

Mayor, Councillors and staff,

I wrote to you last April expressing concern with the development at 1201 Fort Street and mentioned at that time, that following consultations, the developer increased the number of units on the property from 91 to 93 units. Since your last committee of the whole review, the developer has continued to exacerbate the problem and the latest proposal has increased the number of units to 94, increased the FSR, removed more bylaw protected trees, increased square footage of living space and all but one building is higher than before. This developer isn't listening to the community.

Consequently, I am writing again. I have updated the attached powerpoint slide deck that explains the problem from my point of view. I support the majority of residents (based on the public meetings I have attended) in asking you to give a clear message to this developer. There are compromise options available, but we have seen no compromise from the developer except where you clearly directed it and even there, the modifications are limited.

As our elected council, we rely on you to look closely at the original zoning to see that the property under consideration is really three parcels. One third is on Fort street and the other two pieces are on Pentrelew Place. Those two pieces (about 2/3 of the property) are clearly identified in the OCP as traditional residential. The proponent wishes to put a four story apartment building, 10 over-size townhomes and part of a six story building on property that is clearly marked as traditional residential and zoned single family dwelling.

There is a compromise in allowing something substantive to be build on the Fort Street portion of the property and perhaps even in allowing that building to encroach slightly onto the southern portion, but there is no justification for a second four story apartment building on the southern portion, or over-height townhouses. You have a legally defensible vision in the OCP and zoning, but it is up to you to enforce it. If you allow an apartment on this southern piece of property that faces Pentrelew Place, clearly contrary to the OCP and zoning, the whole concept of having a city vision that residents can understand, buy into and support becomes meaningless.

This development does not provide any help to housing issues in Victoria, nor any significant benefit to the community. During community meetings, the developer has acknowledged that even the least expensive of the units would not be affordable for young families and lower income Victorians. These are high-end units that will attract affluent buyers. Given the consistently large number of units proposed without compromise, it appears that the proposal under consideration is solely profit driven.

This proposal is not yet ready for a public hearing - that will only result in increased frustration and a very long and contentious session. A message to the developer that he needs to take the myriad of concerns reported by the community to heart and find some compromise is required. That message can only come from you. Many thanks for the time you are spending on this issue.

Jamie Hammond  
Residents 1000 Pentrelew Place

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