

Dr Kathryn Whitney

24 October 2017

To: The Mayor and the City Council of Victoria

Dear Mayor Helps and members of the Victoria City Council,

I understand that you will soon be making your final decision regarding the development of the Truth Centre property by Abstract Developments in an area that fronts both Fort Street and Pentrelew Place. I was raised in Victoria and have lived here for many decades, including Harris Green, Fernwood, Rockland, and Oak Bay. I have also lived in many other cities in Canada and abroad. My first-hand experience of the difference good town planning - and especially bad town planning - can make to the life, health, and prosperity of residents makes me very concerned about the proposed development.

I urge you to reject Abstract Development's current plans for the Truth Centre site.

I am not opposed to development, which I believe helps more people to be housed. I understand that it is reasonable for the Truth Centre property to be developed in a reasonable manner. Nevertheless, I am very disturbed by the proposal currently before council to develop the property. I believe this proposal, if approved, would permanently damage the character of the Rockland neighbourhood. It would take away precious sun and green space, and it would force an unsustainable number of people onto a small property in an already full urban/sub-urban borderline area.

My two principal objections are these:

1. Density and building height. The proposed condominiums should not exceed the height of adjacent buildings. The condos much take into account the impact of increased traffic, parking, light-block, and noise. I urge you to limit the number of properties to amounts similar on adjacent developments.

2. Set-backs. To my mind, the worst part of the project is the lack of legal set-backs. To suggest putting townhouses right up to the curb on Pentrelew Place, rather than at a reasonable setback that would be expected of all houses in the area, is simply greedy. The townhouses are in their current position only so that the developers can make as much money as possible on the site. If the project includes legal set backs and preserves green space and light, the developers will still make many millions of dollars. Please be strong and resist their pressure to squeeze as much money as possible out of this precious and important land.

I strongly urge you to reject this proposal and to put land and life before profits.

Thank you in advance for your consideration and for your continued work on behalf of the residents of the city of Victoria.

Your sincerely,

Kathryn Whitney