Good evening Mayor Helps and councilors. My name is Verna Stone. I live at 1261 Fort Street in a small, one bedroom apartment. I have lived at this address for over 30 years. I love where I live. I have a great landlord and reasonable rent (so far). I enjoy the walkability of the neighbourhood, and the trees that grow throughout Rockland. Ten years ago I gave up my car, due to concerns about climate change. I walk to the grocery store. I walk to the Laundromat with my laundry. It keeps me in good shape.

I am deeply concerned about the density and size of this development. The number of mature trees that will be removed to make way for luxury townhouses and condos will forever change this property, and it is not a change for the better. The visuals presented by the developer are somewhat misleading. A six- story apartment building facing Fort Street will tower over any trees that may survive the construction process. The visuals presented in the slides do not realistically represent what a six- story building will look like in terms of the surrounding property and trees. Also, it is very likely that any of the trees not slated for removal will be destroyed due the extent of the blasting and the size of this development. The fines are minimal for destroying a protected tree that is not in the development zone.

The other misleading visual presented by the developer is the tree graph. It gives the false impression that this property will be even more forested with trees when the project is complete. However, the replacement trees will NOT be mature 80 plus year old trees. Many of the replacement trees will likely not even be native species, or grow very big. There was mention of young Gary Oak trees being planted to supplement the existing Gary Oaks. A young Gary Oak tree will have the best chance of surviving within a native Gary Oak ecosystem. A Gary Oak ecosystem does not look like a tidy urban garden. Just visit the lower gardens at Government House to get a sense of what a Gary Oak meadow with grasses and understory plants looks like.

Why am I so concerned about some trees? These trees in this very unique and rare 'urban forest' provide free carbon removal. This value should not be underestimated, especially since we are in a climate crisis. These trees provide free

air conditioning and shade. That value is very appreciated as Victoria's summers become hotter and hotter. I have walked by this property thousands of times and its cooling effects are quite noticeable. These trees are habitat for birds, insects and mammals. These trees and the green space around them make our community more livable and healthy. Every tree within the city's boundaries should be viewed as a key carbon removal asset, and a key health asset.

This development proposal is not sensitive to the spirit of Rockland's neighbourhood plan, or the current zoning. The zoning variance requested will increase the maximum height for building A in the R3-AM-5 zone by 78.5%. The height increase of building B will be 26.66%.

Most, if not all the people moving into this development will be driving cars (hence the extensive blasting to make way for underground parking). So my neighbourhood will lose beautiful, mature carbon removing trees, and my neighbourhood will gain more car pollution. This is NOT a positive change.

Does this development have green building standards built in? NO
Does this development provide any affordable housing on site? NO. And by affordable, I mean for those who work in the service industries, or seniors on fixed incomes (that's who I am).

I know something will be built on this land. However, the scope and scale of this development will destroy a unique and rare urban forest. This development is too BIG, and the buildings are too high.

If this project is approved as is, it will set a dangerous precedent for future land speculation and development along the Fort Street corridor. I feel real concern for my building falling prey to the development wrecking ball if this development is allowed to proceed as is. Thank you.