



Mayor Helps and Council  
City of Victoria  
No.1 Centennial Square  
Victoria, BC, V8W 1P6

June 22<sup>nd</sup>, 2020

**Re: Abstract Developments – Rezoning for 1010 Fort Street**

Dear Mayor Helps and Council,

The DRA LUC would like to offer support for the Staff recommendation to decline the revised application as community and committee members have expressed deep concerns and opposition to the proposal. As observed by Staff, the property is “not suitable for additional density in a taller building” due to its size and context.

While a land assembly would improve the development potential for this site, the building form and character as submitted would still not respond to the context of the Fort Street Heritage Corridor. As stated in the OCP (DPA 7B Corridors Heritage) the designation includes the objective of “high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions”. The evolution of this application highlights the deficiencies in policy to ensure sensitive integration of new development along the Fort Street Heritage Corridor. This application reminds us of the imperative to complete the update to the Downtown Core Area Plan in a timely manner and we look forward to continuing that important work with the City at the earliest opportunity.

We enthusiastically anticipate, and have always welcomed, continued residential growth in our neighbourhood, but we must also balance the importance of the creation of new units with other complementary goals of equal standing, such as; liveability, public amenities, heritage conservation, and the preservation of unique community character.

Sincerely,

Ian Sutherland  
Chair Land Use Committee  
Downtown Residents Association

cc COV Planning