide the same CO2 removal capabilities as 100 year old trees.
- it will create huge parking problems for the already problem Pentrelew and other side streets when there are events on at either the expanding Art Gallery, the Left Handed Governors or Langham Court. Where is the traffic study?
- it will be much too dense for the size of the lot! It will look crowded. The amount of verbiage by the developer about the neighbourhood path is ridiculous.

There is so much more that could be done to such a spectacular setting with a sympathetic development. It would be a shame to pass this present proposal.

Thank you for your time and consideration.

Deborah Hartwick  
Craigdarroch Road

Sent from my iPhone

## **Lacey Maxwell**

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**From:** Andrea Wood [REDACTED]  
**Sent:** December 11, 2017 2:10 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort/1050 Pentrelew Development

Dear Mayor and Council,

We are live on Ormond Street, very close to the site of the development property listed above.

We are writing once again to express our concerns regarding the 3<sup>rd</sup> application from Abstract Development. As indicated in our previous letter to you, we believe this application is still too large in scale and it requests too many variances from the existing OCP.

We acknowledge and appreciate this property will inevitably be developed and absolutely support the development of residences that keep within the existing zoning.

We can not support the proposal that is currently being considered and urge you to send it back to the developer once again with instruction to amend with consideration of the neighbours of the site and within the existing zoning of the property.

Thank you for your time,

Andrea and Michael Wood  
1122 Ormond Street

## Lacey Maxwell

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**From:** Chris Barnes [REDACTED]  
**Sent:** December 11, 2017 11:52 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street/1050 Pentrelew Place - letter to Mayor and Council

Dear Mayor Helps and Council members:

I am writing in strong opposition to the proposed development of the 1201 Fort Street/1050 Pentrelew Place properties by Abstract Developments. I wrote a letter some months ago when it first went to Council and will not repeat those comments. This next December meeting to consider the proposal changes essentially with the revisions By Abstract Developments to the site development plan at the request of staff and following public comments that almost uniformly were in opposition at recent public meetings.

What is outlandish is the insincerity and arrogance of the developer in making further changes to meet the directions and spirit of those given by staff and in recognition to those from the concerned public, mostly from Rockland and adjacent areas. These changes from Abstract Developments include (but not limited to) the opposites of what was requested: the heights of buildings have been increased, not decreased; setbacks have been decreased, instead of increased; the massing of building structures is not addressed sufficiently; there are still ca. 93 units; the visitor parking spots are reduced to 9 stalls from 12, already an unreasonably low number that will force parking pressure onto surrounding Rockland streets; the majority of trees on the properties are destined for removal including the magnificent Sequoia trees; etc. There has been some efforts to add some improved architectural design.

All this to note that the familiar pattern of actions is being exhibited by the developer: to over-propose development to an unacceptable amount, to then adjust in only a minor way to the expected protests as a pretence at accommodation, but to maintain the size and profitability of the development with little or no response or respect to the comments from residents who must then live with the development for future decades and the consequences and with minimal accommodation to, in this case, the Rockland Neighbourhood Development Plan. It appears to me and other neighbours that the City Council and Staff simply proceed with this dance, also being disrespectful for historical and heritage values, the current (if informal RNDP) and the stated preferences from residents.

This proposal from Abstract Developments was and still is simply too big and complex for this site. Enough is enough. Follow the recent rejections in Oak Bay and at 1515 Foul Bay to similar unacceptable developments and please listen to your residents, tax payers, and voters.

Sincerely,  
Christopher R. Barnes CM, FRSC, DSc, PhD, PGeo  
808 ST Charles St  
Victoria  
BC V8S 3P3



## Lacey Maxwell

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**From:** Chris Douglas [REDACTED]  
**Sent:** December 11, 2017 9:05 PM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract Development's project at 1201 Fort / 1050 Pentrelew Place

December 11, 2017

City Council

City Hall

Victoria

Re: Abstract Development's project at 1201 Fort / 1050 Pentrelew Place

Dear Mayor and Council,

I urge you to deny Abstract's proposed project at the above address for the following reasons:

- Abstract has ignored your critical instruction at the last CotW meeting to limit the **height, massing and density of Building B** to the South.
- There is no compelling reason to re-designate the south portion of the lot from **Traditional Residential** to Urban Residential. 'Making more money' is not a reason you need respect. The developer bought the southern property as Traditional Residential; let it build accordingly.
- The **height and massing** of the development is too much for the area. Four stories on Fort is more appropriate for the Heritage Corridor of heritage homes and three- and four-storey apartments. Nine townhouses is still too much – six would be a better fit. This has been the main problem all along; after so much time, there is so little compromise from the developer.
- The proposal represents **a huge extraction of public benefit for private gain**. We're faced with a huge development, and though the developer stands to make windfall profits, we are only offered a pittance of a path, two benches, and a garbage can. This is insulting. Other municipalities recognize that local neighbors need to be compensated in some way for this much nearby development. What are we getting out of it?

- The \$250,000 the developer is promising for **affordable housing** elsewhere is likewise an insulting pittance. We need affordable housing, so let him build some as part of this development, not a hypothetical future one.
- The City of Victoria is in need of housing its citizens can afford. We are building too many **investor-grade condos** and not enough housing people can actually afford to live in. Why would you approve this project, given Victoria's actual needs?
- Relatedly, data shared with you by **Geanine Robey** shows that Victoria is on the verge of **over-building**. We are building investor assets, not the housing stock the city needs. This project will make Abstract and future buyer-investors very rich but do little to add affordable housing stock to the City. Why would you approve something this large and this misplaced under these circumstances?
- Lastly, **Douglas Curran** has shared with you evidence that under your watch the City of Victoria is being taken to the cleaners by developers in projects like the one at 1201. It's bewildering to me that Victoria doesn't follow the best practices of other BC municipalities in seeking contributions from developers for public amenities and for density bonuses, in recognition of the true costs the city and neighborhoods bear by projects like this. You need to study this issue carefully with your Planning Department. City Council appears dangerously negligent in its fiduciary duties to the citizens of the city. We have many, many needs, and if you approve a project like this you are selling us and the City out to the highest bidder. Until Victoria addresses its **CAC and Density Bonus** policy, you should in no way approve the transformation of publicly enjoyed space into private wealth and public debt, such as is represented by the plans at 1201.

There is no compelling reason to build this much on this space. This is a terrible deal for the City and for the neighborhood.

Four stories on Fort, and interesting houseplexes complementary to the AGGV's architecture with substantial greenspace and trees is the way to go. This would be development I could support.

Sincerely,

Chris Douglas

1025 Pentrelew Place

## Lacey Maxwell

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**From:** Deb and Gary Kirk [REDACTED]  
**Sent:** December 11, 2017 7:26 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal

This has to stop! Why does the City's Planning Department continue to allow developers to ignore OCP's and disregard the concerns of the citizens of neighbourhoods. This is Abstract Developments' final proposal (3<sup>rd</sup> try) and it has failed to address both the most recent COTW directives from you and the concerns of the community. It fails to address height reduction and massing. Two benches and a garbage can hardly addresses greenspace for public use and enjoyment. Remember this is presently a park (yes we acknowledge it is not designated a park but it is park like) and urban forest for all in the community and visitors to enjoy. The loss of 11 by-law protected trees, 23 mature trees and blasting of ancient glacial rock would be a travesty on a transit corridor walkable to downtown. The developer is offering nothing to the community for their destruction. We also do not buy into the theory that making this a 100% rental will in any way help the affordability issue for low-waged millennials, families or fixed-income seniors. It will be bought up by the wealthy and rented out to those who can afford huge rents. This is a very special parcel of land, the largest portion of which is zoned 'Traditional Residential' and it is the gateway to Rockland – the Castle and Government House. It deserves a development worthy of it and Abstract's proposal is in no way, shape or form it. We cannot understand how our Director, Sustainable Planning and Community Development can recommend to you, to push ahead and instruct staff to prepare the necessary OCP Amendment Bylaw and Zoning Regulations Bylaw Amendment and states the Development meets all Zoning Regulations Bylaw requirements except for (wait for it) only 10 variances! We applauded you for declining the development at 515 Foul Bay and respecting the residents' priorities as expressed in their neighbourhood plan and we respectfully hope you will again come to the defence of this neighbourhood and not support this development. We are not against this parcel being developed however it must and should be done in a manner that respects the existing neighbourhood and enhances it. A development the City and neighbourhood can be proud of rather than one we will all detest. Respectfully

Deborah & Gary Kirk  
724 Linden Ave

## Lacey Maxwell

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**From:** Don Cal [REDACTED]  
**Sent:** December 11, 2017 12:01 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development Proposal - Third

Mayor and Council  
Victoria, BC.

December 10, 2017

### 1201 Fort Street / 1050 Pentrelew Place Development Proposal

Dear Mayor and Council

My understanding of the development is that there are two zones on the property. The first, along the Fort Street Heritage Corridor the zoning allows 4-storeys (This part is 28% of the total site.) The floor space ratio (FSR) for this section is 1.2:1

The second zone is normal residential with an FSR of 1:1 (This part is 72% of the site.)

Now, the City Staff believes that the Official Community Plan (OCP) 'anticipates' a higher density (FSR) for the Fort Street Corridor up to 2:1 "Up to" is very important to remember. But, the OCP also states that this is only possible in strategic locations. Well, there are two reasons this property is strategic, and both of them should lower the FSR.

- 1) it is a unique part of the Fort Street Corridor which is designated 'Heritage'.
- 2) It has a large undisturbed Urban Forest, unlike any other property on Fort Street, unlike any property between City Hall and the Art Gallery.

If one wanted to blend the floor space ratio over the entire site, here is the calculation.

$$(1.20 \times .28) + (1 \times .72) = .34 + .72 = 1.06$$

However, the developer wants an FSR of 1.29:1 (Oops, that's a mistake, forgot about the Bicycle storage area that the Developer doesn't want to count this time. The actual FSR is 1.33:1)

Why? This is even higher than the blended FSR if you accept that this property is strategic in the sense that it warrants the highest possible density the OCP anticipates. Why should the City Staff wish to maximize the density here? What of importance are we getting as a Community? Does anything important or valuable come to mind?

First of all the developer wants to change the zoning to allow this increased floor space ratio, the amount of extra floor space demanded, some 4003 square meters over the current zoning. That equals 43,032 extra square feet of saleable real estate. And, at the current average price per square foot for condominiums in this town (\$700) that's about \$30.12 million. What does the community receive for this bounty?

But wait, in order to change the zoning, to get the increase in density, the Official Community Plan (OCP) has to be amended. That's odd, isn't it? You would think that if this density is already 'anticipated' in the OCP, then it would not have to be amended to allow what it already envisions. Does that make any sense? Either it is 'anticipated' in the OCP or it isn't. Right? Or would it be more correct to say, that while the OCP 'anticipates' it, this 'anticipation' is really only an interpretation of what the OCP anticipates, an interpretation that can only be enacted once the OCP is changed to allow the interpretation. Kind of makes your head spin, doesn't it? Maybe we should just interpret the OCP in such a way, that the Official Community Plan doesn't have to be amended to allow what we interpret?

So, here we are. We want to change the zoning dramatically on this site to match the developer's demands, all for unremarkable benefits to the community that will result in windfall profits for the developer. In order to do this, we have to wrap ourselves up in knots trying to resolve the conundrum of amending the OCP to allow the zoning that the OCP already 'anticipates'. This begs the question, "Why is this necessary?" If it is already in the OCP why do we have to amend the OCP to permit the rezoning. If it is not in the OCP, then why is the OCP used to justify the increased zoning?

Now, to ensure we keep going, and not spend the next few hours trying to resolve this puzzle, we have to consider the variances. It seems even rezoning and amending the Official Community Plan are not enough to ensure that the developer gets everything he needs. On top of everything, the developer needs ten variances and one gift. (Oh, and he doesn't want us to count in the Floor space what we counted before – don't mention the bicycle storage of 259 square meters. If we did the real FSR is 1.33:1 but the City Staff has buried that detail to publish the FSR of 1.29:1 )

This is the list of the 10 Variances which also contains the requested gift of 100% Rentability, and the 'wink-and- the-nod' about the Bicycle Storage area.

- a. increase the maximum height for Building A from 12.00m to 21.42m
- b. increase the maximum height for Building B from 12.00m to 15.11m
- c. increase the maximum site coverage from 40% to 42.60%
- d. reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)
- e. reduce the south setback for Building B from 7.56m to 6.13m
- f. reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure)
- g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)
- h. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)
- i. reduce the required parking from 120 parking stalls to 119 parking stalls
- j. reduce the required visitor parking from 12 stalls to 9 stalls.

In addition, the developer requests that all units in the building be open to 100% Rentability.

And, that we NOT count the Bicycle Storage area of 259 sq meters (like we did before) so that we can pretend the FSR is really 1.29:1 (when it is actually 1.33:1)

First, it must be noted that the Developer is not suggesting that he is suffering from any hardships. Often, a homeowner will request a variance on a building permit to solve a hardship that the zoning imposes on the development. (Nothing is being imposed on this development!)

Secondly, it must be noted that there are ten variances, not one, not two, but ten. That is a nice large number. It makes you wonder why the Developer even bought the property, given the rezoning needed, the amendment to the OCP and now ten variances, plus a gift and a-wink-and-a nod about the Bicycle Storage area of 259 sq meters (that we are not supposed to count, because when we do, like we did in the past, the real FSR is 1.33:1)

Thirdly, it must be noted that there are two types of variance requested, to increase something and to reduce

something. Yet, each variance either increases the floor space for the developer or reduces the cost to the developer, all to the expense of the neighbours. First he wants to grab height, and add mass to the buildings. He wants to move them closer to the property lines by reducing the setbacks. Setbacks are the costs that other property owners have always paid in the past. These are the natural amenities that every property owner pays to ensure a good, walkable, attractive neighbourhood – the price of community. This proposal is an island fortress – isolated from its surroundings and dominating all views. This is the wrong development to become the focal point of the community.

And, of course, I must mention the 100% Rentability, which is one of the demand-side problems with building housing. It encourages investors, who can afford to pay more, which drives up the price of housing units. In so doing, it changes the character of housing for housing sake, to housing as an investment. The more housing as investment that you create the more difficult it is to create housing as housing. 100% Rentability is not necessary, and since it is in your power to bestow, you should refrain from gifting this to enrich the developer. The less housing that is available to purchase as an investment, the lower housing units will cost. This is a win for the community.

Finally, I know I shouldn't, but I have to mention the Bicycle Storage area of 259 sq meters, that shy 2,784 square feet, that would prefer not to be noticed. The City Staff thinks it should not be counted, because it is, well, for bicycles. And, bicycles are good, aren't they? The Developer is taking one for the team, isn't he, if we count it? So, we shouldn't count it, If we do count it, like we did last time, and the time before that, it would change the FSR to 1.33:1 And, let's face it, an FSR of 1.33:1 is, well, a bit much.

And, there's one other 'extra' that sticks out like a sore thumb. It appears that the balcony materials of the six-storey Building A, and the unwarranted Building B must be refined to the satisfaction of the Director of Sustainable Planning and Community Development. Just what could this portend?

You must have gathered from this letter, that I am not in support of the third, tired proposal for the development proposal of 1201 Fort Street and 1050 Pentrelew. The development is too large, the two multi-storey units are too tall and too massive, destroying as they do all potential for sightlines to the West and the South. They loom over everything in the vicinity, dominating all vistas. They are so tall and bulky that they will tower over the few mature trees left on the property, undoubtedly putting the trees in shade on a daily basis. I am not impressed with the benefits to the community that will come from this proposal in relationship to the large gains awarded to the Developer through the rezoning, amending the OCP and the long list of variances and other requests.

It is apparent after 19 months that the community engagements the Developer conducted have failed to achieve the desired result of bringing the proposal and the community in line with each other. It must be apparent that the over these 19 months the Developer is really only presenting you with the plans that he started with back in May 2016. They were enlarged by the time it officially came to City Hall. And, when it was sent back for revision after the first COTW, it came back to you further enlarged, only to be sent back a second time. Now, in its third revival, it is pretty much the same application that we started with. Small changes have been made to the proposal without much enthusiasm, to continue the inside game that the developer has worked on with the City Staff and City Council. From the beginning the developer has shown no willingness to engage with and compromise with the public. This proposal has never had community support largely because it does not fit the site, or the neighbourhood. It does not satisfy the Official Community Plan.

Rather than amend the Official Community Plan, please consider declining this application. The one is more important than the other.

Thank you for reading my letter.

Don Cal

1059 Pentrelew Place

## Lacey Maxwell

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**From:** Dave Clark and Heather Grampp [REDACTED]  
**Sent:** December 11, 2017 10:36 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fwd: Proposed rezoning at 1201 Fort Street

Your worship Mayor Helps and councillors:

To those of you who voted to send back the plans for the 1201 Fort Street development at the last meeting as a whole we thank you. We ask that you again vote against this project this week as the changes that have been made are not significant. And those of you who are supporting the development we ask that you reconsider for the reasons described below.

Thank you,

Heather Grampp, Dave Clark  
1010 Moss street  
[REDACTED]

Begin forwarded message:

**From:** Dave Clark and Heather Grampp [REDACTED]  
**Subject:** Proposed rezoning at 1201 Fort Street  
**Date:** October 25, 2017 at 4:35:14 PM PDT  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Cc:** Bob June [REDACTED]

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  


## Lacey Maxwell

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**From:** Douglas Curran [REDACTED]  
**Sent:** December 11, 2017 8:04 PM  
**To:** Victoria Mayor and Council  
**Subject:** RE: 1201 Fort Street / Abstract Development escapes CAC and Density Bonusing levies due to flawed policy  
**Attachments:** CAC\_Guide\_Short.pdf; Port Moody CAC & Density Bonusing.pdf

Mayor and Council,

While Mayor Helps has defined housing supply to be a priority, Victoria Council has followed a development and Community Amenity Contribution policy that is deeply flawed in its formulation and rationale, to a degree that their intended goals of generating supported housing opportunities and other public amenities through developer levies (CACs) and Density Bonusing will never - can never - fulfill Council's goals.

It is a strategy flawed in its origins, based on Coriolis's analysis tool, and further flawed - to the point of uselessness, by Planning staff's interpretation of Coriolis's tool and their inability to distinguish between economics that relate to theoretical real estate values and practical development economics and metrics utilized by developers in assessing their product viability and profitability.

In simplest terms, staff presently follow a misguided formula for changes in land value as a result of changes in land use/zoning, to determine potential CAC values. While land costs represent a significant component of a development proposal, changes in land value represent a comparatively much smaller portion of the aggregate value of the completed built form for any project. In practical terms, the land value formula as used by staff grossly distorts the entire viability equation for any project it is applied to. A second systemic flaw relates to Victoria choosing to convey Rezoning as opposed to preliminary Land Designation. In total these misplaced practices presently cost the Victoria public millions in potential public wealth and will continue to do so into the future unless radically revised.

In current practice, small relative percentages in land prices are magnified and applied in a manner that falsely posits all projects into unviability or very close to net zero land value increase. Conceptually it would be the same as imposing a tax on the raw steel used to build a car, while ignoring the end value of the completed car itself: despite the car selling for thousands of dollars you would never see an appreciable tax benefit..

The illogical disconnection between raw land values and completed value of the project itself can be easily seen with respect to the Fort Street proposal. Planning staff presented that there is no CAC contribution payable as there is no net land value increase as a result of the development. Yet this statement fails when a few metrics are employed: A total of 106,940 sq. ft. of buildable development is requested (7,850 sq. mtr X 10.764 X 1.29 FSR). These upscale - projected units would sell for a range of ~\$700 to ~\$1,000 per sq. ft. Taking a conservatively estimated average of \$800 /sq. ft the gross value of the project should exceed \$85,552,000.

Standard developer Return On Equity required by financiers is customarily 15%, not including 5% contingency . Based on the above the respective amounts would be \$12,832,800 and \$4,277,600. Well managed project - especially in a rising market - could easily foresee the contingency amount shift to developer profitability.

Clearly, obviously - staff's assessment of *no increase of land value* is fundamentally wrong at its core - or else there would be no reason to pursue any development. Given the pitfalls of complicated land value uplift

calculations - no to mention improperly applied hybrid derivatives, such as currently employed by Victoria's Development Services, other municipalities (see attached) have largely reverted to the simple, transparent and direct method of a flat rate per square foot levy on all new residential construction. While rates vary, studies conducted by Coquitlam (\$3/ft.), Port Moody (\$6/ft), Vancouver and BC Gov't CAC Guide suggest that *"There is no compelling evidence that CACs have constrained the pace of apartment development...or contributed to increasing housing costs."*


On another essential concern, of who pays for CACs, as illustrated in the attached BC Gov't Guide on CACs (page 5), it is the selling land owner who bears the cost through the lower land price offered by developers, an observation also made clear to me by Polygon's Director of Development.

If we were to apply Victoria's intended CAC of \$5/sq. ft. to the Fort Street project, we could expect to see a public amenity available for non-market housing, parkland acquisition, public realm amenities, etc, to the value of \$534,700, where currently there is none - a publicly accessible site walkway notwithstanding. If following Port Moody, the amount would be \$641,640 - all still far below the \$11 mil garnered by the District of North Vancouver from their 770 units completed since 2013 OCP implementation.

It is unwise and unfair to continue to advance development projects - which do not themselves lend any weight to relieving Council's declared burden of housing affordability - without noting the knowledge and guidance of other municipalities who have for some time recognized that, *"a proposed development adds new population to the community that creates increased demand for public amenities, the cost of which should be borne at least in part by new development and not solely by existing taxpayers."*

regards, Doug Curran

Douglas Curran  
1161 Burdett Avenue  
Victoria, B.C.  
V8V 3H3



## **Lacey Maxwell**

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**From:** Gloria Back [REDACTED]  
**Sent:** December 11, 2017 3:32 PM  
**To:** Victoria Mayor and Council  
**Cc:** Hamilton Donald  
**Subject:** 1201 Fort St/1050 Pentrelew: COTW Meeting Dec 14, 2017

Mayor and Council

I live on Joan Crescent, so I am not an immediate neighbour to the above noted property. I have written to you before about this proposed development, expressing concerns. While there are some changes submitted by the developer that marginally attempt to address the concerns of many people, their proposed changes are minimal in the overall context of the property and surrounding area.

The proposal is still way too big, too dense, too aggressive for the area. It is totally unfair to the surrounding neighbours, especially those on Pentrelew.

The number of variances the developer needs for this rezoning speaks volumes about how inappropriate the proposal is for the neighbourhood.

Why would City Council consider approving this rezoning for such a significant Rockland property when the updated Neighbourhood Plan for Rockland has not been completed?

While I am in favour of gentle densification, and certainly believe that densification should occur along main roads with public transportation links, this third attempt by the developers is too much about maximizing every square inch of land and maximizing profits, to the detriment of the neighbourhood. Please send Abstract back to the drawing board once again, and ask that they not return until they have a proposal that is more respectful of the neighbourhood.

Thank you.

Gloria Back  
1005 Joan Crescent

## Lacey Maxwell

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**From:** Jacqueline Creese [REDACTED]  
**Sent:** December 11, 2017 11:31 AM  
**To:** Victoria Mayor and Council  
**Cc:** Don Cal  
**Subject:** 1201 Fort Street proposal

Dear Mayor Helps and Council Members,

I am writing as a dweller in close proximity to this proposed development to entreat you to please reject this application for such a gargantuan development.

Most importantly, this is a sizeable and precious green space, and natural habitat with mature trees close to downtown - something we should zealously treasure and protect because once lost it is gone forever. Good planning should include preserving such a space. Anything that is built there should preserve the great majority of the mature trees. Young trees planted by the developer over concrete parking or in planters dose not replace this small urban forest.

People do care about trees - look at the recent furore over the Oak Bay Avenue development. in that case, the municipality of Oak Bay actually listened.

This development is also completely inappropriate for the site. Fort St. at that point is a pleasant residential thoroughfare, surprisingly and refreshing peaceful for being the same busy street that runs through town. The proposed buildings are way too big, the entire complex too concrete and over-developed for the area, setting a very bad precedent for keeping Fort liveable. It goes against the official Community Plan, requires extensive rezoning and variances. What is the point of having these standards and guidelines if developers are allowed to ignore them at will?

This property is also part of the gateway to the beautiful residential neighbourhood of Rockland, bordering on the charming quiet circlet of Pentrelew. The proposed monstrosity will leer obscenely over the entire neighbourhood, ruining everyone's view and privacy much further than Pentrelew itself, while utterly destroying the ambiance of the immediate area.

Please consider listening to the residents of our valuable historic neighbourhoods. We are losing what is irreplaceable to developers at a tremendous rate. Victoria is known world-wide for its charming streets and heritage. Please start hearing those of us who are trying to remind the city council of this. Put some curbs on the rampant development and greedy developers. And have the courage to refuse approval of the 1201 Fort St. development.

Jacqueline Creese  
home owner, 1121 McClure Street

## Lacey Maxwell

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**From:** Katherine Ives [REDACTED]  
**Sent:** December 11, 2017 8:44 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort/1050 Pentrelew

Dear Mayor and Council,

Once again I am writing to support the concerns of the property owners in this neighborhood. It would seem that their input did not have much of an effect on the so-called redesign of the subject property. While it appears that there is a need to increase housing availability in our city, the apparent lack of concern with respect to neighbourhood values, particularly in this case, speaks to a lack of respect to the desires of the residents.

Therefore, I hope that all of you can appreciate the effect that your decision will have on the general environment and that you will insist on a design more consistent to neighbourhood norms.

Sincerely,

Katherine Ives

## Lacey Maxwell

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**From:** Lynnette Kissoon [REDACTED]  
**Sent:** December 11, 2017 11:39 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:** Reject Abstract Development's Proposal for 1201 Fort Street: Reason 2

Dear Mayor and Council,

**I again ask you to reject Abstract's request for rezoning for the former Truth Centre site.**

**Reason 2: Your data shows you are OVER developing and you provide no proof for your current development trend.**

In October 2017, Jonathan Tinney, Director of Sustainable Planning and Community Development (Development Services) 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".

On the [City of Victoria Housing Strategy site](#), you state: "Victoria needs an additional 13,500 apartment units and 2,700 ground floor homes by 2041". **Where is your researched proof for that statement?** We provide you with proof of what we research. Here it is!

**Victoria is building more occupant spaces than the number of new residents (see images 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 now, and have made supporting development, are actually decisions that support OVER development.**

Ms. Robey's letter further shows that your current status quo of Build, Build, Build will lead to building **more than twice the number of occupant spaces projected in the OCP.**

2017 817 units x 1.8 occupants/unit = 1,470 occupant spaces  
 2018 1,358 units x 1.8 occupants/unit = 2,444 occupant spaces  
 2019 1,130 units x 1.8 occupants/unit = 2,034 occupant spaces  
 2020 446 units x 1.8 occupants/unit = 803 occupant spaces  
 Approved with unknown completion date:  
 227 units x 1.8 occupants/unit = 409 occupant spaces  
 Total multi-residential units: 3,978 x 1.8 = 7,160 occupant spaces  
 Proposed 2,189 units x 1.8 occupants/unit = 3,940 occupant spaces

6,745 occupant spaces (2011 – 2016)  
 + 7,160 occupant spaces (2017 – 2020 +)  
 13,905 occupant spaces (2011 – 2020 +)

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 course correct.**

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

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

**This is basic project management and change management.**





**Abstract Development’s proposal for the former Truth Centre property is a proposal for overdevelopment which is why I ask you to reject it.**

It’s proposal to build luxury condos is a plan to help investors, speculators and foreign buyers make money at a huge cost to the current and future residents of Victoria and at a huge loss of potential revenue much needed by the City of Victoria to fund income appropriate housing.

In your own [Victoria Housing Strategy 2016 PowerPoint presentation](#), slide 5 you state: “Victoria median household income is the lowest in the region, while average rents by bedroom type and housing purchase prices are among the highest in the region. High housing costs, both for rental and ownership, make housing affordability a challenge for people of different income levels.”

**So why would Victoria need more luxury condos which increase the price point for units especially when wages are so low here? Another reason to reject Abstract Development’s proposal for so many unnecessary luxury condos!**

**EVERYONE needs affordable housing!**

Don’t you agree?

Lynnette M. Kissoon

## Lacey Maxwell

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**From:** Lynnette Kissoon [REDACTED]  
**Sent:** December 11, 2017 11:45 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:** Reject Abstract Development's Proposal for 1201 Fort Street: Reason 3

Dear Mayor and Council,

**I again ask you to reject Abstract's request for rezoning for the former Truth Centre site at 1201 Fort Street.**

**Reason 3: It does not do enough to support affordable housing initiatives. Apply the appropriate CAC so that it can!**

Planning/Development Services is asking a mere 10 units of affordable housing offsite or \$250, as cash in lieu if the developer does not provide those units.

**This is so insignificant and an insult to the people who need affordable housing.**

If the appropriate CAC, as suggested by Douglas Curran to your office this summer, were applied to this development, our City would receive approximately \$2 million dollars. (For example: CAC ~\$570,000 / Density Bonus value ~\$1.9 mil on 42,666 sq. ft).

**Imagine how that revenue alone can fund affordable housing initiatives.**

Your direction to replace the existing Density Bonus policy in 2018 (showcased on [your Housing Strategy site](#)) comes **too late, far too late**, and you have allowed developers to take advantage of your **Build, Build, Build but don't give back to the needs of the City** approach.

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

**Does the OCP anticipate UNNECESSARY development?**

To justify your current mantra of **Build, Build, Build**, you change your numbers from [20, 000 \(10K in the City of Victoria and 10K outside\)](#), to 30, 000 (although 20K is still on your website and we can't find any evidence to support your projection of 30K) and then to 15% of all Canadians [over 5 million people] (or if you actually meant [15% of all retirees](#) – the number will be 885, 000) based on according to the [BMO Wealth Institute report](#).

**Interesting title to the report: Now it makes sense why you created Development Services.**

This type of number justification in your approach to building **means that you know you have already exceeded your goal and you are in a stage of over-development**. Therefore, you know that:

**There is NO need to support Abstract's request for rezoning and the excessive density it proposes to the site.**

Lynnette M. Kissoon

## Lacey Maxwell

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**From:** Lynnette Kissoon [REDACTED]  
**Sent:** December 11, 2017 11:53 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:** Reject Abstract Development's Proposal for 1201 Fort Street: Reason 4

Dear Mayor and Council,

**I ask again you to reject Abstract's request for rezoning for the former Truth Centre site at 1201 Fort Street.**

**Reason 4: The site deserves more than having its urban forest destroyed so that a concrete jungle can be built.**

Consider this definition of colonialism: "the policy or practice of acquiring full or partial political control over another country, occupying it with settlers, and exploiting it economically" ([Oxford Dictionaries online](#)).

**Now let's switch out the highlighted words:**

Definition of over-development: the policy or practice of acquiring full or partial political control over a city, occupying it with developers, investors, speculators, and exploiting it economically.

**Victoria is not a monopoly board and your development agenda is not a game! There are real impacts on real people, real communities and real economies!**

This developer bought this property knowing the complications of having two zones. The developer, through Jonathan Tinney, repeatedly talks about the constraints of the land.

**Perhaps the land is NOT constraining at all. Perhaps it is speaking loud and clear to all of you. Perhaps it is providing you with an opportunity to see past what you *feel* is justified development.**

We have repeatedly provided you with sound research that does not substantiate your *feeling*. We are asking you to make well-researched decisions.

**This land is reminding you about the well-researched importance of healthy green spaces in any urban planning.**

**This is not to be taken lightly.**

**The Art Gallery would do well to expand into this beautiful landscape and build upon the current footprint to house its expansion. Its own controversial proposal is facing the possibility that funding may not come through.**

The Art Gallery of Greater Victoria would benefit from:

- expanding into an urban forest
- using the remaining space for smaller offices or show rooms
- added parking
- standing out as a unique gallery in the design they choose within an urban forest.

Imagine viewing art in a forest setting where the design of the buildings features the forest? The Gallery would not have to close during the expansion and therefore not lose income that could further fund the expansion.

A Director of Planning would advise you of that if that Director understood a healthy vision for Victoria.

Lynnette M. Kissoon

## Lacey Maxwell

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**From:** Lynnette Kissoon [REDACTED]  
**Sent:** December 11, 2017 11:58 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:** Reject Abstract Development's Proposal for 1201 Fort Street: Reason 5

Dear Mayor and Council,

**I ask you again to reject Abstract's request for rezoning for the former Truth Centre site.**

### **Reason 5: It is a planning issue and a City issue**

Jonathan Tinney in his capacity as Director, Sustainable Planning and Community Development **should:**

- tell you that we are not going to be a healthy city if we keep up with the current pace of development
- support the concerns of the communities that are so directly impacted by **thousands** of developers' excessive proposals
- **make far less crucial mistakes** such as:
  1. inappropriate for calculations for CAC and the Density Bonus that deny our City income from development (**e.g. the calculations for what Abstract is proposing for this site would be - CAC ~\$570,000 / Density Bonus value ~\$1.9 mil on 42,666 sq. ft**)
  2. **egregious errors in presentations to Council about numbers and need for variances** ([515 Foul Bay Rd](#))
  3. **look at the overall OCP** which advocates for using current footprints for developing, and maintaining urban forests and greenspace and not just focus on pushing the boundaries of the OCP to what it anticipates and then add variances to push it even more

Taxpayers are paying Jonathan Tinney to direct his staff on **appropriate developments** that fit into the **communities** in Victoria and have a healthy impact on the **City of Victoria as a whole**. We are not paying him to serve developers and **follow direction that goes against the mandate of his title**.

**Development Services** is not, as you say, building efficiencies. It **has simply fast-tracked development and expedited decision-making based on errors and lack of information in an attempt to bypass community engagement**.

**If it wasn't for the passion of the communities who are engaged and enraged, you would not be as informed as we have made you.** As Councillor Lucas so astutely stated at the CotW on October 26<sup>th</sup>, regarding this property and Abstract's proposal: "This has been going on for almost two years. This is probably costing staff time and proponent's time and neighbors' time...".

It was time well spent by our community to inform you of the real impacts of this proposal.

**Thank goodness our community has been doing hard core research to help you understand the gravity of the situation you have created and yet to face.**

**Thank goodness our community is helping you understand the impacts of change from the bottom up because change from the top down simply does NOT work.**

**Thank goodness our community is NOT emotionally NIMBY focused but objective, well researched and City focused.**

**Victoria is more than just development for development sake.**

**It is about community, about collaboration, about beauty and about spirit. Let that spirit thrive.**

**Don't erase the Victoria that brings people here by putting up concrete jungles that no one can afford.**

You need to once again take the necessary time to ask those hard questions, dig deep and **prove** to the residents of Victoria that this development is needed.

You need **reject Abstract Development's third and still inappropriate proposal for the former Truth Centre site at 1201 Fort Street.**

It is time to make those decisions that represent your leadership for **all** residents of Victoria, and **not your *followers* of developers whose sole interest is untold profits without giving back to the community.**

[Oak Bay Mayor and Council rejected a proposal for luxury condominiums because it was simply not a good fit for the community.](#)

I am asking you to reject Abstract's proposal because it is **not** a good fit for **this City.**

Thank you,

Lynnette M. Kissoon

## Lacey Maxwell

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**From:** Lynnette Kissoon [REDACTED]  
**Sent:** December 11, 2017 11:29 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; Alison Meyer; Alec Johnston  
**Subject:** Reject Abstract Development's Proposal for 1201 Fort Street: Reason 1

Dear Mayor and Council,

**I again ask you to reject Abstract's request for rezoning for the former Truth Centre site.**

**Reason 1: It does not support the overall goal of the OCP. I sent you this information the first time Abstract Developments submitted its proposal for your consideration in April 2017. It is worth re-sending to you.**

OCP section and p. #	Description	X
<a href="#">Section 2:</a> p. 13	"The <i>Local Government Act</i> also permits an OCP to control and regulate new development in designated areas. For instance, this plan provides direction for form, character, exterior design and landscaping in Development Permit areas and Heritage Conservation areas"	X
<a href="#">Section 19.4.2:</a> p. 132	"On a local area basis, primarily to support local area plans"	X
<a href="#">Section 6:</a> pp. 33, 34	"...a key challenge is to balance the accommodation of new development and population and employment growth with other values such as the retention of heritage resources, the provision of open space and the enhancement of the urban forest, all within a limited land base. However, forecast growth of approximately 20,000 additional residents by 2041 is expected to reach Victoria's capacity available under existing zoning for new ground-oriented residential and exceed that for apartments, running the risk that housing will become increasingly more expensive as available capacity is depleted ... while conserving traditional residential character and enhancing quality of place"	X
pp. 34, 38	"Traditional Residential consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential and mixed-use buildings up to three storeys in height located along arterial and secondary arterial roads. Traditional Residential - Ground-oriented buildings up to two storeys."	X
p. 51	"Rockland is a Priority 2 for Local Area Planning"	X
p. 52	"For areas designated Traditional Residential, consider new development, infill, and redevelopment consistent with the density and use ranges established in this plan, permitting their increase only as	X



	<p>this plan provides or following the completion of a new local area plan for the area, and the subsequent amendment of this plan to give it effect”</p> <p><b>FYI: We haven’t been given a chance to develop our Local Area Plan because for some reason it keeps getting delayed!</b></p>	
<a href="#">Section 3</a> : p. 17	<p>“Rockland is in the <b>Remainder of the city</b>: 10% of population growth”</p> <p><b>FYI:</b></p> <p><b>86 units x 2 persons per unit = 172 = 17.2% increase in population growth</b></p>	<b>X</b>
p. 18	<b>You need to read that page again.</b>	<b>X</b>
pp. 19 - 20	<p><b>Placemaking</b>: B. Victoria’s cultural and natural heritage resources are protected and celebrated.</p> <p><b>FYI: The destruction of an urban forest does not protect or celebrate the heritage of the land at 1201 Fort Street.</b></p>	<b>X</b>
	<p><b>Parks and Recreation</b>: A. Victoria is an active community where everyone enjoys convenient access to community parks, open spaces, facilities, amenities and programs close to where they live.</p> <p><b>FYI: This proposal will eliminate an a walkway through an open space in an urban forest and replace it with a teeny tiny lane with benches that look onto a concrete jungle and a road.</b></p>	<b>X</b>
	<p><b>Environment</b>: A. Victoria’s urban environment, including urban forests, and public and private green spaces support healthy and diverse ecosystems.</p> <p><b>FYI: This proposal will cut down an urban forest and replace it with a concrete jungle that dominates anything around it!</b></p>	<b>X</b>
	<p><b>Housing and Homelessness</b>: A. all residents have access to appropriate, secure, affordable housing. B. a wide range of housing types, tenures and prices gives residents choices. <b>A mere 10 units or \$250K is a joke to the people who need housing!</b></p>	<b>X</b>
	<p><b>Community Well Being</b>: D. Victorians know their neighbours, are connected to communities of interest and have diverse opportunities for social interaction. E. Victorians can support themselves and their neighbours in difficult times. G. Victorians are healthy and have a network of health-related amenities, facilities and programs to promote wellness and meet the needs of all levels of mental and physical care</p> <p><b>FYI: Rockland does not have a senior’s centre or a community centre</b></p>	<b>X</b>
	<p><b>Placemaking</b>: B. Victoria’s cultural and natural heritage resources are protected and celebrated. <b>How does this proposal do that exactly?</b></p>	<b>X</b>

	<p><b>Emergency Management:</b> C. Victorians can rely on significant local sources for food, energy and materials to meet daily needs under emergency conditions</p> <p><b>FYI: Removal of open public accessed greenspace means no land to develop for food in case of long term emergency in which we are cut off from the mainland. Nor does it support the Growing in the City initiative.</b></p>	<b>X</b>
<a href="#">Section 4:</a> p. 22	<p>“Arts and Culture arts and cultural industries currently represent four to six percent of Victoria’s economy, and are expected to have modest growth to 2031. The sector continues to face the challenge of insufficient public and private funding. While Victoria remains the regional centre for arts and culture facilities, events and activities, the arts community faces relatively high costs for rental space, and limited availability of suitable venues”.</p> <p><b>FYI: The Art Gallery is struggling to get funding for a controversial expansion. Can you imagine if the Art Gallery expanded into this urban forest and saved the trees, established itself on the world stage as an Art Gallery in a Forest, and showcased First Nations art in an urban forest while providing a space for healing stories for first nations who survived Residential Schools? What a vision!</b></p>	<b>X</b>
<a href="#">Section 5:</a> p. 25	<p>“Protect regional Green and Blue Space: The plan also provides policy guidance to the development of an urban Forest Master Plan, and gives policy consideration to the ecological services performed by natural systems.”</p> <p><b>FYI: <u>Vancouver has an Urban Forest Plan</u> that likely does not cut down an already existing urban forest to put up a concrete jungle!</b></p>	<b>X</b>
<a href="#">Section 9:</a> pp. 78, 79	<p>Parks, open spaces and recreational facilities serve many different uses in an urban environment. They help to improve the livability of densely developed areas, enable active lifestyles and personal health, provide spaces for respite and contemplation, highlight historic and cultural landscapes, and provide indoor and outdoor gathering places.</p> <p><b>Exactly!</b></p>	<b>X</b>
	<p>9 (c) That parks, open spaces and facilities contribute to the enhancement and restoration of ecological functions. <b>So why destroy an urban forest?</b></p>	<b>X</b>
	<p>9.3 Seek opportunities to partner with other levels of government, private industry, school boards, community agencies and individuals to acquire or gain access to land for park and outdoor recreational use.</p> <p><b>FYI: You could negotiate with the Art Gallery and provide an alternative area for the developer to reap profits without destroying an urban forest!</b></p>	<b>X</b>
	<p>9.5 recognize the city’s recreation system as a vital part of the regional network of parks, open space, trails and recreational facilities.</p>	<b>X</b>

	<p><b>So tell me again why would we destroy an urban forest to replace it with a concrete jungle?</b></p>	
	<p>9.6 Cultivate partnerships with community organizations, the private sector, other levels of government and the public to enhance the long-term sustainability and viability of parks and open spaces</p> <p><b>FYI: The Art Gallery can expand into this space and support this section of the OCP!</b></p>	X
<a href="#">Section 10</a> : p. 83	<p>“Overall, the urban forest – both native and introduced – has declined over time, and only 18% of Victoria is currently well or heavily treed.</p> <p><b>So why blast a heavily treed area and replace it with little trees, shrubs and rooftop gardens?</b></p>	X
<a href="#">Section 12</a> : p. 95	<p>“Develops and maintains a comprehensive greenhouse gas inventory that measures, analyzes and reports on emission levels in the community and evaluates the progress toward reduction targets on a routine basis”</p> <p><b>Did you know that according to a <a href="#">Boston University Report</a>, tall trees help with reducing greenhouse gases?</b></p>	X
<a href="#">Section 8</a> : pp. 68,69	<p>“Victoria’s compact built form and the presence of large historic areas contribute to sustainability by providing efficient land use patterns, a built environment that can be navigated on foot or by bicycle, and conservation of cultural and heritage resources with value for present and future generations.”</p>	X
p. 75	<p>“Define streets as public space by respecting building height ratios proportionate to street width as shown in Figure 13, framing streets with a combination of building forms and tree canopies as appropriate and as may be further detailed in local area plans. Allow for variations in building frontage to street width ratios across the City to acknowledge special conditions and local context.”</p> <p><b>This proposal does not acknowledge local context because we have not had a chance to develop our local area plan. Building B should not be allowed in a Traditional Residential zone.</b></p>	X
p. 77	<p><b>8.61</b> “encourage private landscaped gardens in Development Permit and Heritage Conservation areas to contribute to Victoria’s identity as a city of gardens.”</p> <p><b>The removal of the Rose Garden that was on the property does not support this part of the OCP.</b></p>	X
	<p><b>8.62</b> “Develop and maintain a policy to identify and conserve heritage cultural landscapes on public and private lands”</p> <p><b>The removal of historic and protected trees in this proposal goes against this section of the OCP.</b></p>	X

	<b>8.62.1</b> “Seeks to determine the heritage value, character and special features of cultural landscapes”	<b>X</b>
<a href="#">Section 13</a> : p. 102	<b>13.34</b> “Promote a diversity of housing types to create more home ownership options such as multi-unit developments, the creation of small residential lots, street-oriented fee simple row-houses and other housing forms consistent with the guidelines in Figure 8.”	<b>X</b>
<a href="#">Section 14</a> : p. 108	Strengthen the appeal of Victoria to tourists and other visitors in ways that enhance the community including:  14.31.1 Accessible transportation to and within the City;  14.31.2 A high quality of amenities, services and events;  14.31.3 An attractive and vibrant waterfront; and,  14.31.4 Character areas in the Downtown and other neighbourhoods  <b>How does this proposal with its luxury condos attract tourists in a character neighbourhood?</b>	<b>X</b>
Sections <a href="#">15</a> , <a href="#">16</a> , <a href="#">18</a> , <a href="#">19</a> , <a href="#">20</a>	<b>I am getting really tired here... let your Director of Planning guide you through these sections.... It is really his job to help you understand how proposals do or do not comply with the OCP.</b>	<b>X</b>

**The OCP matters to all of Victorians. Do you agree?**

Lynnette M. Kissoon

## Lacey Maxwell

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**From:** Mary Douglas Hunt [REDACTED]  
**Sent:** December 11, 2017 1:58 PM  
**To:** Victoria Mayor and Council  
**Subject:** To Mayor in Council

Hello...I believe Abstract Development wants to build to the max for profit. In Oak Bay, it was voted to put an overbuilt condo project, The Bowker, into a neighbourhood. There has to be a limit for what developers can do. So many residents wrote letters and came to the meeting to speak against this. No matter. Our mayor and his council members who are pro development pushed it through. There is much anger in our community. Residents do not seem to matter. Mike Miller and his team come across with a real sales job and make everything sound wonderful. Well it will be wonderful. For him and his wallet.

Question...would you want this Victoria project next to you? Yes? Well then vote it in with a clear conscience. If not then you have your answer as to what you need to do to serve the people you represent...Mary Douglas Hunt

<http://www.pentrelew.com>



December 11, 2017

Re: 1201 Fort Street/1050 Pentrelew REZ00525/DPV00035

Dear Mayor and Council:

The RNA wishes to go on record as supporting the neighbours in their continued opposition to this proposed rezoning. They are correct in that the proposed development is significantly incompatible with the OCP vision for the Fort Street Corridor, and that the infliction of profound change in the neighbourhood immediately in advance of the Rockland Local Area Planning process is inappropriate.

Although alterations have been made to the townhouse complex and some adjustment has been made on Building B to the transition to the south, fundamental issues - such as the massing of both buildings A and B - remain. A review of the Nov. 15/17 Plan Revision, South East Elevation p.10) clearly shows the unacceptable massing against the westerly skyline that will be inflicted upon the neighborhood. Six stories is an unreasonable height for the neighbourhood to be forced to absorb.

The core question remains: does a dominating bulk of six storeys fronting on Fort respond to the City's mandate to "conserve the heritage value, special character, significant historic buildings, and features and character of this area" and complement the "clusters of high quality examples of Italianate, Gothic Revival, Second Empire and Edwardian Vernacular-style houses between Cook and Ormond Street"? (OCP p.10)

The RNA continues to denounce what will inevitably be the loss of most of the mature trees on the site. This is the last significantly treed site on the Fort Street Corridor. While effort has been made to maintain a treed frontage on Fort, the removal of ten by-law protected trees and the jeopardizing of many more by blasting is unconscionable.

This proposal does not enhance the neighbourhood and should be unequivocally denied. The neighbours have put forward a reasonable compromise which includes affordable housing, respects current zoning, and allows for a fair increase in density. True citizen engagement and regard for neighbourhoods would expect that this is the way to move forward.

Sincerely,  
Janet Simpson, President

## Lacey Maxwell

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**From:** susan [REDACTED]  
**Sent:** December 11, 2017 6:43 PM  
**To:** Victoria Mayor and Council  
**Subject:** Proposal of 1201 Fort Street

I am a longtime resident of the Rockland Neighbourhood and a neighbour of this property which has some beautiful trees that are in their adolescence or their prime. I think it is unconscionable to consider the removal of any of our urban forest which we will need for our future environment.

I consider this proposal far out of range for height, site coverage, setbacks and parking of our neighbourhood plan. I am also concerned about the possibility of short-term rentals of these units. We really do have sufficient lodging available for tourists here.

Sincerely,  
Susan Bartol-Drinker  
1330 Rockland Avenue

## Lacey Maxwell

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**From:** SANDRA MELNYK [REDACTED]  
**Sent:** December 11, 2017 7:24 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St

Dear Representatives of Victoria,

I live at 1039 Linden Ave and will be the recipient of at least 3 years of ongoing blasting, then building and finally saying goodbye to the trees and peaceful view I bought so many years ago. I have attended at least 10 community meetings listening to pros and cons about the 93 condos and 10 townhouses that Abstract is trying to build in my backyard. They stated how much they care about our opinions and did make some adjustments which turned out to be one less floor height for building B and 2 less townhouses along Pentralew. I realize that a complete re-do was done to make the site more appealing but it remains just too high in density for the size of the land and how it fits in with the rest of this lovely area of Rockland. I will be looking directly into a massive wall of bricks!!! Please help our cause by not voting for this huge , overdone , expensive endeavour.

Thank you for your consideration . Sandra Melnyk, 402-1039 Linden ave.

Sent from my iPad



## Lacey Maxwell

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**From:** Bill Birney [REDACTED]  
**Sent:** December 11, 2017 9:57 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal

This outlandish proposal is before council yet again, now in its third version.

City staff and the developer have done a great deal of detailed work to improve the second proposal. Unfortunately they have been fiddling with details rather than addressing the overall problem.

The amount of floor space that the current zoning **allows** is 6,253 square meters.

The amount of floor space possible under the most wildly optimistic interpretation anticipated by the Official Community Plan is 10,126 square meters ... 62% more.

The first application was sent back for revision.

The applicant actually increased the floor space in the second proposal. The corporation applied for 10,898 square meters ... 74% more.

The second application was sent back for revision.

Now, in the third application, the corporation wants 10,219 square meters, still over by 63% .

You are all well aware of the other negatives to the proposal, such as large high towers, and lack of affordable housing components *onsite*.

There is nothing to stop you from calling another public meeting to review the proposal. Do it.

William L. Birney

Victoria

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

RECEIVED  
DEC 10 2017

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 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.

[ ] Please come out & "Walk" the planned development  
& area around the Gallery.

Name: Elvira Sentes

Address: 1458 'B' Thurlow Rd.

Date: Dec. 2 / 2017

Email Address: 

## Lacey Maxwell

---

**From:** Anthony Danda [REDACTED]  
**Sent:** December 12, 2017 5:08 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:** Rezoning application REZ00525 1201 Fort Street / 1050 Pentrelew Place

Dear Mayor and Council:

I will keep my comments about the subjected application brief.

- I oppose the latest application.
- Building A and B are too high.
- The requested density is too much.
- The applicant has not met fully either the letter or spirit of Council's motion from the last CotW, particularly Building B.
- The voluntary contribution by the applicant is an affront to every citizen of Victoria. How can the city streamline the development process without also accelerating the revision of the archaic CAC policy? The optics for this application is that the city is giving a huge amount of density, which translates to a lot more profit for the applicant, and a pittance to the citizens. How can this happen? By allowing this application to proceed the city is saying to the citizen that they will give substantial financial benefits to a developer without adequate compensation.
- I respectfully ask council to address the following concerns with Development Services' report in CotW:
  - The report only points out where the applicant has addressed the motion, not where he has not. Why doesn't the report contain this information?
  - The report appears to disregard the existing zoning in its assessment and takes as its baseline zoning that is not yet approved. Shouldn't the report be based on the existing zoning so council understand the full impact of the rezoning and variances?
  - Where do we find in Development Services' report a clearly articulated demonstration of hardship or the need for these amendments? On 08-Dec-2017 the Times Colonist ran a story about Greater Victoria being near an all-time record for housing starts, the majority of which are in the city of Victoria. I still haven't seen an response questioning the dubious claims by Jonathan Tinney's in the press about the overwhelming need to build. The math doesn't work. And these decisions should not be done on emotion or assumptions.

Thank you,

Anthony Danda  
1075 Pentrelew Place

**From:** Adrienne Holierhoek [REDACTED]  
**Sent:** December 12, 2017 9:46 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development Proposal

December 12, 2017

Dear Mayor Helps and City Councillors,

We are Rockland neighbourhood residents and homeowners of 1244 Wilspencer, located across the street from the Abstract Development proposed development for 1201 Fort Street and 1050 Pentrelew Place.

We have many concerns over the impact this development proposal would have on our heritage neighbourhood, and the many variances from the Rockland Community Plan that would be needed for this development to go ahead.

Of primary concern is the scale and density of the proposed development and its impact on heritage nature of the neighbourhood as well as traffic and parking in the area.

The height and set back variances are unacceptable and make these new additions to the neighbourhood obstructive and overbearing, from either the overall viewsapes at the disappearing tree canopy or the pedestrian experience at the street level.

The increased population in this small corner of Rockland will be greatly changed from a small, cul de sac-style road into a busy through-fare for over 200 more residents, significantly effecting traffic on Fort Street, Rockland as well as Pentrelew Place. Currently, exiting on to the Fort Street corridor is already challenging in the morning -- this will only get worse and force traffic flow into smaller streets near by adversely effecting the Rockland and Cook Street intersection, which is already problematic.

The variances to decrease required parking spaces for the development, for both residents and visitors, will significantly increase the need for street parking. Current residents already struggle to find street parking for guests or their own vehicles. Community organizations, like the Art Gallery of Greater Victoria and Langham Court Theatre, have been excellent and respectful neighbours. They rely on street parking in the neighbourhood and, for my tax dollars, I would much rather see these not-for-profit organizations (that service the entire region) benefit from extra parking than Abstract Development who (as a for-profit entity) should be responsible for designing within the limits of the zoning and community plan.

We urge you, our elected representatives as Mayor and City Councillors, to listen to the concerns of area residents, where we feel the developers have not.

We understand that density is important for our community to grow, but we feel that this development is not only contrary to our city's own bylaws and our neighbour community plan, it will significantly erode an important heritage neighbourhood that is a special place for residents and visitors.

Submitted respectfully  
D'Arcy Green & Adrienne Holierhoek

## Lacey Maxwell

---

**From:** Alnoor [REDACTED]  
**Sent:** December 12, 2017 3:53 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort st Victoria BC.

Dear Mayor and council,

I would like to offer my support for sustainable development in Victoria.

- Victoria needs to increase density in the right locations, which this is
- Walkable to downtown, major vehicle, bus and bike route
- Stepping down from Fort to Penterlew is done very tastefully
- Increasing height and shifting density around to save trees is valuable to the community
- Design is tasteful and will compliment the heritage buildings in the area
- Economics 101: more supply equals less demand, therefore creating affordable housing

Sincerely,

Alnoor Lakhani  
219 Howe street

Brian Gregg  
2104 Quimper Street  
Victoria, BC V8S 2H6  
Mobile: [REDACTED]  
Email: [REDACTED]

December 11<sup>th</sup>, 2017

Dear Mayor and Council,

I am reaching out to you today as a part-time resident of Victoria, (who is looking to become a full-time resident!), to express my support for Abstract Development's proposal at 1201 Fort Street.

I am currently splitting my time between Vancouver and Victoria, looking for opportunities to bring my young family back to Victoria. Until recently, I was not well informed about Abstract's proposal for 1201 Fort Street. However, I recently had a conversation with a member of the Rockland community who was in opposition to the project. The conversation raised my concerns and formed the impetus for me to investigate further. I reached out to Abstract Developments, who were very happy to discuss the details of the project with me, as I wanted to have the facts before weighing in and expressing my opinion to council.

After meeting with Abstract, I left with a strong level of comfort that this project is in fact, exactly what Rockland needs. The project is generally consistent with the intent of our Official Community Plan and thinking about it logically, is an excellent location for density to be added to one of our established neighbourhoods. The site is a prime candidate for additional density; located along a major arterial road, within walking distance of the Downtown core. Not only does it present an excellent opportunity for my family to find new housing that will suit our needs, the project offers an array of housing options that would seem to suit downsizing Rockland residents that wish to stay in the community.

I think it will be fantastic to see more residents in our neighbourhood supporting the growing number of businesses along Fort Street as well as a beautiful new building in this forgotten location. In my opinion, the height and size of the buildings (which was been raised as a concern), is sensitive to the adjacent residents, with density located in logical places on the site. This is exactly the type of development we should expect to see in 2017. Obviously we will never satisfy everyone in our City with regard to design, but it is my opinion that this is a great looking project, that Abstract has modified to try and satisfy the directly impacted neighbours. In the end it will refresh an abandoned church site and provide substantial benefits to the community by way of an increased tax base, DCC fees, the retention of mature trees and the creation of a new public walkway.

In the end, I hope that Council will have the foresight to support this project, as it represents exactly what Rockland and the broader community needs in order to support the growth our community is experiencing. We can choose to put our head in the sand and let Langford and the Highlands take the growth or we can stand up for what is right and support projects that strive for something greater in our community. I strongly encourage you to advance this project to a public hearing.

Thank you,

*Brian Gregg*

Brian Gregg

## Lacey Maxwell

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**From:** Brad Martin [REDACTED]  
**Sent:** December 12, 2017 2:10 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St Letter of Support

Dear Mayor and Council,

Victoria is in desperate need of housing. Furthermore, this application has been sent back by council multiple times for refinement and has received a very positive report from the planning staff at City Hall addressing height, setback, density and the contribution to the heritage corridor along Fort St. I believe this project is ready to be heard at Public Hearing and should be passed for the betterment of Victoria over the course of the next 70-100 years.

Should the city stall in approving quality developments, such as this, it will be further driving the prices of homes up, pushing affordability more and more less attainable.

Sincerely,  
Brad Martin  
1773 Albert Ave.  
Victoria, BC

Sent from [Mail](#) for Windows 10



FORT ST.  
VANCOUVER TO COOK ST

VANCOUVER

BUILDINGS	
STOREYS	#
6	1
4	3
3	3
2	10
1	4
	21

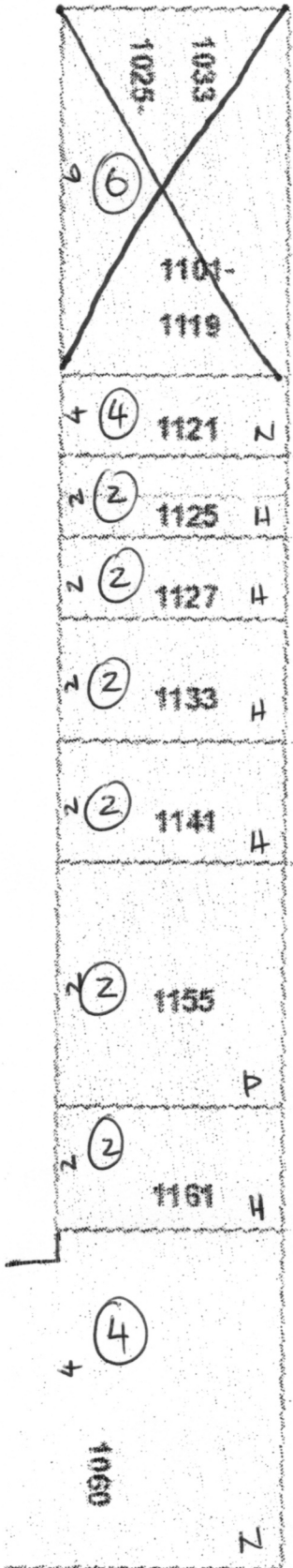
1031	1051
(4)	1007 W
(4)	1011 W
(2)	1014 1015 N
(2)	1017-21 P
(2)	1024 1023 H
(2)	1025 H
1030 (2)	1031 to 1037 N
<del>1050</del>	<del>1057 to 1063 W</del>
6	
(2)	1071
1080	to
1082	1083 P
(2)	1089 W
(3)	1030 W

FORT ST.

1006	(3) W
1010	(1) P
1012	(1) P
1016	(2) P
1022	(4) N
1026	
1028	(2) H
1030-36	(1) H
1038-40	(2) P
1044-48	(1) P
1084-90	(3) N
1106	

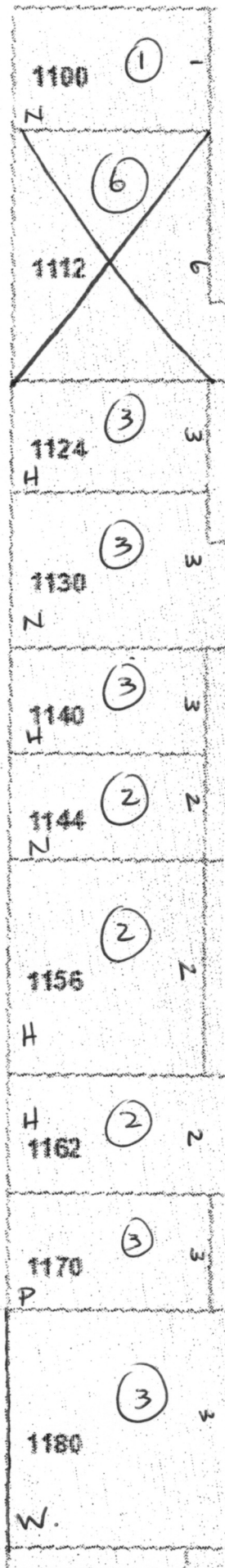
COOK ST.

COOK ST.



LINDEN  
AVE

FORT ST.

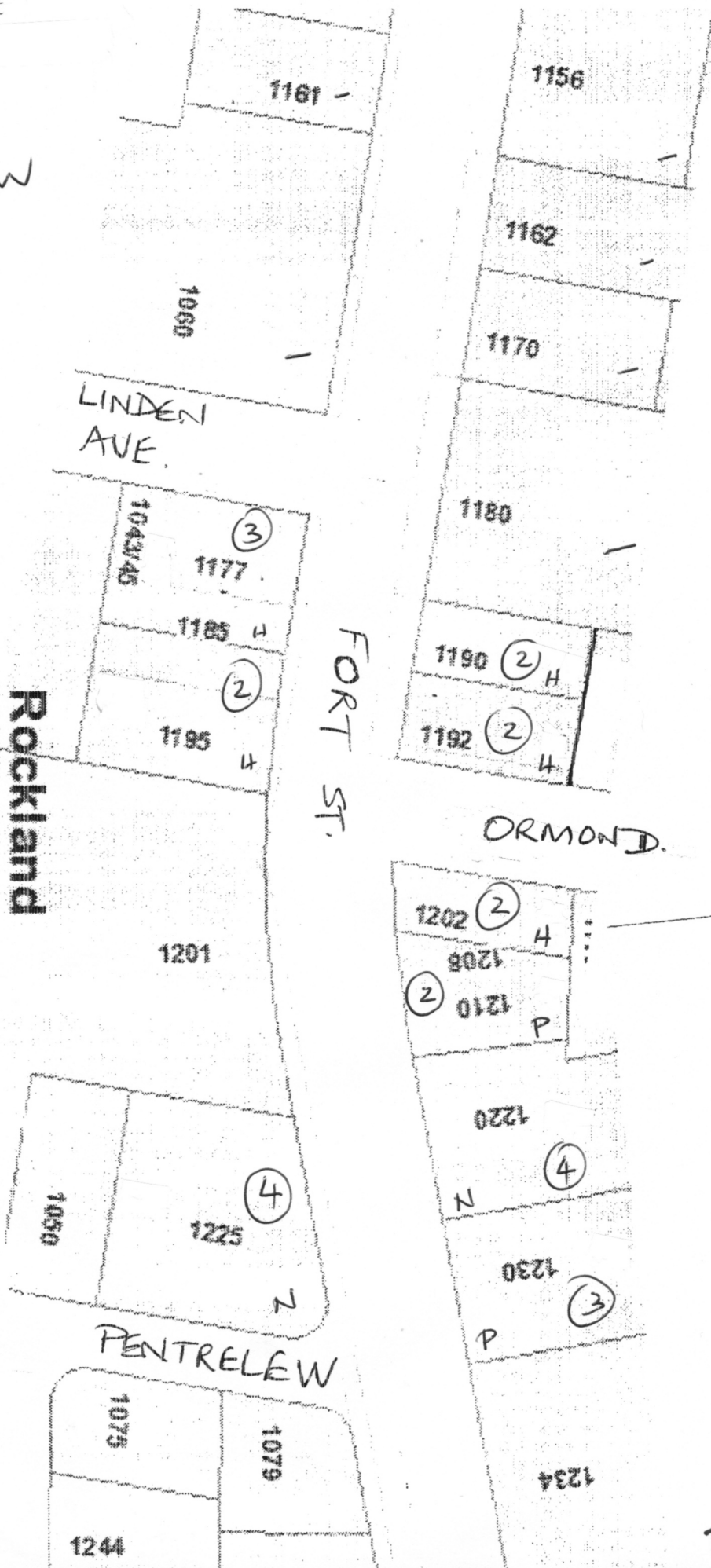


FORT ST  
COOK ST. TO  
LINDEN AVE

BUILDINGS	STOREYS	#
6	2	
4	2	
3	5	
2	9	
1	1	
		19.

FORT ST  
LINDEN AVE  
TO PENTRELEW

BUILDINGS	
STOREYS	#
6	0
4	2
3	2
2	5
1	0
	9



# FORT ST

PENTRELEW  
TO FERNWOOD

## BUILDINGS

STORETS	#
6	0
4	1
3	0
2	6
1	3
	10

PENTRELEW

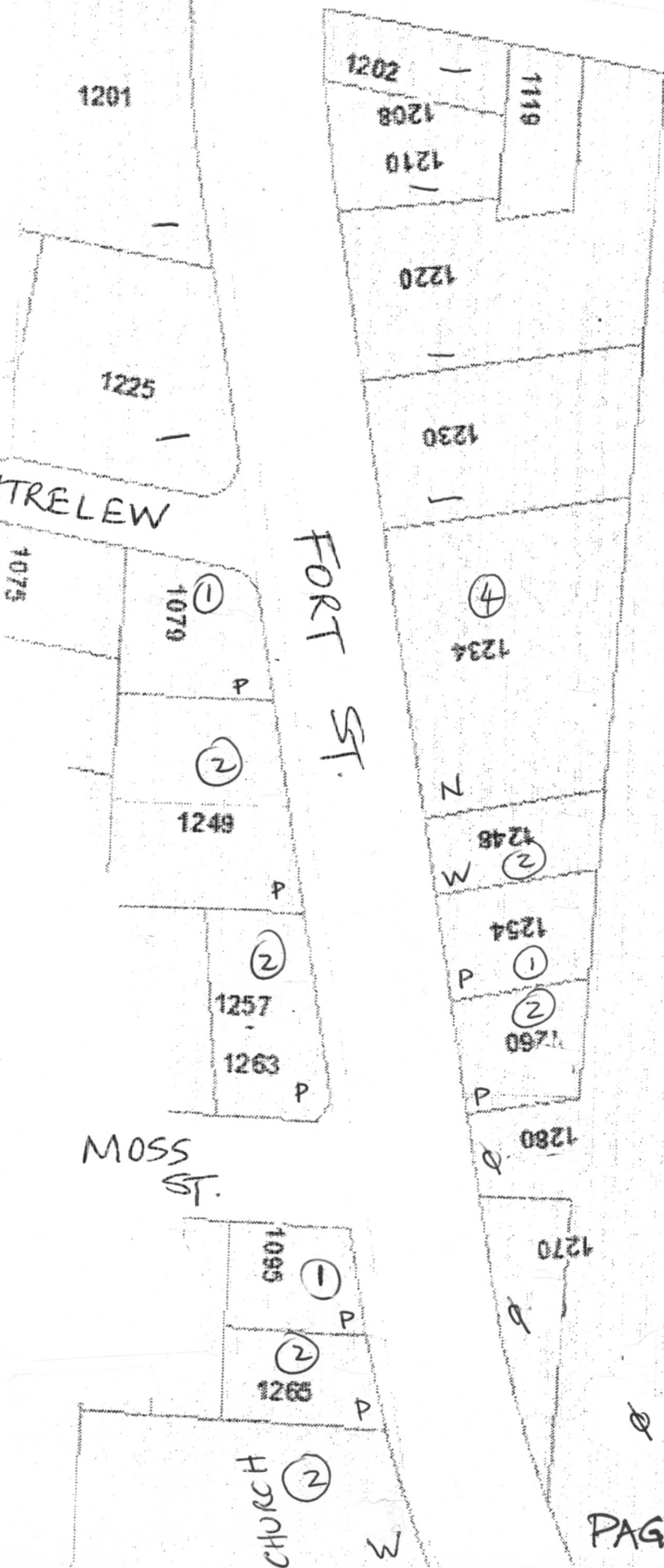
FORT ST.

MOSS ST.

CHURCH

CENTRAL MIDDLE SCHOOL

PAGE 4



**Lacey Maxwell**

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**From:** Don Cal [REDACTED]  
**Sent:** December 12, 2017 12:41 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development Proposal

Mayor and Council

Victoria, BC.

December 12, 2017

**1201 Fort Street / 1050 Pentrelew Place Development Proposal**

**Dear Mayor and Council**

I have been doing some research into how other cities in British Columbia do business with Developers because I am not sure that City Staff is properly looking after our best interest.

**Community Amenity Contributions.**

At the first proposal's COTW the Mayor and Council were informed by Planning Staff that there is no Land Lift in this proposal, that there is no increase in value to the property when the zoning is changed. In effect, the City will not gain anything financially because the developer does not gain anything when the zoning is changed. The land is worth exactly the same. For most of us, this defies common sense. It also begs the question as to why the developer is even bothering to change the zoning if there is nothing to gain.

Well, why don't we assume for a moment that the developer is not an idiot. I do not think he is. Then, why does he want to change the zoning? There is something to gain. Simply put, rezoning will allow the developer to build more 'living space' on the land. And, the more that can be built on it, the more money there is to be made. By increasing the density, the developer is, in essence, creating 'more land' on which to build.

And, even more interestingly, the greater the amount that can be built on the rezoned land, the lesser the cost of the original parcel of land purchased becomes compared to the housing units created. If the land costs \$100,000.00 and you build 2 housing units on it, the land cost for each is \$50,000. If you build 5 housing units on it, the land cost becomes \$20,000 each.

**WHAT IS THIS COMMUNITY AMENITY CONTRIBUTION (CAC)?**

CACs are a voluntary financial contribution made by an applicant to a municipality at the time of rezoning of a property to assist with offsetting the burden of the development on the community. CAC programs typically apply only to new residential density created as part of development. Many Metro Vancouver municipalities have CAC programs, each of which varies in terms of some of the details of how it is applied. These funds are used to build and expand park space, libraries, childcare facilities, community centres, transportation services, cultural facilities, neighbourhood houses, affordable housing.

Other jurisdictions calculate the CAC on the actual amount of residential floor space built over what existed prior to the development. Very straight forward, very easy to understand. In the most open and straight forward cases, the CAC is a standard amount per square foot of new build.

Here is what we should be charging based on \$5.00 per square foot, if we charged based on the actual building done. I have used the residential gross floor space in the proposal less the floor space in the house at 1050 Pentrelew to find the net New residential floor space. (All my figures are approximate and are used for illustrative purposes only.)

### **Community Amenity Contribution (CAC)**

Buildable	Credit for Existing	Net New Buildable	Rate	CAC
10,156 sq m	275 sq m	9,881 sq m	\$ 53.75	\$531,103.75
Bicycle Storage		259 sq m	\$ 53.75	\$13,921.25

### **BONUS DENSITY**

Density bonusing is used as a zoning tool that permits developers to build more floor space than normally allowed, over the current zoning, say, in exchange for amenities and affordable housing needed by the community. Amenities can be community centres, libraries, parks, childcare centres, affordable housing and more. Often, the simplest formula for the contribution is to use the cost of the land multiplied by a discounted rate of 50%.

**Cost of land \$7,800,000.00 divided by 7,850 m = \$994 per sq m x 50% land value. (\$497)**

Buildable	Zoned Density	Extra Density	Rate	Bonus Density
10,156 sq m	6,153 sq m	4003 sq m	\$497.00	\$1,989,491.00
Bicycle Storage (never forget)				
259 sq m	0	259 sm m	\$497.00	\$ 128, 723.00

(Here is the selling price of a comparable property in today's market at #403-1033 Cook St in the as yet unbuilt Black & White. \$799,900 for 105 sq m = \$7,609.00 per sq m or \$708 per sq ft)

The price of \$700 per sq ft is probably close to the selling price of 1201 Fort Street proposal, less for the bottom floors and higher for the top floors and the penthouses. This predicts a selling price in the range of \$76,000,000 for the development.

(10,156 sq m x 10.75 = 109,177 sq feet. Multiply this square footage by \$700 is \$76,423,900.00)

The Bonus Density of \$2 million (including Bicycle Storage – never to be forgotten) is about 2.6% of the total selling price – the City's share of the 4003 extra square meters awarded the developer by the rezoning. (4003 sq m x 10.75 = 43,032 sq feet. Multiply this by \$700 for an extra income of \$30,122,400.00) Of course, you have to remember, that the bulk of this extra density will be on the higher floors, which will net the developer an even higher gross income than stated here.

These two contributions of \$2.5 million for pre-determined amenities given to the community will earn an extra \$30 million for the development. This \$2.5 million will build a lot more affordable housing units than the \$250,000.00 penalty the developer would have had to pay (in the last proposal) if he failed to build 10 'affordable' units somewhere else at sometime in the future, This \$250,000.00 is the major amenity the

developer is offering to make this proposal happen. It is 10% of the level of contributions in the Lower Mainland. The offer of \$250,000.00 is a third of 1% (.00333) of the selling price of the project.

I started this letter with the premise that the developer was not an idiot. And, you can see just how savvy he is. I have the greatest respect for this developer. In contrast, our City Staff is proud to have negotiated an affordable housing contribution of 10 units (the \$250,000.00 penalty appears to have disappeared in this proposal) while they are happily unaware of the \$2.5 million that has slipped through their hands. It boggles the mind to realize how much is slipping through our 'municipal' hands in regards to development because we do not apply the CAC and Density Bonus in the same manner as other B.C. cities. And, remarkably, applying these contributions has not slowed down building in the lower mainland, nor is it cited as a reason why prices there keep rising so quickly. (The major reason for the increase in prices is because investors and speculators dominate the market, without effective regulation on the demand side.)

Why does the City of Victoria not calculate the CAC and the Density Bonus as other jurisdictions in British Columbia? Why do we leave so much on the table when we negotiate with developers? There is no shortage of development in the Lower Mainland, where these voluntary contributions are commonplace. Why are we impoverishing ourselves?

The Development Proposal for 1201 Fort Street could easily net the City \$2,500,000.00 if the CAC and Density Bonus were properly calculated on the real value of what exists now, on what the current zoning allows and on what the Developer wants to build.

All of this leads me to strongly suggest that you should follow the best advice given to you by staff to **decline this application** at the Committee of the Whole on Thursday, Dec. 14, 2017.

Thank you for reading my letter.

Don Cal  
1059 Pentrelew Place

## Lacey Maxwell

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**From:** Don Cal [REDACTED]  
**Sent:** December 12, 2017 12:11 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development Proposal  
**Attachments:** Fort 1.pdf; Fort 2.pdf; Fort 3.pdf; Fort 4.pdf

Mayor and Council

Victoria, BC.

Dec. 12, 2017

### 1201 Fort Street / 1050 Pentrelew Development Proposal

Dear Mayor and Council:

Are we getting ahead of ourselves in building such density along this heritage corridor when so many of the buildings along this Fort Street corridor are below 4 storeys in height? At least 37% of the buildings along the five blocks from Vancouver Street (downtown) to Fernwood Road, will be available for redevelopment in the short-term as they are poorly kept, run-down, definitely past their useful life without major investment, or outright redevelopment. This does not begin to count all the other properties in the near vicinity on other main streets that are candidates for redevelopment. There is no lack of potential for building density without the complications that this property presents both to the developer and the neighbourhood.

Further, along this five block stretch, there are only three 6-storey buildings and only eight 4-storey buildings. The 48 other buildings are 3 storeys and below. The development for 1201 Fort Street would predominate even on the commercial downtown block (Vancouver to Cook) of this corridor as there is only one other 6-storey building in this block (The Mosaic). The massive building proposed by Abstract will stand out like a sore thumb in the middle of the heritage corridor.

The other two 6-storey buildings, are the Eleven Twelve where BC Ferries used to be, and the yet-to-be built Black and White Condominium at the corner of Cook and Fort and are more than two blocks away at the bottom of the 'Pentrelew' rise. The combination of building height (2 storeys higher than any other), and its location at the highest point before the bend in the road will accentuate everything that is wrong about this proposal – for the next 50 years!

City Block	Page	Buildings	6 storey	4 storey	3 storey	2 storey	1 storey
Vancouver to Cook	1	21	1	3	3	10	4
Cook to Linden	2	19	2	2	5	9	1
Linden - Pentrelew	3	9	0	2	2	5	0
Pentrelew-Fernwood	4	10	0	1	0	6	3
Totals		59	3	8	10	30	8
Percentage of Total		100%	5.10%	13.56%	16.95%	50.85%	13.56%



How long will it take for the rest of this street to get to 4 storeys or higher? Probably about 30 to 40 years. How long will it take for the rest of the street to catch up to the mass and height of this proposed development? They probably never will. This 6-storey monolith will predominate for our lifetimes.

The rest of the street in the heritage corridor will never get to 6 storeys. There are only two potential candidates across the street. Both are on small footprints surrounded by heritage properties or newly built condominiums – which are at least 30 to 40 years away from redevelopment. Again, 1201 Fort Street is a bad location for this mass and size of development. At 6 storeys it overpowers Pentrelew. At 6 storeys it will also over-power the entire Fort Street corridor, being one of the four 6-storey buildings (out of 59 buildings) on the street. And, it is at the highest vantage point emphasized by the bend in Fort Street at this juncture.

It would be a bad long-term decision for our city to eliminate the only large open property with mature trees along this street in the middle of the heritage corridor to replace it with a massive 6-storey modern building of non-descript nature and function. Now, if this were a building of some importance, say the Art Gallery, or a Theatre complex, this setting would only serve to accentuate everything positive that people appreciate about Victoria. But, you are asked to spend this legacy of mature trees and open space to build a complex of drab luxury condominiums. What a waste. What a poor planning decision! This does not live up to the aspirational qualities of the OCP. This is a very poor choice for the future of Victoria and for the neighbourhood.

Many other properties will become available at other points along this corridor in the short term of 5 or so years, if this building boom continues. (An assumption that has bankrupted many.) It is far better to spend our energy, time and talent rebuilding these spent properties than destroying the richness and wealth of ‘Pentrelew’, the homestead of one of British Columbia’s most notable pioneers.

There are 48 properties below 4-storeys of which at least 18 properties are outside of the Heritage corridor (either in the downtown portion or above Pentrelew) that will be available in the short-term for redevelopment. They are poorly kept, run-down, past their useful life. That is 37.50 % of the available stock. It would be a benefit to everyone if they were redeveloped as they become available over the next few years.

Height	Total		New	Working	Heritage?	Potential
1 Storey	8		1	0	1	6
2 Storey	30		2	4	13	10
3 Storey	10		2	4	3	2
Total	48		5	8	17	18
Percentage	100%		10.42%	16.67%	35.42%	37.50%

The rest (62.50%) are probably not going to become available for redevelopment in the near term for three broad reasons. The rest of the upper Fort Street corridor may only reach 4-storeys, given how small their footprints are and because so many of them will stay long-term for these reasons:

- 1) newly built condominiums,
- 2) earning income and well-kept,
- 3) Heritage or kept as Heritage by their owners.

Economically it makes little sense to redevelop buildings that are newly built and well-kept. One could easily expect these buildings to last 50 years or more. Then there are the Heritage properties that present problems for

redevelopment. Some of the buildings in this category are not official Heritage properties but kept by their owners as if they were. There is potential for some of this unofficial group to become available for redevelopment in 20-30 years. But, they are all on small footprints. And, of the third group of working buildings that are well kept although older, the owners keep re-investing in them to maintain and improve the steady income they generate. Few, if any of these will be available for redevelopment in the next 20 – 30 years.

What does this mean for the proposal at 1201 Fort Street? It will stand out as poorly suited to the corridor, especially the Heritage section. It will be surrounded by Heritage properties for the next 30 or so years. The smaller condominiums that already exist nearby on small lots, will last another 40 to 50 years. The two small unconnected lots across the street are surrounded by buildings that will last another 40-50 years. This will ensure that they stay small when they come up for redevelopment in the probable short term.

Does council really want the proposed development at 1201 Fort Street to be the dominant building along the corridor? It will be the one that overshadows all the others for at least 30 to 40 years. It will become the landmark of the area. What a mistake this would be! It is even worse to sacrifice this Urban Forrest for such an island fortress that dominates but does not fit into its surroundings, both along Pentrelew and on the Fort Street Heritage Corridor. Trees can hide a multitude of design sins, but the five 4-storey Garry Oaks that may survive the building process will not hide this 6-storey monster. Nor, will they prosper when their access to sunlight and wind is curtailed by the new buildings.

By contrast, there will be other opportunities to populate the corridor in the next 5 years by rebuilding older buildings along these 5 blocks., outside the Heritage corridor. At least 18 buildings are long past their useful life. Many are in the downtown portion of Fort Street between Vancouver and Cook Street, where density is easily possible.

Over the last 19 months we have tried hard to convince the developer to make the buildings in this proposal smaller, less massive, less dense, less tall, so that they complement the neighbourhood, not dominate it. But, it has been to no avail. There are no contextual drawings showing the adjacent buildings of the property to demonstrate the size and relationship of the proposal to the neighbourhood. There has been no 3-D model to demonstrate how out-of-context this development proposal is to its neighbourhood. These are important and necessary tools to allow everyone to see how out of context this proposal is.

This development proposal has been designed with only one concept in mind: an FSR as high as possible. This is why it fits its context so poorly. This building complex has been designed by an accountant. This is why our comments and suggestions over the last 19 months have not been met with any meaningful compromise. This is why the designs are being promoted with an FSR of 1.29:1 when, in reality, the FSR is 1.33:1 Even the amount of square footage given is not accurate.

The City Staff has given you, our elected Representatives, two options: to forward this proposal to a Public Hearing or to decline it. After two failed attempts to get this proposal past your considered judgment, this third proposal is little changed. Now, the developer has given you an opportunity to decline it. You must know by now that the developer is not interested in making it any better. Public input has not altered the numbers. This is as good as it gets. And, what we are getting is not good. I urge you to take this opportunity to decline this proposal and make it possible to build a better future, a balanced one, for our City.

Thank you.

Don Cal

1059 Pentrelew Place.

Encl. 4 diagrams of the buildings along the Fort Street corridor. The number of storeys is circled; the 6-storey buildings are marked with an X. Each building is marked with the first letter of its possible classification.

**Lacey Maxwell**

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**From:** Donald Hamilton [REDACTED]  
**Sent:** December 12, 2017 1:27 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street/ 1050 Pentrelew Place

The ongoing drama that plays at the former Truth Centre has aroused an astounding chorus of concern. May you all find the strength to find in them a collective call for restraint, openness, and reason as you debate this proposal.

Yours respectfully

Donald Hamilton

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

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DEC 10 2017

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 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.

☒ as patrons of the Arts we are dismayed that the Arts - visual + performing are at risk for losing public attendance and therefore support.

Name: Frank + Brenda Jaglis

Address: 2034 Lorne Terr.

Date: Dec. 8, 2017

Email Address: 

Dear Mayor and Council,

Dec 12, 2017

I am writing you today as a born and raised resident of Victoria. I'd like to offer my support for Abstract Development's proposal at 1201 Fort Street.

I can really only offer my perspective as a Victoria native. I grew up in Oak Bay, where there is a lot of discourse about development, and I am quite happy to see that recently there have been some projects approved that will bring lovely multi-unit dwellings to the area. While I understand the opposition to a certain extent, it seems far too convenient for people to complain about preserving the integrity of their neighborhoods while not understanding that a balance can easily be found – because thinking that we can stay the same is not realistic. We have a housing problem here and it's not just for low income families. Even those of us that make great livings are having trouble finding homes in the neighborhoods we want to live in or where we have created our lives. I will make an assumption that many of the people in opposition to these types of development were lucky enough to purchase their homes 40 years ago, and do not fully understand the issues faced by young families trying to live and work in our beautiful community today. Often and as we all know, single family homes are not feasible here in Victoria, especially in the more "elite" neighborhoods.

My husband, 3 year old son and I are still living in our condo that we bought 10 years ago. Before that, we lived in a unit of a converted mansion in Rockland. The price of single family homes in Victoria are quite high, and we are quite particular about the areas we want to live in. We have chosen to keep our small family close to amenities and town in lieu of more space in the suburbs, because this is the lifestyle we value. We want to bike and walk to work and and be able to get around on two feet or two wheels as much as possible, hence our choice of location.

I wanted to know more about this particular project, so I reached out to Abstract Developments, and they were happy to provide me with context for this project.

After reading through the materials I was sent, I am now quite enthused about the project, and might even consider putting an offer in myself for one of the townhomes! I can't tell you how much I want to avoid moving to the suburbs. To me, It seems in line with our OCP (at least to my understanding of it), and it looks like a reasonable spot for adding some much needed density to Rockland. This project appeals to me as a person who already owns a condo but is looking for more space in a desirable area, and also to my in-laws who are looking to downsize from their 5 bedroom home in Oak Bay. I really REALLY love how walkable it is to downtown. That is lifestyle!

I don't WANT to move to Langford, where I could easily afford a big house with a big yard. I want to live, work and spend my time and money supporting our local businesses in the heart of downtown. For our community to thrive, we have to find ways to keep families within reach of our core.

I believe Council, especially the progressive council we have today, will have the foresight to support this project, as it is what the community needs in order to support the growth we are experiencing and continue to experience here in Victoria. I hope this will move forward.

Thank you,

Heather Oliver



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

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☐ \_\_\_\_\_

Name:

Joyce Kline

Address:

305 831 Dunsmuir Rd, Victoria V9A 5B9

Date:

Dec 4, 2017

Email Address:

[REDACTED]

## Lacey Maxwell

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**From:** kevin monkman [REDACTED]  
**Sent:** December 12, 2017 12:18 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fort Street former Truth Center Development

Greetings. My name is Kevin Monkman and I have been a Victoria BC Resident for the past 18 years. In my time here I have lived in James Bay, as well as downtown. Over the past 18 years I have seen this city grow in population, and I have seen it's skyline grow slowly but surely. It seems that past resistance to densification of the city is no longer prohibitive under the current political leadership. However, much of the recent development in Victoria has been situated between Blanshard and Wharf. This is not a bad thing at all, as the city clearly needs to densify, but this densification should not be limited to such a small core area. That doesn't mean new development needs emerge in the form of massive structures everywhere. Rather, smaller commercial/residential hybrids like the proposed Abstract Development at the former Truth Center, provide tasteful and necessary densification opportunities for our rapidly growing city. This proposal is situated perfectly for the type of densification that our city needs. It is within walking distance of the downtown core, it is near major bus routes, major vehicle routes, and the increasing city bicycle infrastructure. Not only that, but Abstract has a history of building tasteful buildings that both compliment and pay homage to the surrounding structures and history of the area, while bringing new architectural life into communities. Their developments are always a blend of history and modernism and this proposal seems to check all of those boxes. It is a shame to see a lot of this size and potential sit idle, while this city experiences a housing crunch. The Math seems to make sense to me: increased supply will lead to less demand, which will lead to a decrease in costs. I'm not exactly sure what the hold up has been, as this project seems like a perfect fit for the city, but I eagerly await its approval by city council and its completion by Abstract. I have no doubt that this project should be voted through by council and I just hope that the members see it the same way as I do.

Thank you for your time.

Kevin Monkman  
123 Simcoe St  
Victoria BC  
V8V 1K5



## Lacey Maxwell

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**From:** Madeline Ryan [REDACTED]  
**Sent:** December 12, 2017 12:49 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St. - Redevelopment

Dear Mayor and Council,

I would like to submit this email as my support for the redevelopment of [1201 Fort St](#) and the current proposal by Abstract Developments. Victoria is a growing city that needs to increase its density in the right locations. This site is a perfect fit for added density. The site is largely under utilized, is surrounded by multi-family buildings and is close to major transit routes.

The fact that Abstract is proposing to keep a large number of trees and plant many new trees is a wonderful way to keep the space green. I feel that this project will also enhances the heritage corridor along Fort St.

Please take this as my support and vote for this project.

Sincerely,

Madeline Ryan  
Oxford St.  
Victoria BC

## Lacey Maxwell

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**From:** Sylvia Mitbrodt [REDACTED]  
**Sent:** December 12, 2017 6:29 PM  
**To:** Victoria Mayor and Council  
**Subject:** Re: 1201 Cook St

I am one of the owners of 1320 Rockland Avenue and I support the new proposal for 1201 Fort Street. The style of the townhouses especially have a heritage look which fits into historical neighbourhood of Rockland. The site is suitable for redevelopment as it is on a major thoroughfare, Fort Street. The existing building on site is unattractive and has no heritage value. I also like the lighted pathway through the development.

Regards,  
Sylvia Mitbrodt

## Lacey Maxwell

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**From:** Susanne Wilson [REDACTED]  
**Sent:** December 12, 2017 3:24 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal/1050 Pentrelew

Dear Mayor and Council,

RE: 1201 FORT STREET/1050 PENTRELEW

I am writing again, in advance of Council's third review of this proposal, to express my strong opposition to this development.

It is of concern that Council's directives to the developer at the COTW on October 26th, 2017 have not been adequately addressed.

It is therefore difficult to understand why this proposal is being allowed to be heard at the COTW on December 14th, 2017.

Concerns:

- \* The developer has failed to address the height reduction and massing of the south building to provide a more amenable transition to the neighbouring properties and to address concerns of the extent to which this building would impact the privacy of the surrounding residences.
- \* The directive by Council to present an architectural style that will enhance the heritage character of the Fort St. corridor has not been addressed by the developer. Neither buildings are complementary to the surrounding neighbourhood and the building that fronts onto Fort St. is extremely out of proportion to the rest of the buildings in the Fort St. Heritage Conservation area.
- \* This development does not respect the OCP for this site, neither for the R1B zoning for the south portion of the property nor for the R3 AM -2 zoning for the northerly portion of the property thus this development proposal is entirely unacceptable for this site.

Thank you for your attention to the concerns of the Rockland neighbours regarding this development.

Susanne Wilson  
1377 Craigdarroch Road  
Victoria, B.C.  
V8S 2A8  
[REDACTED]

## Lacey Maxwell

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**From:** Vanessa Winn [REDACTED]  
**Sent:** December 12, 2017 2:56 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Proposal

Dear Mayor and Council,

I am writing to express my concerns about the redevelopment of the historic estate, Pentrelew. As a former resident of the area, I frequently return to enjoy Rockland's historic and cultural aspects. As an author who writes about local history, I believe it is important to preserve our heritage for future generations.

The proposed development is too large and too high for the area. It is not sensitive to the heritage and cultural appeal of Rockland, nor will it preserve our fragile Garry Oak ecosystem.

Thank you for your consideration of this important matter.

Sincerely,  
Vanessa Winn

#205 - 3230 Glasgow Ave.  
Victoria, BC

[REDACTED]

**From:** Anna Cal [REDACTED]  
**Sent:** December 12, 2017 8:58 PM  
**To:** Victoria Mayor and Council; Pam Madoff (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor)  
**Subject:** 1201 Fort/Pentrelew, COTW December 14

Hello,

The Planning Department seems to completely disregard the existing zoning, and takes as a base a new, NOT YET APPROVED ZONE. The Developer wants even more.

<https://victoria.civicweb.net/filepro/documents/118136?preview=138282>

Where do we find in the report the demonstration of hardship or the need for the rezoning of the stable, traditional neighbourhood of 100% single family houses to urban, and all these amendments on top of the new urban zone?

The report says:

***2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:***

Really? Let's look at those exceptions:

***a. increase the maximum height for Building A from 12.00m to 21.42m***

**Almost 100% increase!!!**

***b. increase the maximum height for Building B from 12.00m to 15.11m***

Maximum height is 7.6 meters, as Building “B”, south part of property, faces Pentrelew, local, non arterial road, designated by OCP as Ground Oriented buildings up to 2 storeys. Building “B” is more 100% taller then any house on Pentrelew!

***c. increase the maximum site coverage from 40% to 42.60%***

More green space to be gone.

***d. reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)***

30% decrease!

***e. reduce the south setback for Building B from 7.56m to 6.13m***

Decrease.

***f. reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure) 65 % decrease!!***

***g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen) 1200% decrease!!!***

***h. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)***

The set back must be 7 meters, almost 50% decrease!!!

***i. reduce the required parking from 120 parking stalls to 119 parking stalls j. reduce the required visitor parking from 12 stalls to 9 stalls. Just imagine the day when the Art Gallery has an event and Langham Court theatre has a show.***

Thank you  
Anna Cal

December 12, 2017

City Council, City of Victoria

#7, 1770 Rockland Ave

Victoria, B.C.

REFERENCE: ABSTRACT DEVELOPMENT PROPOSAL – 1201 Fort Street

We are writing to provide support to the above noted project. We have read a lot of the background information that has been provided by the Rockland Neighborhood Association, and I am concerned that projects that will enhance the Rockland Neighborhood are being discouraged because they require “change”. Earlier this year, my wife and I arranged to meet with the Abstract Development Project team to walk through the area to gain an understanding of the intent of the proposal. We had experienced a very positive relationship with Abstract Developments as they helped us restore our Historic Home -the Biggerstaff Wilson home. We had read that a change in land use was being proposed, and we wondered how the ‘change’ was going to be implemented. Being reasonably new to Victoria, we understood that only so much land was available for residential properties and that there would be considerable pressure from both sides of the argument when it came to changing the approach to land use. We learned that land is a scarce resource in the City, and it seemed that everyone agreed that all parcels would be maximized in terms of use to meet the needs of the City. However, we also noted that we had been attracted to Victoria because of the ‘historic’ nature of the city, and that fact was an important characteristic worth preserving. The current use of the property in question is what we would consider underutilized. It is a nice open space but with very little benefit to the general public. The size of the parcel clearly could be utilized to house a much larger population, and if done in an attractive approach it could satisfy most of the needs of the City.

The Abstract Development proposal as we understand it was originally designed to integrate multiple story buildings into an attractive location. Our tour of the site illustrated that the plan was to enhance the use of the existing trees to attempt to capture the character of the Rockland area. Gary Oaks were to be highlighted in a grove type environment surrounded by pathways to allow the influx of occupants to appreciate the gentle character that is Rockland. The proposed density of new homes is definitely an increase from the existing use. However, the City of Victoria has been dealing with a shortage of residential accommodation since we moved here 7 years ago. Our original tour included an explanation of consultations with the existing neighbors, and how those discussions had caused Abstract to adjust their original plans to accommodate those neighbors that would be directly impacted by the development.

Since, our original tour, we have read that there has been considerable resistance to the proposed development coming from the Rockland Neighborhood Association. We have belonged to that organization for a few years, but have become frustrated with some of their concerns about dealing with ‘change’. We believe that the Abstract Developments proposal for 1201 Fort Street will benefit the common good, without dramatically impacting the Rockland Neighborhood. This development will provide additional housing that is needed in Victoria. We also believe that the Proposal contributes to a reasonable transition from commercial/multi family land use heading from the downtown area to the primarily residential land use to the west of the 1201 Fort Street site. The design of this Proposed Development will help manage the transition to be benefit of neighbors and future occupants. In summary, in reviewing the ‘big picture’ as a resident of Victoria, we believe this Proposed Development, has been designed to ‘fit’ in the Rockland neighborhood. It will use the natural tree cover and differences in terrain to allow Abstract to ensure that residential accommodation is provided of a high standard of residential living at a cost- effective price. This can only be considered a positive opportunity for the City of Victoria to meet some of it’s population pressures without jeopardizing the atmosphere and character of the City’s residential fabric.

Gail and Barry Giffen



Bradley Leysath  
203-1060 Linden Avenue  
Victoria, BC,  
V8V 4H2

December 12, 2017

The City Of Victoria  
Committee of the Whole  
1 Centennial Square  
Victoria, BC.

Re: Support for rezoning of 1201 Fort Street & 1050 Pentrelew Place.

I hereby wish to provide my support for the proposed redevelopment of 1201 Fort Street and 1050 Pentrelew Place. As a resident living one block away from the subject site, I welcome the proposed development put forward by Abstract Developments.

I strongly support the project for many reasons and here are a few for your consideration:

- This project being proposed fits with the neighborhood as we see it evolving. It is a real compliment to the existing older multi-family residences on the Fort Street corridor. It would probably even increase the appeal of the area.
- It will be a welcome new addition replacing the current church and school. The design of the two proposed multi-family buildings and nine townhomes with green pathways between is definitely preferred over a single massive building. I like the idea that light and air will pass through and not just around one building.
- I think that 86 units is very reasonable for the site. I would have thought that the density would have been higher given the size of the site, but with lower density there is more room for green space in the development which is very appealing for the residents who will be living there.
- Most buildings in the immediate area are four storey with some six storey buildings one block away, so the one six storey building proposed will not be out of place.
- Victoria desperately needs good quality housing close to the downtown core as we grow as a City.
- Abstract is a trusted development company with a reputation of always provide attractive and high quality housing while being respectful of the neighbours.

Thank you for including my support in your considerations and anticipate your agreement that this is going to be a positive addition to our neighborhood.

Yours truly

A handwritten signature in black ink, appearing to be 'Bradley Leysath', with a stylized, somewhat abstract shape.

Bradley Leysath

**From:** Don Cal [REDACTED]  
**Sent:** December 12, 2017 11:59 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street Development Proposal

Mayor and Council  
City of Victoria

Dec. 12, 2017

1201 Fort Street / 1050 Pentrelew Place Development Proposal

Dear Mayor and Council:

In regards to this proposal, we know about the many variances that are integral to this application. Without them, the amount of opposition to this project among many of our residents would diminish dramatically.

Here is the list:

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

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

- a) increase the maximum height for Building A from 12.00m to 21.42m
- b) increase the maximum height for Building B from 12.00m to 15.11m
- c) increase the maximum site coverage from 40% to 42.60%
- d) reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)
- e) reduce the south setback for Building B from 7.56m to 6.13m
- f) reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure)
- g) reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)
- h) reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)
- i) reduce the required parking from 120 parking stalls to 119 parking stalls
- j) reduce the required visitor parking from 12 stalls to 9 stalls.

What I cannot understand is what the hardships to the developer are that demand so many variances. Here is a brief description from the Board of Variance By-law outlining the minimal requirements to grant a variance.

Variance or Exemption to Relieve Hardship

An application must include written notice of the grounds of the application, including specific reference to the bylaw from which the variance is sought, and a description of how compliance with that bylaw **would cause undue hardship to the applicant.**

First, I must observe that there are many variances. Secondly, that they are not minor, but are large enough to change the character of the entire project. Lastly, I do not see the hardships that these major variances are meant to solve. What are the undue hardships?

These variances are a major hurdle to this proposal. I hope that you, my elected representatives, will spend some time during the Committee of the Whole meeting on Thursday morning, Dec. 14, 2017 fleshing out the various hardships that the developer is trying to solve.

Thank you.

Don Cal

1059 Pentrelew

## **Lacey Maxwell**

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**From:** derek russell [REDACTED]  
**Sent:** December 12, 2017 6:54 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St Application for Re-Development

### **Mayor Helps and Council:**

I would like to take this opportunity to express my support for the proposed development of the property at 1201 Fort Street by Abstract Developments. I believe that this project should be approved and voted through. I think there is good rationale for this project to move forward.

Victoria's population is growing. Density is increasing and requires insightful managing. The development of the location at 1201 Fort Street (the former Truth Centre) would be a helpful step in absorbing some of that density. Adding to the supply of quality housing meets some of the demands of ongoing community growth and potentially creates a climate of more affordable housing.

The Abstract proposal has indicated an openness and receptivity to requests for modification of original plans. They have increased height and shifted unit density to preserve most of the trees situated in that location. This adds to the aesthetics of the location and benefits the immediate neighbors.

The design of the project is well thought-out. It will compliment the heritage buildings in the area.

As an avid cyclist of long-standing I am attracted to the Abstract proposal re bike-lockers and accessibility to on-site bikes. Also the proximity to new bike lanes on Fort Street means increased safe mobility.

Finally I would like to state that I have observed a good number of Abstract developments over the years throughout Victoria. From what I have witnessed they are well built. They are tastefully rendered. They blend well with their surrounding environments. I have no difficulty in advocating for Abstract and this project.

Thank you

Derek Russell  
107 Wellington Avenue  
Victoria V8V 4H8

## Lacey Maxwell

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**From:** John [REDACTED]  
**Sent:** December 12, 2017 8:18 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Dear Mayor and Council ,

I'd like to cast my vote of support for approval for the redesigned proposal for 1201 Fort Street. This develop is the right fit for the city's desire to:

- increase urban density
- have development adjacent to the new bike lanes to achieve active transportation
- provide residences in a time of a significant shortage

Abstract has adequately addressed your concerns in their redesign. Please do not let the few noisy neighbours detract from what makes sense for the large community. Smart and sensible developments like the one proposed are needed to keep the city vibrant and active.

Regards,  
John Mooney  
Owner of 2650 Belmont Ave.

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## Lacey Maxwell

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**From:** Nick Bevan [REDACTED]  
**Sent:** December 12, 2017 6:41 PM  
**To:** Victoria Mayor and Council  
**Subject:** Abstract Developments proposed Development at 1201 Fort Street

Dear Mayor and City Council,

I recently visited Victoria from Northern California, where my wife and I currently live. We are from Victoria originally and have chosen to return for our retirement. I spent a little time looking around at available properties in Victoria that might suite our retirement wants and did not see a lot that was interesting.

While I was here I visited the showroom for Black and White, a new upcoming property being offered by Abstract Developments, a well known Victoria builder with a very positive reputation for offering quality homes. It was during this visit that I asked about possible townhomes being built in the future and found out about another project Abstract Developments is hoping to begin a little further up Fort Street which will offer townhomes and apartments.

I believe that this project is still in the approval stage, and I am writing to express my support for Abstract Developments proposal at 1201 Fort Street - also known as the Bellewood Park project.

This is the perfect opportunity that we are look by for and wish there was more of. I believe that this would suite our retirement needs exactly, offering a great location close to the downtown core, shops, restaurants, parks and everything we might want. There certainly is nothing as compelling as Bellewood Park anywhere else from what I can see.

My wife and I love the idea of living within walking distance of all these convenient amenities, offering a sophisticated urban experience that feels connected to the community and the natural beauty of Victoria.

We sincerely hope that the Council will support this project, as it represents an amazing opportunity for people like ourselves hoping to call Victoria our home once again

Best regards

Nick Bevan  
Executive Vice President  
Jackson Family Enterprises

## Lacey Maxwell

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**From:** nancy lane macgregor [REDACTED]  
**Sent:** December 12, 2017 10:44 PM  
**To:** Victoria Mayor and Council  
**Subject:** Urban Forest and Development 1201 Fort St

Dear Mayor Helps and Councillors,

I am strongly opposed to the development proposed by Abstract Development at 1201 Fort St.

I leave it to others to navigate the language of city planning and ask that you place your attention on the visible and irreplaceable merits of the mature, heritage, urban forest on this property.

We could begin with the letter of Nov. 14/17 from Cascadia Architects. Re: Revision 5: 1201 Fort St Rezoning and Development Permit Application

1. "and preserve the heavy screen of mature evergreen trees that exists on the property line."

This refers to the property line with the neighbour on Pentrelew where there are 9 trees. The only evergreen trees being retained are: 0020 Western Red Cedar (50 d.b.h.), and 0025 Monterey Cypress (121 d.b.h.)

Of these two trees the Monterey Cypress is mentioned by the arborist.

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

"The entrance to Pentrelew Place where it encroaches into the critical root zones of trees 28 (Red Oak 92cm. d.b.h. Protected) and 25 (Monterey Cypress 121 cm. d.b.h. Protected)."

Other trees on this property line are 2 Birch, 1 Dogwood, one Red Oak. 3 evergreens are to be cut: an Atlas Cedar, Chamaecyperis, and Incense Cedar.

Therefore there is no "heavy screen of mature evergreen trees", only 1 and the 2nd, a beautiful Monterey Cypress if it survives construction.

Not mentioned here but of equal importance are 3 evergreen Protected trees on Pentrelew that will be cut. These are 0029 Incense Cedar (152 cm. d.b.h. Protected), 0030 Douglas Fir (82 cm. d.b.h. Protected) and 0031 Douglas Fir (64 cm. d.b.h. Protected).

Other evergreen trees along Pentrelew to be cut are: 0032 Chamaecyparis (54 cm d.b.h.) and 0033 Chamaecyparis (32 cm. c.b.h.).

5. "Demonstrate how the applicator is consistent with the objectives of Development Permit 7b that is to encourage buildings that enhances the character of the Fort St Corridor."

I strongly object to the use of language by the developer in such statements as:

i. "The project continues to prioritize enhancement of the pedestrian experience along Fort St through the primary site planning decision to extend public realm improvements along Fort St. and through the site as a right of way walking path and park space."

Pedestrians currently experience the peace, beauty, heritage and grace of a mature forest of 21 species. Garry Oak trees grew on this site before European habitation, others such as the Giant Sequoias were planted from seed in the 1800's.

It is well known that forests, even individual trees enhance the psychological well being and health of citizens. Walking by and through this forest has been part of the Victoria experience for hundreds of people through decades.

It is important to note that this Fort St portion of the property, the greater part of the urban forest, HAS NEVER BEEN BUILT UPON.

ii. "The vista of de facto park space"... "by keeping the majority of significant trees that exist at the north end of the site."

Unfortunately our city has not one "significant tree" listed in the Tree Preservation Bylaw, compared to that of Saanich which has 7 pages of significant trees. Had the City of Victoria taken it's Tree Preservation Bylaw seriously since 2005, or the Urban Forest Master Plan,

this development plan would not exist. The language here is being used however in the same way as "friendliness" in regard to building heights. The facts are that the north end of the site, along the Heritage Corridor IS the area where the majority of trees in this forest are located.

It is not without consideration that I use the term clear-cut. We have all driven past clear-cut areas of forest in the Pacific North West, where a fringe is left along the road. It is the same at the "north end of the site."

Trees to be cut at at the "north end of the site".

0003 Deodar Cedar  
0004. Scotts Pine - Protected  
0005. Douglas Fir  
0011. Ponderosa Pine  
0013. Copper Beech  
0014. Sequoiadendron Giganteum - Protected  
0015. Sequoiadendron Giganteum - Protected  
0034. English Oak - Protected  
0041 Pine  
0042. Garry Oak. - Protected

These trees live in the "envelope" of Building A.

Again, let me refer to the Arborist's report. "Areas where we feel significant tree retention and construction conflicts will occur include:"

"The entrance driveway off Fort St where it encroaches into the critical root zones of trees 1 and 2." This refers to 0001 Being Leaf Maple (52 cm. d.b.h.) and 0002 English Oak (91 cm. d.b.h. Protected).

"The excavation and construction activity related to the portion of the underground parking below Building A where it encroaches into the critical root zone of tree 35." Tree 0035 is a Garry Oak (69 cm d.b.h. Protected)

This does not respond "to the core area plan requirement 6.18 to maintain visual points of interest and landmark views of the city." Nor does it maintain the "leafy character" of the site, in "response to Section 2.6 of the neighbourhood plan." as professed in this document.

iii. Moving "building A further north to address Fort St more directly. Responding directly to planning staff recommendations the lobby is now prominently located and visible on Fort St."

Moving Building A further north, reducing the setback caused the elimination of the second largest Garry Oak, 0042 (94 cm. d.b.h.). Remaining Protected Garry Oak trees along Fort St, 0036 (76 cm d.b.h.), 0037 (51 cm d.b.h.), 0038 (45 cm d.b.h.), 0039 (40 cm. d.b.h.)\

and 0040 (51 cm. d.b.h.) are not mentioned by the Arborist despite the changed setback.

"The building elevations are organized in traditional bays defined by vertical brick piers that respond both to the scale of the mature trees and to the historical stone and masonry materiality of Rockland." Without a clear indication that the 5 Garry Oak trees along Fort St

will survive blasting and construction of Building A and the underground parking lot, there will not be mature trees along the Fort St Heritage Corridor.



How can this “concrete construction” vie with the mature urban forest that exists along the Fort St. Heritage Corridor? Out of 24 trees there, 16 are Bylaw Protected. Does this mean anything? How did we get to this place where protection has so little meaning.

I urge the Mayor and Council to reject this proposal and find another site for Abstract Developer's condominiums. Our forests are precious inside the city as they are in the wild and we need them more than ever in these changing and challenging times.

Yours truly, Nancy Lane Macgregor

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.

## Lacey Maxwell

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**From:** serena gardner [REDACTED]  
**Sent:** December 12, 2017 8:55 PM  
**To:** Victoria Mayor and Council  
**Subject:** Dear Mayor and Council,  
**Attachments:** Third Proposal Letter1 20171201.pdf; ATT00001.txt

Dear Mayor and Council,

Please accept the attached letter with my opposition to the proposal for the former truth centre site on Fort Street. I am both a concerned resident of Victoria and I work adjacent to the property. The loss of green space, the proposed scale and height of the building and the disruption of mass construction are concerning. I have loved and admired the view of the green space since childhood, when I visited by current workplace as a client. I still enjoy it today as an employee next door, and daily I watch the resident wildlife and residents of the community use the space as a corridor and safe space to enjoy nature in our rapidly densifying neighbourhood. Please review all the concerns in the attached letter when considering the proposed development. Thank you.

Serena Gardner, RDH

[OBJ]

**Lacey Maxwell**

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**From:** Don Cal [REDACTED]  
**Sent:** December 13, 2017 12:44 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street / 1050 Pentrelew Development Proposal

Mayor and Council  
City of Victoria

Dec. 12, 2017

1201 Fort Street / 1050 Pentrelew Place Development Proposal

Dear Mayor and Council:

I must admit that I am puzzled by this condition of the application.

3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.

The question I have is quite simply, “What is this all about?” Why would the Director of Sustainable Planning and Community Development concern himself with this small detail? I can imagine that the duties of the office are complex and time-consuming enough that this small detail should have already been decided along with all the other small details that comprise this enormous project.

Why would the applicant single out this detail? Why would the Director agree to this condition?

I never knew that this feature of any project was so fundamentally important to any project that it would demand the personal attention of the Director of a municipal department after the approval process is completed. That’s a lot of executive firepower for what appears to be a rather small feature.

Does this mean that the applicant is interested in finishing off the balconies later? Is it impossible to decide now, despite the fact that every other detail is finalized? Will the balconies be finished in such a way that they would change the entire look of the development?

Does the applicant intend to enclose the balconies? If they are fully enclosed does the balcony floor space count in the FSR of the development? Are there other features of balconies that would change the development in some manner that would materially affect its look or size?

Would any changes to the balconies decided by the Director, after the public approval process, alter the development in such a way that it would not pass the scrutiny of the Mayor and Council?

I’m sorry to ask these simplistic questions, but it is better to ask these questions now to better understand what each point means before the approval process is completed.

Thank you for reading my letter.

Don Cal

1059 Pentrelew

**Lacey Maxwell**

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**From:** Erik Mitbrodt [REDACTED]  
**Sent:** December 13, 2017 9:29 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort Street

Dear Mayor and Council,

I am writing to voice my support for the development at 1201 Fort Street. As a young professional who was born and raised in Victoria, I am very concerned about housing prices. Smart and denser developments like the one proposed is exactly the type of building that we need to increase the supply of housing.

I am disturbed by the unreasonable opposition by people who own single family dwellings to any type of denser development. I believe that this type of NIMBYism is one of the main causes of the housing crisis we are in experiencing. Victoria needs taller buildings. The heights of the project are for one 6 story building, one 4 story building and some town homes that transition towards the single family area. This in my view is a very reasonable proposal and a good use of the land.

I hope that the Mayor and Council will prioritize creating density along a major corridor (Fort St), which has cycling, walking, transit and easy access to the downtown over the selfish needs of the neighbors who oppose the development.

Sincerely,

Erik Owen Mitbrodt  
[REDACTED]



## Lacey Maxwell

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**From:** Hans Rodenburgh [REDACTED]  
**Sent:** December 13, 2017 9:07 AM  
**To:** Victoria Mayor and Council  
**Subject:** Regarding 1201 Fort Street development site approval

December 12, 2017

To: [Mayorandcouncil@victoria.ca](mailto:Mayorandcouncil@victoria.ca)

For the past 3 years, our plans have been on hold, for the next stage of our retirement planning to downsize from our current house in Rocklands where we have lived for the past 17 years. We have eagerly been awaiting a decision by your planning committees and council members on the approval of this building site, by one of the most reputable developers of mid-sized projects in our wonderful city.

We are writing in advance of your final decision making process in anticipation of your voting your approval of this project. We have attended all the public hearings along the way, and have been very disappointed with the lack of progress to move forward with this project, and appalled how a few anti-development voices of a vocal minority group which are dead set against this project under any circumstances.

Here you have Abstract who have patiently listened to all the objections from these people, many of whom don't even live near the project and would not be affected by it. Abstract has addressed each of the recommendations and objectives and laid out how they have made alterations and improvements to the development site in response to citizen input.

Your worship The Mayor and City Council members, we plead with you to do your civic duty and do the right thing and vote your approval of this project, otherwise you will not be so fortunate with less reputable development proposals for this site.

For us, the process of obtaining input from local citizens has worked to our advantage. We like the improvements even better. We want to stay living in the area even more and are looking forward to buying our next home in this project.

Kind regards, Hans Rodenburgh

## Lacey Maxwell

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**From:** JOANNE GREEN [REDACTED]  
**Sent:** December 13, 2017 8:14 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1201 Fort St

To the City of Victoria,

My name is Joanne Green and I live in the Astoria, downtown in the Humbolt Valley. If you look at the complex I live in and what Concert Properties did to make this immediate area so beautiful, it is hard to argue that increasing the density throughout key areas of the city is not essential. I have seen several of the drawings for 1201 Fort St. and I believe this would be a beautiful addition to that neighbourhood.

Without more multi-family units in the area, how are the young families of today and the future going to move to this city to help support our aging tax base and build our local economy.

Joanne Green

1409-751 Fairfield Rd

Victoria, BC V8W 4A4

December 13, 2017

### **1201 Fort St – Vote to Decline this proposal**

As a leader the hardest thing to do is the right thing. There is lots said about paying attention to the immediate neighbours, however time and time again that has proven ineffective.

Mayor Helps comments on wanting to hear from the wider public and yet when they speak up, you vote against them and not for them. Oliphant and St. Andrews come to mind. I learned from Abstract's Oak Bay project that the friends and family members of Abstract will turn out in force to say why council should vote yes. Along with Victoria's Director of Planning – Jonathan Tinney. Conflict of interest, perhaps? Are those the voices you are waiting to hear from? Abstract's investors and friends/family?

There is more rhetoric about needing to build to accommodate population growth of people who want to move to Victoria. That's great as long as you continue to disregard those people who leave Victoria due to housing and job concerns.

Within 50 feet of where I live there is an apartment building with 25 units. In the last year, 4 residents have moved away to where it's more affordable and one bought a house in Saanich. In the next year, two more families are moving out, one back to Ontario. The long-term seniors in the building worry about when the building will be sold as the owners are aging and live in California. Two more can't afford to buy anywhere in Victoria and are re-thinking whether they want to stay in Victoria. That's one apartment building. My other neighbours have lost a job and are just waiting to be evicted as they can't afford their rent. The student's next door have moved away because they couldn't find full-time jobs in their field. There are more people with similar stories if I walk more than 50 feet.

There are older rental buildings being shopped to developers along Fort St between Ormond and Moss St. I doubt that will improve affordability. We won't talk about rents that go from \$890 to \$1,200 for units that have no improvements made to them between tenants. I would provide stats, but I know that certain members of council prefer to make up their own.

Having two or more jobs to pay for living expenses is not sustainable and yet that's what many people have to do to live here. **That's not a thriving city. That's sustenance living to keep a roof over your head.**

There is no point talking about all the things wrong with Abstract's latest proposal. I've spent enough time listening to the developer's comments on how he's listening to the community. Actions speak louder than words. The proposal addresses one point he's willing to concede and ignores the multitudes of others, as if the height of townhouses was the only consideration people cared about. **A family friendly affordable town house complex that preserved the unique green space, is that so hard to build considering he underpaid for this unique property?**

It's time to say, enough. Decline this proposal and send a clear message to developers that destroying unique properties won't happen on your watch.

Kam Lidder

Dec. 12<sup>th</sup>, 2017

Louise Pollock

1330 Purcell Place

Victoria, BC V8S 1Y7

Re: 1201 Fort Street and 1050 Pentrelew Place

Attn: Mayor Lisa Helps and Victoria City Council

This letter is to confirm my support for the revised rezoning application submitted by Abstract Developments for 1201 Fort Street and 1050 Pentrelew Place.

As a resident of Rockland who has been following the proposed project's rezoning process, I feel that Abstract Developments have listened to and acted on the feedback and concerns of the neighbourhood. From the Gary Oak preservation and replenishment of existing trees to reducing building heights and incorporating more traditional exterior elements, this project will truly add a cohesiveness to the area.

I welcome this addition to the neighbourhood and look forward to a project by this outstanding developer.

Sincerely,

Louise Pollock

**From:** Margaret Eckenfelder  
1709 Oak Shade Lane  
Victoria, BC  
V8S 5L9

**To:** Mayor and Council  
City of Victoria

**Cc:** Jonathan Tinney  
Director of Sustainable Planning and Community Development

**Date:** December 13, 2018

**Re: 1201 Fort Street**

I have been a resident of Rockland since my husband and I returned to the Island from Vancouver in October 2016. We appreciate being able to walk downtown and to Oak Bay Village while living in a country/garden-like setting. Any development in our neighbourhood will be judged against this standard.

Fort Street is a major artery through the City of Victoria. It has been and continues to be the location for much needed multi-family residences. This includes the blocks of streets like Linden closest to Fort. As we age, more and more of us will be looking for multi-family low maintenance housing in our neighbourhood within walking distance to downtown. My aunt lived for years just off Fort on Linden Street and was able to stay mobile, using her walker to get to lunch at the Dutch Bakery.

The proposed development at 1201 Fort Street is a good example of a transition from the more urban to the single family neighbourhoods nearby. Responding to opposition by immediate neighbours and others in Rockland, the City has not yet sent the development plans to public hearing. I understand that this matter is back before Council tomorrow, December 14<sup>th</sup>.

Over the last couple of years the developer has spent time consulting with the community and has made significant changes to its original plans in response to community concerns. I have had an opportunity to look at the plans that will be presented to you tomorrow.

As a former provincial public servant and former Director of Planning, Sustainability and Development for the District of North Vancouver, I understand how hard it can be to balance various interests. I believe the project proposal before you does that. It maintains many of the original trees and will restore a Garry Oak meadow that will benefit the community. The townhouses facing the adjacent single family neighbourhood will be built to scale. The taller building will face Fort Street and form a noise barrier for the community. The smaller building will back onto existing

multi-family housing on Linden Street, mirroring the scale and height of those structures. Density on the site will be balanced with green space and the developer will provide 10 affordable housing units elsewhere in the City. The project will revitalize 1201 Fort and the area around it.

I believe it is time to move forward and let this project get complete public review at as part of the rezoning process.

Best regards,

Margaret Eckenfelder

Richard A Kiers  
1330 Purcell Place  
Victoria, BC  
V8S 1Y7

December 12, 2017

Mayor Helps, and Council for the City of Victoria

I am writing this letter in support of the rezoning application for 1201 Fort Street, proposed by Abstract Developments.

This proposal has been in the works for some time and I believe the developer has listened to the local community making every effort to meet neighborhood concerns while retaining trees and green space.

This application falls within the parameters of the current OCP and will be a great improvement to the current site.

I would like to express my support for this project and as a direct neighbor living only a block away, I look forward to this new development in our neighborhood.

Richard A Kiers

*Sent via e-mail*

Stephen Toth  
1016 McClure Street  
Victoria, BC  
V8V 3E9

**Attn: Mayor and Council Members**

**Re: Abstract Developments Rezoning Application at 1201 Fort Street and 1050 Pentrelew Place**

As a resident of the northern part of the Fairfield neighbourhood, adjacent to the Urban Core and near the site of the subject rezoning proposal, I am providing my unanimous support of the submission by Abstract Developments.

The Official Community Plan (OCP), under Section 6 – Land Management and Development, clearly articulates the need to create more new housing units to address the “...forecast growth of approximately 20,000 additional residents by 2041”. To achieve this overarching objective, Urban Residential areas will also need to be considered an integral part of the overall land development strategy. It is my understanding that the site of the subject rezoning application by Abstract Developments includes a mixture of Urban Residential and Traditional Residential, with the area of Urban Residential allowing for “low-rise and mid-rise multi-unit buildings up to approximately six storeys”.

I believe Abstract Developments has adequately addressed all previous concerns raised by City Staff and Council. It is apparent they have focused significant effort in shifting around density to save as many of the mature and protected trees as possible on the site, which to my understanding has been one of the key arguments against the project raised by members of the community and the Rockland Community Association. Abstract Developments has also listened to previous comments and made significant improvements to address the step down across the site from Fort Street to Pentrelew, as well as provide a better overall transition from the proposed townhomes to the existing single-family dwellings in the immediate vicinity. The selection of exterior materials and the overall form and character are aesthetically pleasing and done very tastefully, complimenting the adjacent heritage buildings.

In closing I feel that this development will positively enhance the neighbourhood. The need for more and more housing options will continue to put immense pressure on Greater Victoria, and the City of Victoria will significantly feel this. By approving the proposed rezoning by Abstract Developments, it will go a long way towards bridging the gap between the projected housing shortage and the demands of the future. The development is also well situated in that it is walkable to the Urban Core and it is located along major bike and bus routes, which ultimately benefits everyone.

Respectfully submitted,

Stephen Toth, P.Eng.  
Owner of 1016 McClure Street





**Cities for Everyone** supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

[www.citiesforeveryone.org](http://www.citiesforeveryone.org)

Victoria City Council  
Victoria City Hall  
25 July 2017  
**Re: 1201 Fort Street**

Dear City Council,

Dear Mayor and Councillors,

Like many attractive, economically successful and geographically constrained cities, Victoria is experiencing housing unaffordability. To address this problem we need thousands of new housing units. Fortunately, many hundreds of units are under development in the downtown core, but these are unsuitable to many households, particularly families with children. We need more townhouses and apartments in walkable neighborhoods throughout our City.

To help address this need, *Cities for Everyone* supports the development proposed at 1201 Fort Street and 1050 Pentrelew Place. This project increases housing supply and improves housing options in our city. It can provide 86 new housing units (reduced from the 91 originally proposed units) in a very accessible location, and sets an example for future development in the areas. Adding constraints to this project will discourage more of this type of housing.

I would like to respond to some objections critics raise about this project:

*1. It is too tall for a residential neighborhood.*

Grow up, Victoria! This development is on a major urban arterial, not inside a neighborhood. Six stories is an appropriate height in such locations. Our Official Community Plan allows floor space ratios (FSRs) up to 3.5 in that area, far higher than the project's 1.29.

*2. It will increase traffic problems.*

Infill development tends to increase local vehicle trips, but because the project is in a walkable area near downtown and on major bus routes, it will generate far fewer trips than those residents would in most neighborhoods. Recent [studies](#) show that conventional traffic models greatly exaggerate the number of vehicle trips actually generated in Smart Growth locations, so if a study predicts that this project will generate 100 daily vehicle trips, the actual number is probably less than 50. As a result, this project may slightly increase local traffic but will significantly reduce regional traffic problems compared with those households locating in more automobile-oriented areas.

3. *The units will be unaffordable.*

Although these units may initially be too costly for lower-income households, they will contribute to affordability in three important ways.

- Buildings typically depreciate in value 1-3% annually, so housing that initially seems expensive becomes more affordable over time.
- The rate by which housing depreciates depends on the speed with which housing supply grows: if supply does not increase to meet demand, existing units will only depreciate about 1% annually, but if supplies increase, they will depreciate faster, such as 3% annually.
- Increasing middle-priced housing supply allows more middle-income households to move up from lower- to higher-priced units, more renters to purchase new homes, more older homes to become rentals, and older housing to depreciate more rapidly, a process called *filtering*. In this way, increasing middle-priced housing supply helps increase affordability overall, even if the new units are initially seem expensive to lower-income households.

4. *Increasing allowable density only benefits greedy developers.*

No, increasing urban densities allows more households to live in walkable urban neighborhoods. However, the households that would benefit have no voice; they are unaware that their future homes depend on current development policies and so are unable to advocate for pro-infill policies. Their interests are represented by developers. Developers are no greedier than other business people, including farmers, bakers and bikeshop owners, all of whom produce useful products in order to earn a profit.

5. *It displaces greenspace.*

This development can provide 86 units on approximately two acres, a very efficient use of land. Despite this density, more than half the site is openspace, which is only possible with taller buildings. Although this project may reduce greenspace compared with what previously existed, it preserves greenspace compared with the same households living in conventional suburban sprawl.

*Allowing developers to build more mid-rise (3-6 story) townhouses and multi-family housing in walkable urban neighborhoods is the best way for Victoria to accommodate more residents and increase overall affordability. Please approve and support this and similar projects.*

Sincerely,



Todd Litman  
*Cities for Everyone*

## Lacey Maxwell

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**From:** Todd Litman <litman@vtpi.org>  
**Sent:** December 13, 2017 10:19 AM  
**To:** Victoria Mayor and Council  
**Cc:** Todd Alexander Litman  
**Subject:** 1201 Fort Street Project  
**Attachments:** City Council Letter\_1201 Fort Street\_13Dec2017.pdf

Dear Mayor and Councillors,

Like many attractive, economically successful and geographically constrained cities, Victoria is experiencing housing unaffordability. To address this problem we need thousands of new housing units. Fortunately, many hundreds of units are under development in the downtown core, but these are unsuitable to many households, particularly families with children. We need more townhouses and apartments in walkable neighborhoods throughout our City.

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Allowing developers to build more mid-rise townhouses and multi-family housing in walkable urban neighborhoods is the best way for Victoria to accommodate more residents and increase overall affordability. Please approve and support this and similar projects.

Attached is a letter with more detailed information.

Sincerely,  
Todd Litman (litman@vtpi.org)  
Cities for Everyone  
Victoria Transport Policy Institute ([www.vtpi.org](http://www.vtpi.org))  
Office: 250-360-1560 | Mobile: [REDACTED]  
1250 Rudlin Street, Victoria, BC, V8V 3R7, CANADA  
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## Lacey Maxwell

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**From:** Vanessa Rodenburgh [REDACTED]  
**Sent:** December 13, 2017 8:51 AM  
**To:** Victoria Mayor and Council  
**Subject:** t 1201 Abstract Development Proposal

522 St Charles St

Victoria BC

December 11, 2017

Dear Madam Mayor and Council,

My husband and I have lived on St Charles St. for twenty years, In fact, I have lived within a mile of the proposed 1201 Fort St development all my adult life. Importantly we want to continue to live in Rockland where we have raised a family and run a business.

But we, like many of our neighbors, are getting older. Our large single-family houses no longer make sense. As aging citizens, **we are very much in favor of this Abstract development.**

It is central; accessible to downtown; on a major artery; architecturally attractive with much thought devoted to retaining the flavor of Rockland with large common green areas many can enjoy. Surely this is a good thing for a community in danger of hollowing out? Isn't this a sage way to meet the housing needs of much more than a handful of few intransigent self-interested homeowners who have radically politicized this issue as a stance against density? Would the owners of most of the homes in the Rockland area have felt the same in the 1940s and 50s when many of the houses they live in were built on much smaller lots than the norm at that time thereby densifying a neighborhood that until then had been characterized by large Victorian mansions on large lots?

Then like now we can't live in the past. Change is inevitable. Victoria is a wonderful place to call home and work and as such people will want to live here. Densification is a fact.. What is important is that growth is tasteful and thoughtful and addresses the needs of more than a few as the Abstract proposal has done.

I voted for a council and mayor that purported to value the future housing requirements of its citizens. After numerous hearings and much political rhetoric on the part of a few privileged homeowners, I trust that our mayor and council will see beyond to the merit in approving this much need housing project which will meet the needs of many people like ourselves. I for one would like to see the Truth Centre project move forward with the conviction that this is absolutely the right thing for Victoria.

Thank you.

Best Regards,

