

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: December 13, 2017 1:39 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Development Proposal

Mayor and Council

City of Victoria

Dec. 13, 2017

Details from the Table 1201 Fort Street Development Proposal

Density Floor ratio in this proposal is not 1.29:1 as stated, but 1.33:1

1. Under the current *Zoning Regulation Bylaw*, all floor area at-grade is included in the FSR calculation. Removing the bicycle parking from the FSR calculation reduces the FSR from 1.33:1 to 1.29:1.

Blended FSR

The blended FSR of the two zones is based on the calculation of the FSR for each zone multiplied by its comparative size to the entire site.

Density Zone R3-AM-2 (Area A)

Subject to Section 9, the floor space ratio maximum limit, based on the building's total number of storeys is as follows:

Storeys	FSR
1	0.30:1
2	0.60:1
3	0.90:1
4	1.20:1

Site coverage of the main building shall not exceed 30%

Section 9 Bonus Density for enclosed parking space when provided for all except visitor parking, and at least 50% of a lot is open site space. The maximum FSR, based on number of storeys:

Storeys	FSR
1	0.40:1
2	0.80:1
3	1.20:1
4	1.60:1

The maximum site coverage of the main building shall not exceed 40% - that means that 60% has to be open!

How does one define the FSR allowance for the first zone?

Is it 1.20:1 or 1:60:1? Does the Building A footprint leave at least 50% of the first zone open? Or, is the footprint larger than 50% of the 2,198 meters ($2198 \times .50 = 1099$ meters)

We know that the total Site Coverage is listed at 42.60% (with an asterisk). This asterisk tells us that the proposal is less stringent than the standard R3-AM-2 Zone. “Less stringent” is a wonderful description. Let’s say “looser” to make it easier to understand. What this suggests is that the site coverage should be less than 42.60%. Well, what should it be? Is this yet another thing that is left to the discretion of the Director? Are the Mayor and Council not to know? Why can’t we know what the real number should be? I would like to know.

But, in any event, because the site coverage overall exceeds 40% (and we are not explicitly told what the size coverage of Building A is, especially in relation to its zone) that suggests that the FSR factor of 1.60:1 is too generous. **The building does not qualify for this bonus density.**

Do we have a variance for the ‘less stringent’ site coverage maximums? Do we need one?

Nonetheless here is the combined FSR of the site based on the relative size of each

Option	Site A (28 %)	Site A FSR	Plus	Site B (72%)	Site B FSR	Blended FSR
1	.28	x 1.20	+	.72	x 1.00	1.06
2	.28	X 1.60	+	.72	X 1.00	1.17

The actual blended FSR for the site is either 1.06:1 because the buildings take up more than 40% of the side; or the blended FSR for the site is 1.17:1 once one concedes the ‘less stringent’ policy of the Planning Department. Does the Mayor and Council want to concede this policy to the Director? Does the OCP ‘anticipate’ this policy formula?

We are told that the OCP ‘anticipates’ that the Heritage corridor should have an FSR of 2.0:1

From the April 6, 2017 COTW Recommendation by the Planning Staff.

The following points were considered in assessing this application:
the proposal is consistent with the *Official Community Plan* (OCP) Urban Residential, which envisions density up to 1.2:1 floor space ratio (FSR) with potential bonus density up to a total of approximately 2:1 FSR **in strategic locations**. (But, under what conditions of site coverage?)

In the October 25, 2017 COTW Recommendation by the Planning Staff.

The proposed number of storeys for the multi-unit residential buildings and the overall floor space ratio of 1.39:1 exceeds the height and density envisioned for sites designated as Traditional Residential; however, the proposed density of 1.39:1 is generally consistent with the maximum envisioned in the OCP.

Where is the definition for ‘strategic location’? How does this site qualify? The unique nature of this property should caution anyone from maximizing the FSR potential of this site. It is located right in the middle of the Heritage portion of the Fort Street Corridor. How many Heritage corridors are there? And, it is a legacy site containing the largest Urban Forest on any private property between City Hall and the Art Gallery. Are there many comparably sized privately owned Urban Forests in the City of Victoria?

What does the OCP say about the buildings taking more of the site than detailed in the zoning? What does the OCP say about the Planning Staff turning a blind eye to the requirement, and not allowing the Mayor and Council to decide what is appropriate?

So, we have a third option.

Option	Site A (28 %)	Site A FSR	Plus	Site B (72%)	Site B FSR	Blended FSR
3	.28	x 2.00	+	.72	x 1.00	1.28

The actual FSR of this proposal is 1.33:1

THE TOTAL FLOOR AREA is not 10,156 sq meters as quoted in the table. See that asterisk again? This number is 'less stringent than the standard R3-AM-2 Zone. The actual floor area is 10,415 square meters. (10,156 + 259)

1. the current proposal now includes 259.24m² of secure bike parking at-grade, replacing one of the ground floor units in Building B and the common amenity room between Buildings A and B. The applicant is proposing to exempt the bicycle parking area from the Floor Space Ratio (FSR) calculation.

I remain opposed to this development proposal because the buildings are too massive and too tall, they do not fit well into the context of the neighbourhood because of all the variances and the high FSR of 1.33:1

Thank you for reading my letter.

Don Cal

1059 Pentrelew Place

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: December 13, 2017 1:48 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street / 1050 Pentrelew Proposal
Attachments: Chris Stephanie 1.pdf; Chris Stephanie 2.pdf

Mayor and Council
City of Victoria

Dec. 12, 2017

1201 Fort Street / 1050 Pentrelew Place Development Proposal

Dear Mayor and Council:

If not this proposal, what can be done on this site without rezoning?

This has never been clearly stated, but can be partially surmised from the table. The interesting part is how the larger portion of the property is residential, but only a small portion of it has access to the street, creating a panhandle lot.

Description	R3-AM2	Residential	Residential
		Standard	Panhandle
Storeys – Maximum	4 storeys	2 storeys	1 storey
Height	12 meters	7.60 meters	5 meters
Site Coverage	40%	40 %	25 %
Landscaped Area	50%	n/a	n/a
Setbacks – minimum – Fort Street	10.50 meters	n/a	n/a
Setbacks - minimum – South	7.56 meters	7.50 meters	4 meters
Setbacks – minimum – West Building A	10.71 meters	7.50 meters	4 meters
Setbacks – minimum – West Building B	7.56 meters		
Setbacks – minimum - Pentrelew		----	----

(The last entry for Pentrelew in the table prepared by City Staff is somewhat confusing because these buildings are situated only on land zoned R1-B and the setbacks appear to be incorrect, possibly misprinted. I believe the residential standard should parallel the setbacks for the other buildings at 7.50m and 4m)

The first thing that is apparent from the above table taken from the one prepared by Staff is that none of these numbers have asterisks (unlike all the entries in the Current proposal column.) Secondly, the numbers are very attractive from a community standards point-of-view. I believe that many residents would not be opposed to how this development would look if it was developed according to these numbers. When you compare these numbers to the current proposal, one can easily see how many boundaries are being broken. It is apparent why there are so many variances.

The reason I am so interested in finding out how the residential zoned portion of the lot can be developed without rezoning because this appeared to interest council in the last COTW meeting. There were some concern about what would be possible if this proposal was denied.

Also, in our early meetings with the Developer and Staff, he was adamant in asserting that the City loved his plans. That despite our efforts his plans were going to go through. And, if not this, then he would build the biggest possible

development he could within the zoning. This had the desired effect on many of our neighbours who expressed frustration and fear about what would happen if not this. In fact it lead to one couple giving up entirely and selling their house (1050 Pentrelew) to the developer. I enclose the last letter they wrote which forms part of the public record for this proposal.

Thank you.

Don Cal

1059 Pentrelew

Noraye Fjeldstad

From: Bridget Frewer
Sent: Monday, July 25, 2016 4:25 PM
To: Development Services email inquiries
Cc: Brian Sikstrom
Subject: FW: Proposed development at 1201 Fort Street

to file with this address

From: Stephanie Dawson [mailto:]
Sent: Monday, July 18, 2016 6:59 PM
To: Jonathan Tinney <JTinney@victoria.ca>; Councillors <Councillors@victoria.ca>
Cc: president@rockland.bc.ca
Subject: Proposed development at 1201 Fort Street

July 16, 2016

Re: Proposed development at 1201 Fort Street

Dear Mr. Tinney and city councillors,

As the homeowners of 1050 Pentrelew Place—directly adjacent to the proposed development—we have decided, after careful consideration, not to attend further neighbourhood meetings with Abstract Developments.

We have attended three of those meetings. The first meeting asked us what we wanted. The developers said, "We have no idea what we want to do with this site." We were shocked when in the second meeting, the architects revealed plans for two large condo buildings over 4 stories in height in addition to 8 townhouses. In the subsequent meeting, our repeated requests for lower height and density were completely ignored, and three variations of site plans involving five and six storey buildings were shown. A six-storey building is not appropriate to the surrounding homes. There could be 100 other options. We have not been shown these options. We have been told that a six-storey building follows the O.C.P. guidelines and that the developers are entitled to this height. The developers and their architects have consistently maintained in response to neighbourhood participants' questions, that there are well-established guidelines with the city, which lead them to the proposed building densities and heights. Our understanding is quite different. From our reading, we understand that any proposal for a site-specific rezoning would be judged on its own merits, and that any increase in density or height over the existing zoning would be a privilege, not a right. This is a complex site and there are numerous different community plans and guidelines, which may have an effect on the final approved design density.

At the second meeting, we were told that all traffic would be off Pentrelew (a small side street). During the last meeting, we were told that Fort Street would likely be the main access point. We are not sure what to believe.

We would like to know: What policies would impact any entitlement the developer may have to increased height and density over the current zoning?

We are deeply concerned about our neighbourhood, but are unable to continue with these unproductive meetings.

Regards,

Stephanie Dawson

Chris Lloyd

Lacey Maxwell

From: Jack Boomer [REDACTED]
Sent: December 13, 2017 4:12 PM
To: Victoria Mayor and Council
Subject: 1201 Fort / 1050 Pentrelew

Dear Mayor and Councilors,

I live near the proposed development that Abstract has in front of the council. While I support measured and thoughtful development of the city, I am concerned at the rapid pace of growth in the downtown core that is seeing a complete change to the city.

In my discussions with others in the community about the development on Fort Street, I note that there are concerns about the type of housing that will be built. If there was the opportunity to build other types of housing on the south side of the property, I believe this would provide an appropriate transition to the residential character of Pentrelew Street - especially with greenspace and surface parking.

Given the proliferation of small condos in the downtown core, perhaps smaller suites are appropriate to increase the housing stock, especially for those who do not require vehicles or perhaps utilize car co-ops. Even more wild, is a possible land swap and use the space as a public amenity. Perhaps some other type of public space could be created that helps retain the green space of the property while promoting public good.

I am not convinced the current vision of the property is appropriate.

Finally, the mayor recently made comments about the lack of trust in the city council when they approved another Cool Aid conversion in the Burnside Gorge area. She said community residents likely couldn't trust Cool Aid nor City Council given the way other projects have evolved and the fact that over 75% of the homeless shelters/buildings were in their community. When one looks at the decisions City Council has made about shelters, housing, and the bike lanes as examples, the development on Fort St is yet another example of the City Council where the Council has the opportunity to listen to the wishes of the community.

Jack Boomer
Victoria Resident

Lacey Maxwell

From: [REDACTED]
Sent: December 13, 2017 4:17 PM
To: Victoria Mayor and Council
Subject: 1201 Fort Street Development Proposal

Dear Mayor and Council,

I am writing to let you know that I, (Michael Cowan of 1524 Bywood Place), am writing to let you know that fully support the development proposal by Abstract Developments. I support this project because I strongly believe that the city is on the right track by increasing the density of the downtown areas. The location on Fort Street is full of apartment buildings of similar size and height. This large of a property within 800 metres of the downtown core currently has not families living on this 1.2 acre site. The current proposal will allow 90 or more residents to live within walking distance of the downtown area. This is a definite benefit to the city,

The current opposition is run mainly by the Rockland Neighbourhood Association, is fueled by a fear of change to their neighbourhood. As a resident of Rockland for over ten years, I think the North and West edges of the neighbourhood will have to accept the further development of their neighbourhood due to their proximity to downtown.

As a certified arborist I think the developer has done a lot to protect the native garry oak trees as well as planting many young Garry Oak trees, something the city is in need of. I also think the look of the current proposal will blend in the area very well and be an overall improvement.

Thank you

Michael Cowan

Lacey Maxwell

From: nancy lane macgregor [REDACTED]
Sent: December 13, 2017 1:48 PM
To: Victoria Mayor and Council
Subject: 2nd Photos Urban Forest. Re: Revision 5: 1201 Fort St Rezoning and Development Permit Application

Photo #1. Historic Gate(s) 1201 Fort St, along Heritage Corridor

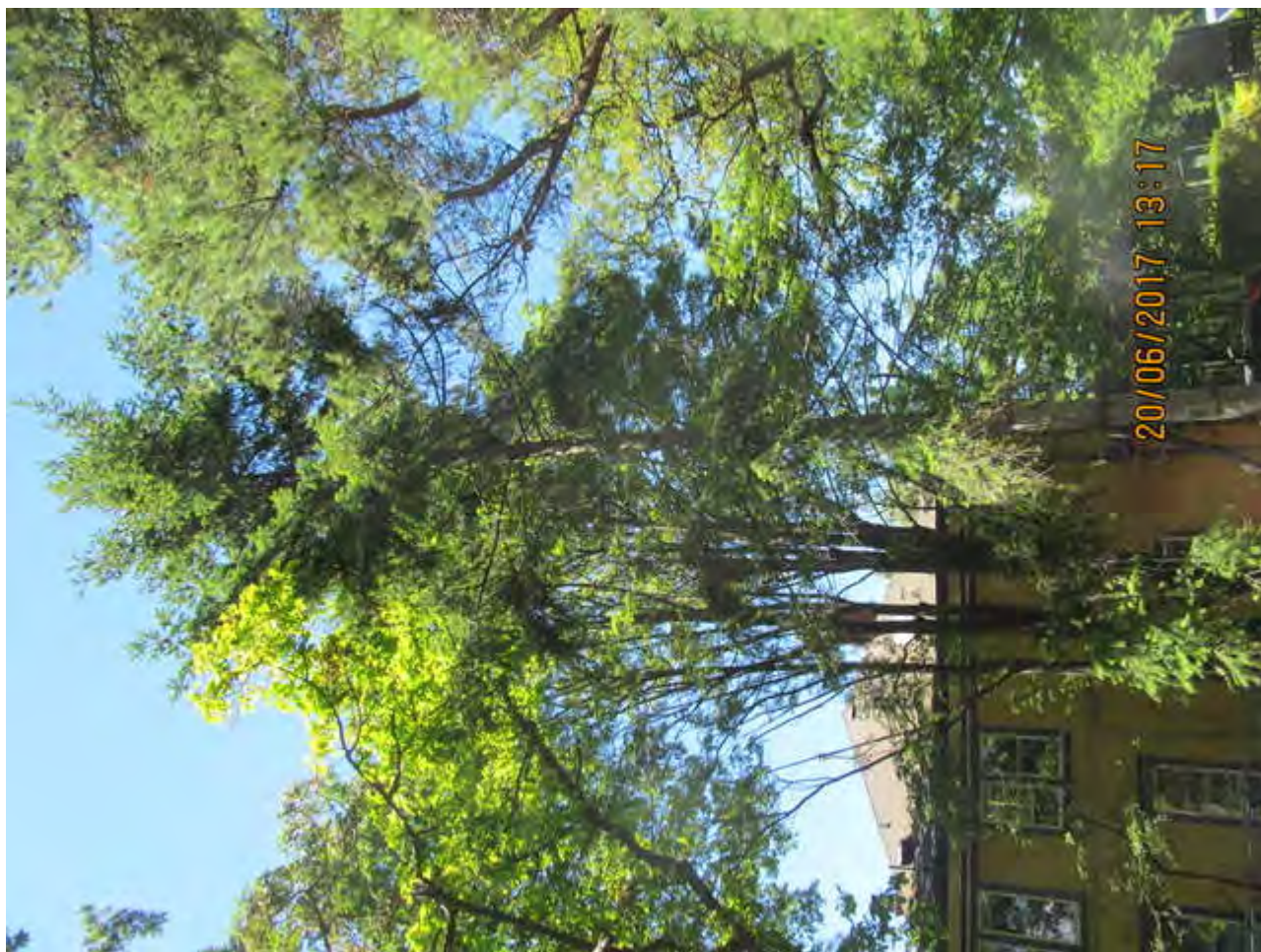
Photo #2. Northern area of site Urban Forest trees to be cut. 0003 Deodar Cedar, 0004 Scotts Pine (Protected). 0005 Douglas Fir, 0013 Copper Beech (Protected in Saanich) crown and base















Lacey Maxwell

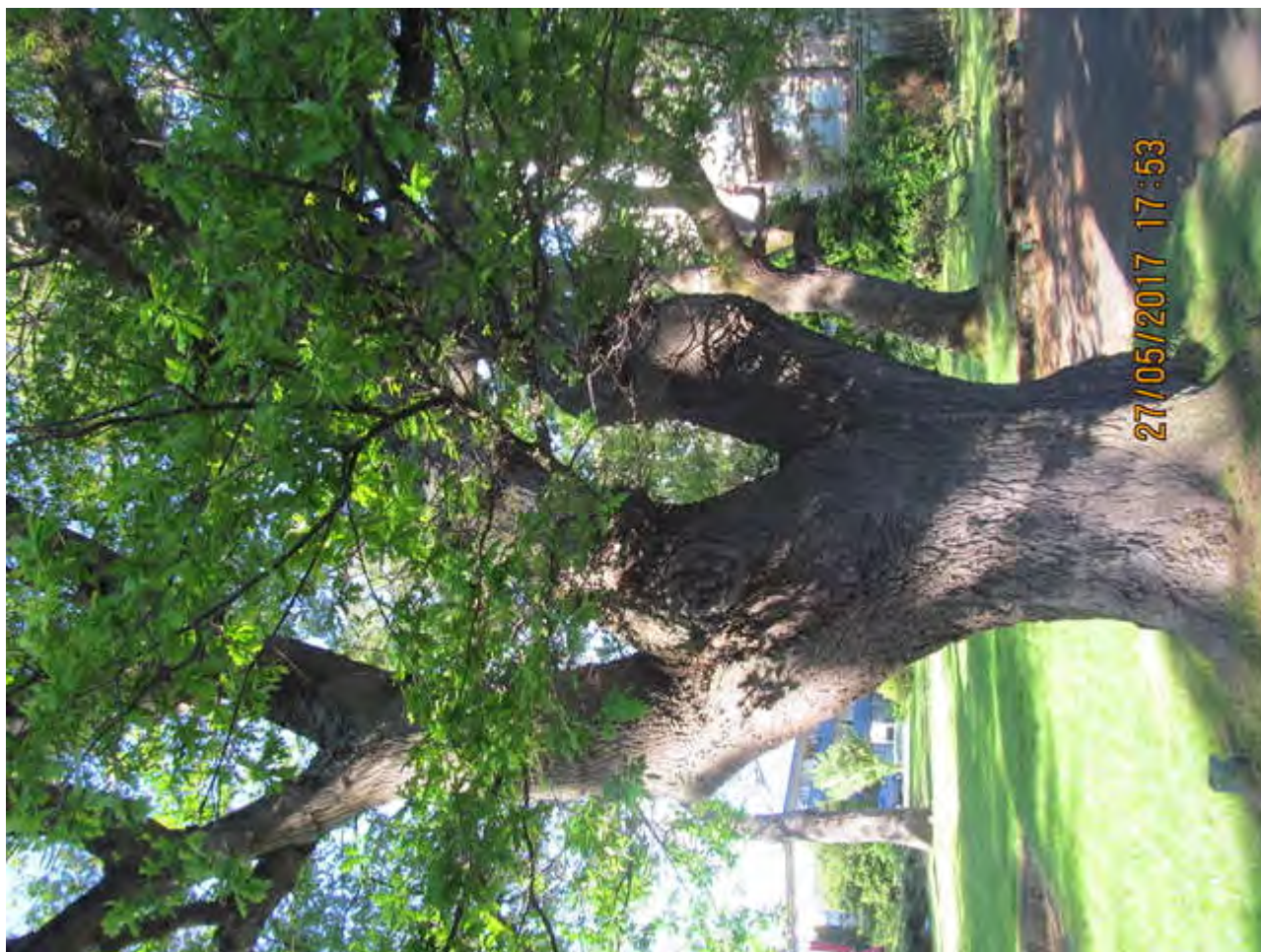
From: nancy lane macgregor [REDACTED]
Sent: December 13, 2017 2:16 PM
To: Victoria Mayor and Council
Subject: 3rd Photos Urban Forest Trees to be cut Re: Revision 5: 1201 Fort St Rezoning and Development Permit Application

Photos #1. 0014 Sequoiadendron Giganteum Protected, 0015 Sequoiadendron Giganeum Protected, 0034 English Oak Protected, 0041 Pine and 0042 Garry Oak Protected

Photos #2. Trees with Critical Root Zones at risk re: Arborist's report. 0001 Big Leaf Maple, 0002 English Oak (Protected), 0035 Garry Oak (Protected).







27/05/2017 17:53









Lacey Maxwell

From: nancy lane macgregor [REDACTED]
Sent: December 13, 2017 2:54 PM
To: Victoria Mayor and Council
Subject: Urban Forest 4th Photos Re: Revision 5: 1201 Fort St Rezoning and Development Permit Application

Photo #1 Remaining Garry Oaks Heritage Corridor Fort St, with new smaller setback.

Photos #2 and #3 Largest Garry Oak (0012, 97 cm. d.b.h.) on western border per Arborist's report - "Areas where we feel the most significant tree retention and construction conflicts will occur include: The excavation and construction activity related to the portion of the underground parking below BuildingA where it encroaches into the critical root zone of tree 12.

Photos #4 Views of the Urban Forest along the Heritage Corridor Fort St, northern area of site.



















Lacey Maxwell

From: nancy lane macgregor [REDACTED]
Sent: December 13, 2017 12:50 PM
To: Victoria Mayor and Council
Subject: Photos Urban Forest 1201 Fort St

Re: Revision 5: 1201 Rezoning and Development Permit Application

Photo #1. Protected Monterey Cypress (Critical Root Zone at risk) bordering neighbour's property

Photo #2 Protected Evergreens on Pentrelew to be cut - Incense Cedar and 2 Douglas Fir

Photo #3. Incense Cedar to be cut, largest cm. D.B.H (152) on property, part of group #2 photo

Photo #4 Rocky outcrop behind Truth Centre building









Her Worship Mayor Lisa Helps and Council
City of Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

November 13, 2017

Re: Proposed Development at 1201 Fort Street

Dear Mayor Helps and Council,

I am writing to you in support of Abstract Developments' proposed project at 1201 Fort Street.

I am the owner of 1617 Rockland Avenue, a Heritage Registered multi-unit rental property located in close proximity to the proposed project. Additionally, I am a small business and commercial property owner within the City, and a life long Victoria resident.

I strongly believe the proposed development at 1201 Fort Street is a well-planned, environmentally sound project, which will meet the many varying needs of residents and attract more young families to the area. This mix of residential formats and overall density captures what I believe to be just what the area is in need of, and aligns well with the OCP. I also believe Abstract has made a significant effort to accommodate and respect the wishes and opinions of neighbours and community stakeholders alike.

As we are all aware, the City, and in particular downtown, is in critical need of additional housing of varied sizes and price points. I truly believe this project meets this need in a manner that preserves the historical sense of the property. I appreciate the efforts Abstract Developments has made to accommodate the public's feedback; and feel the addition of rain gardens and additional Garry Oak plantings will preserve a vast amount of green space which will become a legacy for present and future Victorians.

I encourage you to support this project and help create a new, vibrant community that would serve as a wonderful transition from downtown to upper Fort Street; and draw young families and hard-working individuals back to the area.

Sincerely,

A handwritten signature in cursive script that reads "Scott Travelbea".

Scott Travelbea

Subject:

RE: 1201 Fort Street

Begin forwarded message:

From: Patricia Kidd

Date: December 13, 2017 at 9:18:33 PM PST

To: <gyoung@victoria.ca>, <pmadoff@victoria.ca>, <mlucas@victoria.ca>, <ccoleman@victoria.ca>, <BIsitt@victoria.ca>, <jloveday@victoria.ca>, <malto@victoria.ca>

Subject: 1201 Fort Street

Dear Councillors

It has come to my attention that a pro-Abstract rally has produced letters in support of the third proposal for the property at 1201 Fort Street.

I have been resident in this neighbourhood for 33 years. I have seen much sympathetic development, and have supported such initiatives.

I wish to repeat the message brought by so many of my neighbours: we are fully in favour of development of this site by a responsible developer who is willing to take the needs of both the current and the future residents of this city into consideration. The current proposal is offensive in its size, in the luxury nature of its units, and in the amount of ecosystem it will destroy, to the detriment of the city as a whole, and this neighbourhood in particular.

The developer has made no substantial changes to his previous two proposals. He continues to ignore the directives brought by both concerned citizens and by Council. Acceptance of this proposal will send a strong message to the electorate in this city that council does NOT listen to the voices in the community, but only to the promise of monetary gain promised by some of the city's less responsible developers.

I beg you please to send an equally strong message to Abstract Developments, and to those developers who operate with the same lack of moral compass: this city will not be bought with shallow promises and big dreams. It will be formed and expanded with care, compassion, and a realistic eye on a future which is viable for ALL residents, and not only for those who have 8-figure bank accounts.

Thank you for your careful consideration of this matter,

Yours sincerely,

Patricia Kidd, M.A., Cultural Historian
Doctoral Candidate, History, UVic

(home) 1025 Moss Street
Victoria B.C. Canada
V8V 4P2

Alicia Ferguson

Subject: RE: 1201 Fort st Rezoning and Development Permit application

From: Mike Miller

Date: December 13, 2017 at 7:26:30 PM PST

To: Pam Madoff <pmadoff@victoria.ca>, Lisa Helps <mayor@victoria.ca>, "Ben Isitt" <bisitt@victoria.ca>, <ccoleman@victoria.ca>, Geoff Young <gyoung@victoria.ca>, Marianne Alto <malto@victoria.ca>, <mlucas@victoria.ca>, <jloveday@victoria.ca>, <cthornton-joe@victoria.ca>

Subject: 1201 Fort st Rezoning and Development Permit application

Dear Mayor and Council

I wright this email to you to personally share with you my feelings on the said development and how I feel it should stand on its merits.

For 23 years I have been inspired with the progress the City of Victoria has made , not just in housing but all the regional challenges they've overcome as a united team. I'm not only passionate about my chosen career but I personally accept responsibility that goes along with it. Myself , Abstract and their chosen consultants dedicate to excellence in every project we embark on. This application is no exception. In reflection,I think this is just a sensitive time with the growth the City is undergoing right now and the pressures that go along with it.

Your Official Community Plan is not only an amazing guide into our city's future but it has the courage to lead by example.

Our 18 month commitment of engagement with multiple iterations to try to meet the primary needs of a few has been unsuccessful despite my best efforts. I pride myself on owning all the 75 plus projects in Greater Victoria personally, the good and the bad feedback.

This appears to be a situation where there has to be a winner and a loser. Very unfortunate for the greater good. Abstract and it's chosen team of the best this city has to offer has stopped at nothing to try and try again to create a project that we feel absolutely confident in saying it will be a new benchmark for Victoria. And we will accept the responsibility of the application and see it through to completion meeting or exceeding our commitments.

After 19 public engagements, many hours of work with staff and completed all we've been asked of Committee we respectfully request your support moving this forward to a public hearing to listen to the Community as a whole.

Of course if this is not the will of Council, I will respectfully accept your decision and gracefully know I did my absolute best to present what we believe as a Team in an absolutely amazing composition of residential homes on nearly two acres of in used land two blocks from downtown.

We will accept this and proceed with an alternative plan with the same commitment to design and land use with what we believe to be in the best interest of the City as a whole and in the spirit of the Official Community Plan

As always ,I thank-you for all your time and energy I know you've all undertaken with this particular application

Kind Regards,

Mike Miller