

From: Barney Pratt
Sent: Tuesday, June 16, 2020 2:35 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Eagles Nest Development

Good Afternoon.....

We have read, with great interest, the development proposal for the Eagles Nest development. With what we have read and seen we are in favour of seeing this project go ahead. We believe that this kind of development is the kind of thing that View Royal needs and the location is perfect.

Please keep us posted on any new or changing plans for this project.

Respectfully,

Barney and Jose Pratt
236 Burnett Rd.
View Royal

From: Ruslana Allen
Sent: Tuesday, June 16, 2020 1:52 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: FW: Proposed development Helmken & Burnside Rd

Good Afternoon,

Furthermore to my letter from last September, I'd like to add that I don't feel the changes made by the developer to the proposed development have done much to address the issues raised by the residents (density, traffic etc.). I still believe that this proposal doesn't fit with our community, and I urge the council to reject it as it stands now.

Thank you,
Ruslana Allen

From: Gail Hoyle

Sent: Tuesday, June 16, 2020 12:35 PM

To: Info Address <info@viewroyal.ca>

Subject: Re: 3,5 and 9 Helmcken Road and 1449 Burnside Road

Dear Sir/Madam,

In response to the Burnside/Helmcken proposal, we are against it. We feel that this is just too much for the area. Buildings are going to be too high. There will be too many cars in our area.

As it is now, traffic on Burnside can be dangerous. Not only have we almost been hit by speeding cars as we try to turn onto Burnside from Eaton, turn onto Eaton from Burnside, but we have seen fellow neighbours almost get hit by people driving much too fast around the bend on Burnside. The 30 kph speed restriction has never been met and now there are even more cars, more fast driving, more of us taking chances on trying to get to/from home.

With even heavier traffic flow on Helmcken now, turning south from Burnside onto Helmcken is very difficult.

This once country road is now becoming a main thoroughfare.

This area is just too dense and small for what your proposal is wanting.

Sincerely,

"The Hoyle Family"

From: Angela Hanes

Sent: Tuesday, June 16, 2020 10:46 AM

To: Info Address <info@viewroyal.ca>; David Screech <MayorScreech@viewroyal.ca>; John Rogers <JRogers@viewroyal.ca>; Gery Lemon <GLemon@viewroyal.ca>; Damian Kowalewich <DKowalewich@viewroyal.ca>; Ron Mattson <RMattson@viewroyal.ca>

Subject: Helmcken and Burnside Development - Eagle's Nest

Hello all,

I am very pleased with the negotiations the Town Staff and Council has participated in with regard to this proposal. The lessened density and amended lay out of the buildings is far more suitable for the area. I am also almost a little giddy that there is ample parking provided on site to limit use of parking along surrounding roadways. This has been a challenge and an irritant for neighbourhoods that have seen dense development in the past.

My request going forward is to ensure attention and accountability continues to be paid to the permeability of the site to maintain a healthy watershed.

Thank you for your time and attention,

Angela Hanes

1969 Ridgeview Rise

From: Tracey Fulthorp

Date: June 14, 2020 at 6:17:49 PM PDT

To: "mayorandcouncil@viewroyal.com" <mayorandcouncil@viewroyal.com>

Cc:

Subject: Eagle's Nest

This is a letter to let you know my opinion on the proposed project known as Eagle's Nest. I have lived in View Royal on Conard street for 20 years. Over that time there has been many development projects. Some well thought out many of them not. This proposed construction at this site is too high density. While we maybe have a need for more housing. This location is already very congested with traffic and the density proposed is not appropriate for that location. This is a opinion that is shared by many people in my neighborhood and other residents that I have talked with about it. So in conclusion. I am not in favour of the plan that is on the table at this time at all.

Sincerely

Tracey Fulthorp

From: Mary Ferrarelli

Date: June 14, 2020 at 4:47:22 PM PDT

To: mayorandcouncil@viewroyal.com

Subject: Helmcken and Burnside development

Dear Sirs : Regarding the proposed development known as Eagle's Nest by Invictus. Myself and my husband are voting NO to the proposal. We are very concerned for the fact that there would be 247 (1,2,and 3 bedroom units). That feed into one intersection. We believe that the density is far too high for that particular area. They only have the one entrance to enter and exit, that feeds into Helmcken and Burnside RD.

To an already crazy corner that was complicated more with the development of Eagle Creek . We believe that this will slow down the traffic completely making it even worse to turn left off of Burnside to Helmcken RD.

Sincerely,

Saverio and Mary Ferrarelli
1251 Stancil Lane

From: Alix Morrison
Sent: Monday, June 15, 2020 7:35 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Eagles Nest Project

Hello council members, I received a pamphlet about a proposed development in View Royal at Burnside and Helmcken and I am sending this email to show my support for this project.

I believe the Eagles Nest Development has been well thought out, it is within the density requirements, there has been an appropriate amount of community involvement, it is in a very walkable location and it is also on a major bus route.

I believe this development will be a wonderful addition to our community.

Sincerely,

Alix Morrison, RMT
46 De Goutiere Pl, Victoria, BC V9B 0H3



<http://alixmorrisonrmt.com>

From: alternativethan

Sent: Monday, June 15, 2020 4:37 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Eagles nest development

Hello I am the property owner

Next to the eagles nest development at 1471 burnside

It was brought to my attention that there is a 6story building being proposed directly next to one of my best fields!

I'm concerned about a number of things including the population density and aesthetic and overall vibe of the neighborhood.

6 story's is unacceptable!

Thank you

Sincerely

Ethan Mallais

From: jack bates
Sent: Monday, June 15, 2020 4:00 PM
To: Info Address <info@viewroyal.ca>
Subject: Public Hearing June 16, 2020

Please include my comments below in the agenda for the Eagle's Nest public hearing..... Jack Bates15 Helmcken Road.... View Royal.

Regarding the impacts on Hidden Oaks by the Eagle's Nest development, I would like to point out that the reference to the R/W (Plan 77657) over Hidden Oaks property alluded to by Mr. Foord, it is a rather generous exaggeration that this R/W could or would have been used for access to the development. When registered 15 year ago, the R/W was intended to serve the then landlocked small Lot 10, Block 5, Plan 1726. This R/W is actually a 6 m wide 90 degree plan which is situated in the eastern half of the Hidden Oaks driveway and also contains the Canada Post mailboxes, access parking, as well as guest parking for Hidden Oaks. In reality it would be ridiculous to utilize it for any additional purpose. I suggest this R/W be de-registered from Hidden oaks property as no longer required due to consolidation of the Eagle's Nest lots.

An associated point in relation to the "unresolved" Hidden Oaks driveway issues created by the Eagle Creek Helmcken road lack of eastbound left turn access, is that a private sidewalk is planned by Eagle's Nest to enter the sidewalk just barely east of the existing Hidden Oaks driveway. This will further complicate the existing issues, safety sight lines and reaction times, on entering and exiting Hidden Oaks. This "intersection" also involves the existing Camden Road, the east west Helmcken Road downhill bike lane and pedestrian sidewalks, including BC Transit buses; bearing in mind there are 24 units in Hidden Oaks with regular pedestrian and vehicular access.

I have attended all the open houses, workshops, and submitted letters to council regarding the development and do not believe that Hidden Oaks has "actually" received its due attention. There are issues of fencing, stopping the annual downhill flooding of Hidden Oaks due to winter surface runoff from Eagle's Nest property, pending issues stemming from two years of proposed continuous construction, let alone traffic concerns which will have to be contended with from the construction activity, regardless of the studies. I might point out that traffic issues for Hidden Oaks were not anticipated or were perhaps ignored at the time of Eagle Creek's presence five years ago.

I hope the points I have raised here will be taken into consideration as this development has been and remains a contentious one for the area and Hidden Oaks.

Regards Jack Bates

From: Doris Burow <bdburow@gmail.com>
Sent: Monday, June 15, 2020 4:31 PM
To: Info Address <info@viewroyal.ca>
Cc: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Public Hearing 3,5,and 9 Helmcken and 1449 Burnside Rd.

Thank you for your attention to this email
Doris Burow

June 15, 2020

Development Services Department
Town of View Royal
45 View Royal Ave.
Victoria BC V9B1A6

Re: Eagle's Nest by Invictus Development.

Dear Mayor and Council:

I am writing to express our concern regarding the above development. We have resided in View Royal for the past 49 years at 89 High Street. We have appreciated the oversight of the Mayor and Council have given regarding property and parks development of property in our community during this time.

With this current development we have concerns that the proposed density does not compliment the surrounding area. We have always enjoyed the rural aspect of View Royal. Realizing new development is important it should be in keeping with the current housing in the area. The plan as it exists will tower over the current neighbourhood both in View Royal and Saanich. We are not opposed to this development but would like to see it with 3 to 4 stories, complimenting the existing condos on Helmcken across the street. There is only one assess driveway on Burnside Road increasing congestion in the intersection that already doesn't handle the current volume.

It is unfortunate that during this time of a Covid 19 and with social distancing keeping ourself and neighbours safe, that this meeting couldn't of waited until meetings can resume in person. However, we are glad that our voices can still be heard.

Thank you for your consideration of this.

Sincerely,
Bob and Doris Burow
89 High Street
Victoria, BC
V8Z 5C8

From: Helen King
Sent: Tuesday, June 16, 2020 6:01 AM
To: Info Address <info@viewroyal.ca>
Subject: Eagle's Nest Development Feedback

Hi there,

I'd like to share some feedback on the proposed Eagles Nest Development Project at Burnside and Helmcken Road.

Source: <https://www.cheknews.ca/public-hearing-set-for-proposed-247-unit-development-in-view-royal-675499/?fbclid=IwAR0Pn5fQTTIvHUrpm97QQWeQf9lZZzZI7l-UuaeAhAMUgCGvwn5bd-FhJZE>

While I am not opposed to the actual buildings I am very concerned with the traffic impact. **Helmcken Road is already a complete nightmare 90% of the time.** The road is far too busy for the size of the road. Until the traffic is taken care of this is going to turn the area into a disaster and you are going to gridlock the entire area. I would actually consider moving away from the area at that point.

They are going to put 264 bike stalls. Good luck cycling to the Goose from there. You're likely to be killed by the traffic. There is no safe cycling zone in that area, once you get to Watkiss Way and Helmcken Road lights it's worse. I've almost been hit crossing the crosswalks many many times. People are in a rush, they don't look because they are desperate to get through the intersection.

Burnside Road to Watkiss Road, the country road section, that can not handle that amount of additional traffic either.

Until Helmcken Road can be properly addressed I would be highly against any additional buildings to this area period. You are actually going to drive existing residents away. If that's your goal then I guess go for it.

With or without this project though Helmcken Road seriously needs to be addressed.

Thanks for your time,
Helen

From: SUE HENRY

Sent: Tuesday, June 16, 2020 10:03 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Input to virtual Public Hearing on Tuesday June 16, 2020 at 7:00 PM regarding REZONING application for 3, 5 and 9 Helmcken Road and 1449 Burnside Road West (Eagles Nest)

To View Royal Mayor and Council,

We are writing to express our concern about the agenda item being presented at the virtual Public Hearing on Tuesday June 16, 2020 by D. Foord, Invictus Commercial Investment Corp., Re: Rezoning of Eagle's Nest - 3 and 5 Helmcken Road and 1447 and 1449 Burnside Road West, Victoria, BC. We are opposed to the development proposal and rezoning application for 3 and 5 Helmcken Road and 1447 and 1449 Burnside Road West. The density of the development design does not lend itself to a welcoming and attractive gateway corridor to View Royal. The three-building development design which includes 5 and 6 story buildings on the east, west and north sides of the development adjacent to Saanich ALR farmland is not appropriate as a rural/urban interface. This over height 5 and 6 story building design, is not conducive with the rural area, and would have a negative, imposing impact on the neighbouring Saanich and the Hidden Oaks residents.

If floors 5 and 6 were eliminated from the development it would be similar to the Eagle Creek development residences which have 4 floors each, and are located adjacent to a commercial development and across from the Victoria General Hospital. Allowing the development buildings to have 5 and 6 floors will only provide the developer with a larger profit but will not provide any benefit to the local area. Therefore, allowing the proposed development to have 5 and 6 floor buildings does not seem like an appropriate height for a development located next to rural/ALR properties, single family dwellings, two storey townhouses, and multiple unit apartment buildings which are only 4 floors in height. Eliminating floor 5 (with a total number of 25 suites) and 6 (with a total number 8 suites) would reduce the number of suites from 247 to 214 a much more reasonable number of suites for the development and surrounding area. Reducing the number of suites to 214 would also reduce the number of parking stalls required to approximately 294, and would decrease the number of cars that this development would bring to an already excessive traffic challenge. Allowing this rezoning would then open the doors to other higher density development applications wanting to increase density in a residential area, including adding additional floors and height to their proposed developments.

Adding 247 units and over 600 people to the area has the potential for increasing the number of cars living in and moving throughout the neighbourhood by 339 cars. Even though the developer may try to limit the number of cars allowed per

suite, there will be overflow into the neighbourhood whose streets are already congested with recent increase in density resulting from the Eagle Creek development. The surrounding streets have very limited street parking. In the 30 years we have lived near this corner we have seen a massive increase in commuter traffic due to west shore development and the resulting flow of traffic to and from the Western communities to Camosun College and the Saanich Peninsula. Adding at least 339 more cars to our neighbourhood, would be irresponsible before a regional traffic plan is developed. If the development is approved the developer should be responsible for the cost of improving the intersection. Otherwise, the traffic will back up continuously especially at rush hour everyday with the addition of over 300 cars commuting in the area. Traffic from the development will need to be accommodated into the flow on Helmcken and Burnside which would require an intersection realignment, and a separate additional right turn lane onto Helmcken. A slice off of the property should be provided by the developer for the intersection improvements. The View Royal Planning staff report indicates it appears that waiting to see how Mackenzie interchange impacts traffic flow would be prudent, and noted the Town is doing the same for several other traffic issues.

We urge you to reject this development proposal and rezoning application because as much as the developer has reduced the density, the small percentage reduction from 262 suites to 247 is negligible, and is still excessive density and the development site plan with its five and six floor plan is not in keeping the rural nature of the area, and would have a negative impact on the neighbourhood. The additional traffic challenges due to the over 339 cars this development would bring, also should not be supported.

Thank you for your careful and thoughtful consideration of our input on this development proposal and rezoning application.

**Sue and Steve Henry
3906 Holland Avenue, Victoria, BC**

From: Mark Huang
Sent: Monday, June 15, 2020 3:43 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Eagle's Nest Public Hearing Comment

Dear View Royal Mayor and Council,

I'm writing to express my opposition to the proposed development on Helmcken and West Burnside road, because the density problem of the development simply has not been addressed. The developer argued about other approved projects in View Royal having a similar number of storeys and density, but I don't think that's how community planning works. The other projects were approved because they were suitable at the time when they were proposed, it does not mean a similar density and building height should automatically be accepted at this time. On the contrary, the fact that there are already several large residential buildings completed or are being approved in recent years in the nearby areas, precisely makes this project's high-density unjustified.

This development has not been supported by many View Royal residents since the beginning and the developer has not made any meaningful adjustments other than changing building layouts and shifting the number of stories around. I agree that the design of the site looks much better than before, but the look has never been the main issue, I don't think it's even a subject needs to be discussed at this stage of the plan.

Finally, I would love to see more well-thought-out developments in View Royal, but I oppose a development that is not suitable for its neighbourhood.

Best regards,

Mark Huang
View Royal resident
24-15 Helmcken Rd.

From: Murray Strome

Sent: Monday, June 15, 2020 12:57 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Public Meeting and rezoning/building permit for property at Helmcken & Burnside

I wish to participate in the virtual Public Meeting regarding this property.

In advance, I would like to express my opposition to the proposed development. It appears that the developer simply does not listen to the objections of the neighbours. In particular, the number of proposed units (density) and building height are too high. The maximum building height should be 4 storeys with maximum height being two near the property boundaries and streets. The number of units should not be much over 200 to achieve an acceptable density.

I am not certain as to how to ensure that I have an opportunity to speak, but hope that will be accomplished with this E-Mail.

I would appreciate a reply (I have never received one from my previous E-Mails).

Murray Strome

From: Robin Quenet

Sent: Monday, June 15, 2020 12:50 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Proposed Development at Helmcken and Burnside Roads

Your Worship the Mayor and Councillors

I again wish to express our deep opposition to the current proposed Invictus development at the corner of Helmcken and Burnside Roads. Areas of concern include:

1. The development as proposed is completely out of character with the rural nature of the area.
2. While accommodation was made for View Royal residents regarding the initial height of the buildings resulting in reduced heights facing View Royal little accommodation was made for Saanich residents. While we live in the same block as the development and were never directly approached by the developer for our input. View Royal residents were accorded this courtesy.
3. At the information meetings it was stressed that this development would be one of the faces of View Royal and should as such be welcoming, Anyone coming south along rural Burnside Road area towards View Royal will be faced with a six (6) story building immediately adjacent to farmland. Suffice it to say that this will hardly be a welcoming site.

We would respectfully request that the building heights facing Sannich be accorded the same treatment as that give to View Royal residents.

Please have the developer make such design changes so as to maintain the rural nature of the area with building heights more along the lines of Hidden Oaks.

Respectfully

Robin and Marilyn Quenet

1481 Burnside Road West

From: Marc Cittone
Sent: Monday, June 15, 2020 12:16 AM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Comments on Eagle's Nest Development

Dear Mayor Screech and Councilors,

I'd like to reiterate three important concerns I have about the proposed Eagle's Next development, that detract from its ability to support sustainability in the community:

1. The development is proposing more parking than even the transportation engineering consultant recommends. My reason for supporting this development includes that it is near transit (including the future Rapid Transit spine), the Galloping Goose and services. The developer states they are providing what our current zoning bylaw requires. Providing this level of parking is costly, encourages single occupant vehicle use, and requires much embodied energy. I would also point out that our zoning bylaw contains an option to reduce parking by providing contributions towards sustainable and active transportation. I highly recommend we instruct our staff to work with the developer to reduce parking to a more reasonable level, and support more sustainable transportation options.

2. I have strong concerns about the potential designs of Helmecken Road. In particular, bicycle lanes which are sandwiched between a right turning lane and a through lane are very poor and uncomfortable even for reasonably confident riders, much less the typical bicycle rider (as evidenced by the westbound bicycle lane on Island Highway at Admiral's Road.) As are bicycle lanes which are not at least minimally separated from cars on a busy street. It would take very little to provide more secure lanes, including lanes separated from traffic by a buffer. A route is only as good as its weakest link, and this site needs to be comfortable connected to the Galloping Goose and eventually to transit. Please direct staff and the developer to work with the Greater Victoria Cycling Coalition on a better design that is in keeping with current best practice.

That's all. I will add I saw no reason to limit buildings to 5 storeys along a relatively wide, busy street, but as I am mainly a visitor to the area (by bus, bike or car), it is not a major concern of mine.

Thanks sincerely for your attention,

- Marc

Marc Cittone
26 Demos Place

From: Elana Penner
Sent: Sunday, June 14, 2020 10:09 AM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Eagles Nest Condos / Helmcken and Burnside

Dear Mayor Screech and View Royal Council,

It has been brought to my attention there is a condominium development being proposed for the corner of Helmcken Road and Burnside Road (Eagles Nest). I cannot think of a better location for a development of this nature and I strongly support it.

First, just the construction of the buildings would support so many local and regional businesses and tradesmen, many struggling to make ends meet in these difficult times. Once the condominiums are built the future residents would also support all those businesses in Eagle Creek Village. Lastly, all those homes will contribute much needed revenue through taxes to View Royal. All these things would greatly benefit our community now and in the future.

Sincerely,

Elana Penner
48 Newcastle Court

From: Eric Adkins

Sent: Sunday, June 14, 2020 10:18 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Eagles Nest Development - Corner Helmcken Road and Burnside Road

Dear Mayor and Council,

I was just reviewing the proposed Eagles Nest condominium development and am very excited by what is being considered for our community. I strongly encourage you to support this project.

This development certainly complies with the official View Royal Community Plan. With its close proximity to Eagle Creek Village it would greatly support our local economy for many years to come. It would significantly improve the area's service needs (sidewalks, bicycle lanes, public transportation), and supports broader regional efforts for more housing. I was further encouraged by the considerable revenue benefits (taxes/development contributions) this project would bring to our community. This is especially important given these concerning times.

I do have a question for you. I am unfamiliar with the current zoning in that area of View Royal. Does it permit Affordable Housing? If so, perhaps you would consider petitioning the developer to include a percentage of affordable housing units within this project. The location is ideally suited given its immediate proximity to public transport, as well as all the essential services and infrastructure (hospital, medical clinic, pharmacy, grocery store, etc.) required to support those who would most benefit from affordable housing.

Mr. Mayor and Counsellors. There are so many compelling reasons to support this development and I urge you to support it, as well.

Very sincerely,

Eric Adkins
48 Newcastle Court

From: Elham Moldovanos
Sent: Sunday, June 14, 2020 9:21 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Cc: Elham Moldovanos George Moldovanos
Subject: Non support of the proposed development at Helmcken and Burnside Road

Respected Mayor and Council,

We are submitting 2 votes of “No” with regards to the proposed development known as 'Eagle's Nest Invictus' at Burnside and Helmcken Rd.

Our concern is attributed to the anticipated traffic congestion caused by this proposed high density development. As only one road is planned to access this development from Burnside we believe this will cause major traffic congestion and other related issues, e.g., time delays at the intersection, driver frustration, etc...

We feel our concerns are reasonable as this proposed development includes 247 units over 3 buildings with 325 under ground parking stalls.

Thank you,

George and Elham Moldovanos
1264 Stancil Lane

From: Jane Devonshire
Sent: Sunday, June 14, 2020 10:05 PM
To: Info Address <info@viewroyal.ca>
Subject: Eagles Nest Development

Dear Mayor and Council,

I just wanted to reiterate my support for this project and would like to include some new information.

Hillside development is offering the following and I would like to see Eagle's Nest incorporate some of these features into their development as well.

The project includes several features designed to encourage healthy and sustainable transportation:

- Secure bike storage room.
- E-bike parking and charging.
- Additional bike parking beyond requirements.
- Transit pass for every unit.
- On site electric mode vehicle and \$100 driving credit.
- 2 electric cargo bikes on site for resident use.

Respectfully yours,
Jane Devonshire

From: Len M **Sent:** Saturday, June 13, 2020 3:02 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Cc: Carol A. Kitson
Subject: Eagles Nest Development - Public Hearing Tuesday 7pm

Good afternoon:

I am a resident of View Royal and live on Erskine Lane. I have participated in open houses and on-line Zoom consultative meetings with respect to the proposed Eagles Nest Development.

The proposal put forward states it addresses identified concerns of residents and the plan in my opinion does look vastly improved.

However as a resident I remain concerned about your unwillingness to entertain funding from developers to enhance the traffic flow impacting the Watkiss Way to Burnside Road corridor. I am told and have heard the Mayor speak publicly that you do not believe traffic will be a problem due to the new MacKenzie overpass. You had a chance to be forward thinking when the Eagle Creek Village mall was built but ignored what was being said by local residents about traffic impact.

With a request for new development and the impact of it at No. 7 and 9 Erskine Lane I believe this position of not listening to the facts and research makes you naive. The community wants to be consulted and heard. I believe until you have put adequate IT in place for proper virtual or in-person consultation with the public you should put any further approvals on hold till such time. Things such as sidewalks, parking, pedestrian light crosswalks, need to be discussed. There appears to be a few Council members that are eager to listen and we residents hope they will heed as to what is being said based on empirical data and common sense

Thanks for at least reading this email.

Yours sincerely,

Len Meilleur

May 13, 2020

Town of View Royal
45 View Royal Ave
View Royal BC
V9B 1A6

To Mayor and Council,

We are a tenant at the Eagle Creek Village Shopping Center and would like to express our support for the rezoning application for the proposed Eagles Nest development at the corner of Helmcken Rd and Burnside Road W.

The 247 units will greatly help support our business both by way of added customer-base as well as providing homes for those who wish to walk to work.

Please approve without delay.

Business Name:

Villages Pizza

Business Address:

unit 140

Signature:



Name:

Evan Veillette

May 13, 2020

Town of View Royal
45 View Royal Ave
View Royal BC
V9B 1A6

To Mayor and Council,

We are a tenant at the Eagle Creek Village Shopping Center and would like to express our support for the rezoning application for the proposed Eagles Nest development at the corner of Helmcken Rd and Burnside Road W.

The 247 units will greatly help support our business both by way of added customer-base as well as providing homes for those who wish to walk to work.

Please approve without delay.

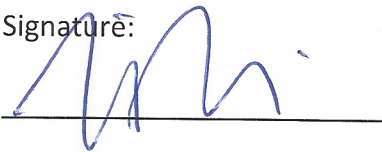
Business Name:

Cascadia Liquor

Business Address:

130-23 Helmcken Rd

Signature:



Name:

Jessie Fowler

May 13, 2020

Town of View Royal
45 View Royal Ave
View Royal BC
V9B 1A6

To Mayor and Council,

We are a tenant at the Eagle Creek Village Shopping Center and would like to express our support for the rezoning application for the proposed Eagles Nest development at the corner of Helmcken Rd and Burnside Road W.

The 247 units will greatly help support our business both by way of added customer-base as well as providing homes for those who wish to walk to work.

Please approve without delay.

Business Name:

Equilibrium Therapeutics

Business Address:

19 Helmcken #130

Signature:



Name:

VICTOR MORIN

May 13, 2020

Town of View Royal
45 View Royal Ave
View Royal BC
V9B 1A6

To Mayor and Council,

We are a tenant at the Eagle Creek Village Shopping Center and would like to express our support for the rezoning application for the proposed Eagles Nest development at the corner of Helmcken Rd and Burnside Road W.

The 247 units will greatly help support our business both by way of added customer-base as well as providing homes for those who wish to walk to work.

Please approve without delay.

Business Name:

Eagle Creek Village Dental

Business Address:

130 Helmcken Rd

Signature:

Lisa Murphy

Name:

Lisa Murphy

May 13, 2020

Town of View Royal
45 View Royal Ave
View Royal BC
V9B 1A6

To Mayor and Council,

We are a tenant at the Eagle Creek Village Shopping Center and would like to express our support for the rezoning application for the proposed Eagles Nest development at the corner of Helmcken Rd and Burnside Road W.

The 247 units will greatly help support our business both by way of added customer-base as well as providing homes for those who wish to walk to work.

Please approve without delay.

Business Name:

Subway

Business Address:

120-31 Helmcken Rd

Signature:

AV

Name:

Aman Virk

May 13, 2020

Town of View Royal
45 View Royal Ave
View Royal BC
V9B 1A6

To Mayor and Council,

We are a tenant at the Eagle Creek Village Shopping Center and would like to express our support for the rezoning application for the proposed Eagles Nest development at the corner of Helmcken Rd and Burnside Road W.

The 247 units will greatly help support our business both by way of added customer-base as well as providing homes for those who wish to walk to work.

Please approve without delay.

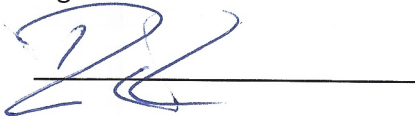
Business Name:

QUANTITY FOODS

Business Address:

27-110 HELMCKEN RD

Signature:

A handwritten signature in blue ink, appearing to read 'Roger Price', is written over a horizontal line.

Name:

Roger Price

May 13, 2020

Town of View Royal
45 View Royal Ave
View Royal BC
V9B 1A6

To Mayor and Council,

We are a tenant at the Eagle Creek Village Shopping Center and would like to express our support for the rezoning application for the proposed Eagles Nest development at the corner of Helmcken Rd and Burnside Road W.

The 247 units will greatly help support our business both by way of added customer-base as well as providing homes for those who wish to walk to work.

Please approve without delay.

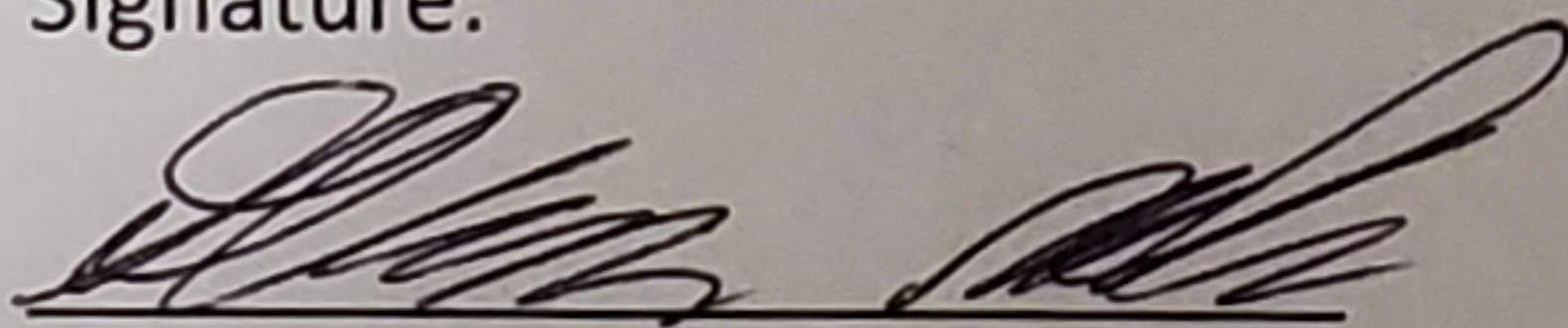
Business Name:

COBS Bread

Business Address:

#110-31 Helmcken Rd

Signature:



Name:

Glenn Maude

May 13, 2020

Town of View Royal
45 View Royal Ave
View Royal BC
V9B 1A6

To Mayor and Council,

We are a tenant at the Eagle Creek Village Shopping Center. We would like to express our support for the rezoning application for the proposed Eagles Nest development at the corner of Helmcken Rd and Burnside Road W.

The 247 units will significantly help support our business both by way of an added customer-base as well as by providing homes for those employees who wish to walk to work.

Please approve without delay.

Thank you.

Business Name:

Angela Lifestyle Medicine

Business Address:

140-29 Helmcken Rd

Signature:

Steel Mazzone

Name:

Steel Mazzone

May 13, 2020

Town of View Royal
45 View Royal Ave
View Royal BC
V9B 1A6

To Mayor and Council,

We are a tenant at the Eagle Creek Village Shopping Center and would like to express our support for the rezoning application for the proposed Eagles Nest development at the corner of Helmcken Rd and Burnside Road W.

The 247 units will greatly help support our business both by way of added customer-base as well as providing homes for those who wish to walk to work.

Please approve without delay.

Business Name:

Forbes Pharmacy

Business Address:

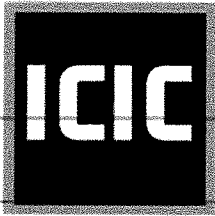
#120-27 Helmcken Rd

Signature:

[Handwritten Signature]

Name:

Don



Invictus Commercial Investment Corp.
Real Estate Development Division

#204-605 Douglas Street
Victoria BC V8V 2P9
Office: 778.350.2620

May 13, 2020

To Eagles Crest Commercial Tenants:

We are the developers of the proposed Eagles Nest Residences, which will provide 247 residential units comprised of one, two, and three-bedroom units. This proposed development is at the corner of Helmcken and Burnside Road W. separated from Eagle Creek Village Shopping Center only by the townhouses know as Hidden Oaks.

We are experiencing considerable opposition from the Hidden Oaks residents. This opposition is having an effect on View Royal Councils' decision to approve our development even though we are in compliance with the current Official Community Plan for the Hospital neighbourhood. It would appear that the Council favours the few in opposition over the many that would benefit from the development.

We recognize that every business has felt the financial impact of COVID19 and could use more business to assist in their recovery. The 247 units we are proposing will substantially help in increasing your customer base. Eagles Nest residents will undoubtedly become your next customers, and we are asking for your support by way of signing the included form letter to Mayor and Council. This will hopefully assist View Royal Council to understand that the positive impact our development outweighs the concerns of a few NIMBY neighbours.

This development will also offer many employees of Eagles Crest the opportunity to live close to their employment and allow walking to and from work as well as easing parking issues.

We believe this is a win-win. Please sign the included form, scan or take a photo and email mail back to our offices at df@icic.us or text to 778-350-2620.

We very much appreciate your assistance and support.

Sincerely,
Invictus Commercial Investment Corp. (ICIC)

A handwritten signature in black ink, appearing to read "DF", is written over a light blue horizontal line.

Doug Foord
President

May 13, 2020

Town of View Royal
45 View Royal Ave
View Royal BC
V9B 1A6

To Mayor and Council,

We are a tenant at the Eagle Creek Village Shopping Center and would like to express our support for the rezoning application for the proposed Eagles Nest development at the corner of Helmcken Rd and Burnside Road W.

The 247 units will greatly help support our business both by way of added customer-base as well as providing homes for those who wish to walk to work.

Please approve without delay.

Business Name:

view royal surgical centre

Business Address:

501, 29 Helmcken road

Signature:

Sandra Hugh

Name:

Sandra Hughes

From: Tracey Moody
Sent: Wednesday, June 10, 2020 10:13 AM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Public Hearing Comments

Dear Mayor and Council Members,

Further to my letter/email May 5th 2020, I continue to oppose the proposed Invictus Development on Helmcken and West Burnside. Due to it's large number of units, height, impact on traffic and effect on esthetics to the neighborhood.

The impression it leaves as people enter and leave our neighborhood leaves a poor impression given it's large scale in contrast which is relatively still a rural community.

I feel something that is more representative in which the council had previously proposed within the current official community plan, would be much more acceptable.

Thank you for your time and consideration,
Tracey Moody
#13-15 Helmcken Rd
Hidden Oaks

From: A Barr

Sent: Tuesday, June 9, 2020 2:19 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Pubic Hearing June 16

I would like to let you know my opinion on this complex proposed for Helmcken and Burnside. I think there will be too many cars added to our already very busy Helmcken Road and this will only cause more traffic congestion and I don't want that in my neighbourhood.

Doris Barr
23 Helmcken Road

Dawn Miles

Subject: FW: Eagles Nest Development

From: Wawe Eevo
Sent: Monday, June 8, 2020 7:17 PM
To: Info Address <info@viewroyal.ca>
Subject: Eagles Nest Development

I am writing to express that I do not support the proposed bylaw amendment for the Eagles Nest development. I feel that the proposed development does not suit our neighbourhood and will increase the density beyond what the infrastructure allows for. There has been a significant increase in density at Eagle Creek, and adding more will further overwhelm the already congested roadways in the area.

I also feel that more apartments will detract from the quality of the neighbourhood due to the increase in traffic and the buildings height.

William Obee
11 Quincy Street, View Royal

26 Quincy St.
Victoria, BC
V8Z 5E8

David Screech, Mayor
Town of View Royal
45 View Royal Avenue
Victoria BC V9B 1A6

Eagle's Nest Development

Dear Sir,

As longtime owners of a home near Helmcken and Burnside, my spouse, Maryse Perraud, and I urge you and council not to approve the latest Invictus rezoning proposal -- noting that road reconfiguration attributable to the Eagle Creek complex has already slowed traffic flow in this area and still unduely inconveniences local residents.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Worrall". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Don Worrall

From: Ben Koning
Sent: Friday, June 5, 2020 3:40 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Cc: Muriel Zemliak
Subject: Helmcken and Burnside Eagle's Nest Development

View Royal Council

Regarding: Development at Helmcken and Burnside (Eagle's Nest)

We are writing to express concern over the proposed development at Burnside and Helmcken roads. Our concern is primarily with the density of this development and the increased congestion it will cause on the bordering roads and intersection.

From our home we have witnessed the dramatic change in traffic volume and flow on Helmcken and Burnside since the development of Eagle Creek and other condos in the area. It has led to a vast increase in traffic and a regular back up of traffic on Helmcken and Burnside roads. The lack of left turn lanes on Burnside is a small part of the issue but the bigger backup of traffic is from Eagle Creek all the way to Burnside and Helmcken intersection. It can get close to gridlock at times. From our perception there are also frequent accidents at the Burnside/Helmcken intersection.

Burnside road travelling northwest of the intersection is a very narrow country road which seems to carry more traffic than it was originally designed for. There is little room to enter and exit for the cars associated with 247 units and 325 parking stalls that are proposed.

We are not opposed to some increase in density in the neighbourhood. We were in favour of Eagle Creek. However, the previous developments in the neighbourhood has already taken up quite a bit of capacity. The location of such a large development at an intersection with no other alternate routes for traffic has to be a limiting factor to the size. There appears to be little room to make a larger intersection or to widen Helmcken or Burnside in ways that will significantly improve traffic flow. The only way to clear volume would be to have traffic move faster. The last thing we want is higher speed --if anything we would like traffic on Helmcken move steadily but more slowly. This traffic is flowing through a neighbourhood yet is treated as a secondary highway from the peninsula to the rest of the island.

We would urge council to consult traffic statistics to see if this intersection is already an intersection prone to more accidents than the average and study the traffic flow. If a further traffic study is to occur, we are concerned about when that data will be collected. Traffic has lightened a bit since the pandemic. Summer traffic and traffic during the school year differs as well. If the traffic is studied it needs to be a broad picture not just a snapshot of a couple of weeks. There are more units coming online behind Eagle Creek that are not fully occupied. This should effect volume as well.

We are not clear on what a reasonable increase in density would be. We can see increasing the number of units that were available from the old apartment building that will be taken down. A tenfold increase in units is excessive. We have a hard time seeing how even a hundred units would work.

Thank you for considering our feedback. We ask council to reject this current proposal and consider one that is significantly smaller and has significant emphasis on how to safely enter and exit the development. We still want a neighbourhood where people can safely walk and traffic noise and volume is not the defining feature of our landscape.

--

Ben Koning and Muriel Zemliak
3873 Holland Avenue
View Royal, BC
V8Z 5K2

From: Jane Palliser
Sent: Friday, June 5, 2020 9:15 AM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Fwd: NO to High Density Development at Burnside and Helmcken.

Jane Palliser

Instagram [lifespirtartist](#)

Begin forwarded message:

From: Jane Palliser
Date: June 4, 2020 at 12:03:51 AM PDT
To: mayorandcouncil@viewroyal.com
Cc: John Palliser
Subject: **NO to High Density Development at Burnside and Helmcken.**

Jane Palliser

15, Quincy St.,
Victoria BC
V8Z5E7

-----Original Message-----

From: Mike

Sent: Wednesday, June 3, 2020 4:49 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Eagles nest development

Mayor Screech and Council,

I wish to offer my thoughts on this development which has been , to say the least , a point of contention in our community. Can you imagine 6 story buildings in our neighbourhood with density that is so over the top for "OUR" community I hope not!!!!!!

I attended all the meetings that these folks delivered all of them raising various points of view and I would have to say on the negative.....Density being huge, traffic,of course and the presentations in my view were poor and they developers had no real answers for the questions posed. The presentation at Strawberry Vale Hall was a great example of how folks felt.....Mr. Foord had no answers for questions that were thrown at him. people are not happy about him or his 3 tower mess.

I couldn't help but notice that his last meeting was held as far away as possible from our community...I wonder why!!!!!!

View Royal has been a nice rural area, we enjoy what our community is and all of neighbours echo the same thought....6 story buildings in a rural area? They say the development complies with the Official Community Plan and reflects a balancing of policy direction as well as community input...where have they been!!!!!!

I urge council to consider carefully what these people are proposing. 247 units, why besides making money the density is off the map!!! The developers suggest that they heard us.....I don't think so.

View Royal has recently purchased land just down the street from this proposed development....I don't think council wants to have this piece of land used up as whatever for this development..keep it rural or at least look at something that will offer something for everyone...not 247 units of whatever this is!!!!!!

I think people are fed up...these developers don't care about our community, they don't live here! They care about how big they can make this for the on going buck...

I urge you to carefully consider what this is....there so many people who feel very strongly about this situation and you may not hear from them because they feel that council will do whatever they want which is a shame!

If my thoughts mean anything please don't let this thing go forward...we feel strongly enough that I am considering leaving the area should this move ahead.....too bad we love View Royal but don't surround us in density, we neither want it or need it!

Many thanks!

Michael and Doreen Barnard
21 Tawny Pl

From: Melissa Murray
Sent: Wednesday, June 3, 2020 3:21 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Helmcken and Burnside Development

Hi Mayor and Councillors,

I hope this letter finds you all well during these strange and unprecedented times.

I am writing to inform you of MY 100% SUPPORT for the high density development Eagle's Nest planned for the property at Burnside and Helmcken. Last summer a couple of residents of 15 Helmcken came knocking at my door. They presented their take on the development and I replied that I wasn't sure what to think but I would like to be "in the loop" as to how this progresses. They advised me to "sign up" and then I would get all the details via mail and email. It now appears that my signature was used in a petition AGAINST the development! That is NOT what I was interested in doing. I am fully in support of such a development and understand that affordability is of utmost importance to the community and the development of our community. This whole "I already have a house, so I don't want any more neighbours/not in my backyard (now that I have one!)" mentality is toxic and blocking development does nothing for our community but create hate, divide and unsustainable expenses for our community as a whole. When these ladies arrived at my door (with babies strapped to their chest no less!) I felt pressure to agree with them, as they stared me down and complained about traffic on Helmcken (in the midst of a major construction project down the road at Mackenzie/TCH) and being squashed between the Eagle Creek development and now this. I stated again that I was unsure about it but they said "oh, that's ok, we'll just get your info and keep you informed". So I thought sure that sounds great. I definitely didn't want my name used against it! And I have thought about this encounter many times since these ladies left my driveway, today the letter I received a letter that said I signed against this development, I feel they definitely misrepresented themselves at my door that day! My husband is in construction and in order to pay my bills I need to have him working on developments just like this one! This project will bring jobs to our neighbourhood! My View Royal is diverse and inclusive but these neighbours seem to think it is exclusive and only for them, with no room to add more to our neighbourhood but the true reality is that with inflation and now a Pandemic on our hands, unemployment at an all time high, single family homes are just no longer affordable at all or even as desirable for many family's looking to join our community. If we don't grow our community where will people live? How will the roads get improved? How will we create more infrastructure and amenities/shopping for the residents? More parks? I don't like my taxes being raise year over year exponentially, so the more people we have paying taxes the less I have to pay, right? Did anyone even read the View Royal OCP? This was published in September 2011 and includes this region, the northern gateway to View Royal as a higher density development site? So now that they live here they want to change that? They did not do their due diligence, that is on them, don't like it? Then move somewhere else and make sure that you have read the community plan and you do understand what can/will be happening in your neighbourhood long term! Honestly, it's been in the plans since before you got here.....

This development that is being presented by Invictus seems very reasonable to me and my family and I would welcome all new neighbours to our community with open arms! One thing my husband and I would like to see added to the plan and in the area is another restaurant, we feel this corner would be a key location for for a ground floor restaurant/pub similar to that of the Holiday Inn on Wale Rd in Colwood, or Eagle Creek Village(which seems pretty full already with no retail spaces large enough to accommodate a sit down restaurant/pub anymore) or even like those at Uptown, though we acknowledge those are all office above and not residential. My husband and I listened to the live stream of the developers taking about the changes they made to this round and both thought it was well done

and thought out, and within the expectation of the OCP, also now with the purchase of the rural land behind Eagle Creek Village to add to our parks, this is a perfect location for higher density and the park space will offer loads of opportunities for families and friends to enjoy within steps of this development! I would like to have my name removed from this petition that they presented. And I would also like to know how to reach out to others who were possibly misinformed and/or misinterpreted what they were signing. As I'm sure you have not received a ton of letters in support, I just thought I really should reach out, with my thoughts on this and let you know I support the developers desire to grow our wonderful community. I truly appreciate all the hard work the council does, I'm sure it's a thank less job, so THANK YOU!

Sincerely,
M. Murray
37 Camden Ave.

P.S- The email address provided in the letter from these neighbours, encouraging us all to contact council is wrong. I'm glad I did my due diligence to confirm that this letter would end up in the right hands...

-----Original Message-----

From: Cold Kayak

Sent: Tuesday, May 19, 2020 2:49 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Cc: Info Address <info@viewroyal.ca>

Subject: Support for Eagle's Nest Development

Hi,

I'd like to voice my support for this development project. While traffic issues may be of a concern, council has approved the West Park development which had significantly more transportation issues. Eagle's Nest is closer to the main transportation corridor of Highway 1, many frequent public transport (bus) routes, and the Galloping Goose Trail.

The developer has consulted with the town and its residents several times to make the project better for all involved, unlike other recent developments in View Royal.

The significant and ongoing tax revenue makes this project an asset to the town on being built and during its lifetime.

regards,
Edmond Duggan

From: Lisa Koorbatoff
Sent: Tuesday, May 19, 2020 4:39 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Cc: ryanpeters <ryanpeters@shaw.ca>
Subject: Re: Proposed Eagle's Nest Development

Hello,

I understand that a decision on a public hearing regarding a zoning bylaw for this development may be forthcoming at a Committee of the Whole meeting today.

I'd like to reiterate our concerns that a development that would add 247 units, including traffic, to the corner of Helmcken and Burnside Rd W would not be a fit for the community - we are concerned for the detrimental impacts to the rural nature of the area and the aggravation to an already difficult traffic situation at this intersection.

Although we are not a part of the View Royal municipality, I hope you will take these concerns into consideration. I hope that the council will at least vote to recommend that an electronic public hearing proceeds.

Sincerely,
Lisa Koorbatoff & Ryan Peters
Residents of 1490 Burnside Rd W.

From: "Mayorandcouncil" <mayorandcouncil@viewroyal.ca>
To: "lkoorbatoff"
Sent: Tuesday, January 14, 2020 10:37:56 AM
Subject: RE: Proposed Eagle's Nest Development

Thank you for contacting the Town of View Royal.

Your email has been received and will be included on the public Committee of the Whole meeting agenda for Tuesday January 14, 2020 evening portion.

Please be advised that your correspondence will be addressed by Committee of the Whole in a public forum and will become part of the public record in the Town's minutes.
For more information about Council and Committee meetings, including schedules, agendas and minutes, please click [here](#).

Best regards,

TOWN OF VIEW ROYAL

45 View Royal Avenue | Victoria, BC V9B 1A6
p: 250-479-6800 | f: 250-727-9551 |



From: Lisa Koorbatoff
Sent: Monday, January 13, 2020 8:24 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Cc: ryanpeters
Subject: Proposed Eagle's Nest Development

Dear Mayor & Council,

We are residents of 1490 Burnside Rd W and, although we are technically residents of Saanich, we respectfully would like to share our view of potential development at the corner of Helmcken Rd and Burnside Rd. W. - referred to as Eagle's Nest.

We are sincerely concerned for the detrimental impacts to the rural nature of the area and the aggravation to an already difficult traffic situation at this intersection that could result if development of this site does not match current land use and zoning schedules - specifically OCP Land Use M-R Designation, Development Permit Area's "Mixed Residential - Form and Character" and View Royal's Zoning Bylaw Schedule B Zoning Map (dated Mar 19, 2019) for Ground Oriented Multiple Use Residential & Detached Residential (Large Lot).

Thank you for your attention to this.

Sincerely,

Lisa Koorbatoff & Ryan Peters

From: Marc Cittone
Sent: Tuesday, May 19, 2020 7:58 AM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Proposed Eagles' Nest Development

Dear View Royal Mayor and Council,

Thank you for considering my comments on the proposed Eagles' Nest development.

First, I am very supportive of the proposed development at this site, at the proposed density, but have 3 key concerns related to parking, bicycle facilities, and design. I attended the virtual meeting and presentation held recently. We frequent this area for shopping and services, either by car, bus or bike as a family. The location near transit (especially future Rapid Transit along TransCanada highway), the Galloping Goose trail, services, and employment is ideal for new housing. I am happy to see many 2-bedroom units within the development as well, as our region lacks housing. And, I am pleased to see a donation to the affordable housing trust fund, in lieu of affordable housing on-site. It is unfortunate that 12 older rental units are being demolished, but I am glad to see there is an effort to assist tenants to relocate. I am glad to see a courtyard design and a tree retention plan.

Key concerns:

There is too much parking for a transit-oriented location, in a region that faces a housing crisis, in a Town which has declared a climate emergency.

- I ask that staff work with the developer to develop lower parking ratios.
- I also ask that the developer take advantage of the option (if I understand the report correctly) to reduce parking by 15% by paying a fee-in-lieu to the Town for transportation improvements. This fee is far less than the cost of constructing underground parking
- I applaud the developer in working with Modo and offering to provide carshare vehicles in the development. I ask the Town of View Royal to provide any support we can to make Modo carshare a reality here.

Why?

- It is best to reduce the total parking provided to a more reasonable level that balances current and future needs.
- The developer shared that they are providing what is required by View Royal's zoning bylaw
- Each space costs approx. \$50,000 to construct, which is neither good for housing nor the environment (embodied energy involved in excavating and concrete for the two-level underground parking.)
- The parking study indicates demand of 273 vehicles (including visitor parking); yet the development is providing 392 parking spaces - over 100 spaces more.
- The site is a 7-9 minute walk from future Rapid Transit along the TransCanada highway.
- Considering these buildings should last 100 years, and we will be moving to a mix of transportation in the future, including car share, transit, e-bikes and regular bikes, we as a society are sinking too many resources into parking.
- Daily use of cars - even an electric vehicle - requires a large amount of resources in the form of asphalt and parking spaces across the region, so we should better balance parking provisions with future needs

Bicycle Improvements do not meet the needs of potential bicycle riders. As someone who accesses the area at time by bicycle (also by bus and car), I have serious concerns about the proposed design of bicycle lanes proposed.

- I ask that all bicycle facilities connecting the site to the Galloping Goose be built to a higher quality - at a minimum buffered from traffic, and that the Helmcken-Watkiss intersection incorporate a more bicycle-friendly design that minimized conflicts between cyclists and right-turning vehicles.
- The Greater Victoria Cycling Coalition should be consulted on these designs

Why?

- Conventional lanes on a busy street generally appeal to people who are dubbed “enthused” or “confident” bicycle riders (estimated at 2-8% of people) rather than a broader pool of bicycle riders
- These lanes allow access to transit stops and safer trails, and need to be of a high quality. A bicycle network is only as good as its weakest link.
- In particular, the bike lane proposal sandwiched between a travel lane and a right turn lane is intimidating
- Let’s do this right the first time

Additional comments

- **Design** - I agree with staff that a better destruction of density and height on this site would make sense - without sacrificing housing. I really don’t see the need to reduce buildings along Burnside Road and Helmcken Road to 4 storeys and the developer was asked to do. These are busy streets; Helmcken is relatively wide and much of its length has apartments or townhouses. 5 storeys - with a stepback of the upper floors - seems quite appropriate here.
- **Housing** - Given the courtyard form, it would be nice to see the developer explore more small 3-bedroom units (say under 1,000 sq. ft.) facing the courtyard, that could allow families to purchase. However, I understand the developer’s point that the cost of new, larger strata buildings starts to approach the cost of detached homes and defer to the market

-----Original Message-----

From:

Sent: Saturday, May 16, 2020 5:42 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Invictus Development Helmcken and Burnside...

Dear Mayor and Council,

I am a resident of View Royal, living at 1262 Stancil Lane. I would like to voice my concerns regarding the Invictus development at Helmcken and Burnside.

I recognize that some of my concerns may be irrelevant given where we are in this development proposal. I'll try and be brief, knowing there will be others writing about this development.

1. I still struggle to find the LEED status of the development. Perhaps this information is located somewhere else in the various proposals or reports, and I just haven't found it? If not, isn't this the time to ensure that only Platinum level LEED construction be considered in View Royal, especially for a development of this magnitude? I would contend that this needs to be front and centre for any development of this magnitude. Our children and their children deserve no less.

2. I believe that 6 storeys is too high for this particular site. 8 storeys was clearly excessive in this location, and 6 is still too high. The Canoe and Kayak buildings in the nearby Eagle Creek development are only 4 storeys, and they are not immediately adjacent to single family dwellings. The Invictus development is immediately adjacent to single family housing and in what I would call a more agricultural like setting (I'm sure the zoning is likely the same, I'm offering my personal view of its' location).

3. I am still disappointed that rental suites were so quickly removed from the development plans when the 8 storey tower was rejected. It seems to me that the initial proposal indicating that rental units were part of the development plan, may have been at worst a false offer, or at best, a hollow offer. I recognize that the Director of Development Services applauds the inclusion of 3 bedroom units; however, I would argue that this will likely be unattainable for many families of more modest income.

4. I have attended other Council meetings and Open Houses and heard repeatedly that the Invictus Development will not significantly affect traffic volumes or flow at the corner of Helmcken and Burnside. I would disagree, having lived in the same location in View Royal for over 7 years. I have seen the traffic increase significantly. Admittedly, I believe that a portion of this is due to the ill advised traffic realignment that the Township undertook with the Eagle Creek development and the changes in traffic patterns due to the ongoing construction of the McKenzie Interchange. I'm all for traffic calming, but not in that location. I applauded the Township for their work on the Old Island Highway through the heart of View Royal, but the Eagle Creek realignment has, in my opinion, been an unmitigated disaster. Despite the fact that Invictus Development has rightly claimed that traffic flow is a regional issue, and that we don't know the full effect (presumably a positive one) of the McKenzie Interchange, I would recommend that the money they have offered to donate to Pickleball Courts at Centennial Park be used to provide a left turn lane from Burnside onto Helmcken, and fund the needed realignment adjacent to Eagle Creek development. I recognize that the Director of Development Services presented his report on March 10th and stated that development which meets the OCP should not be "fettered" by issues that relate to regional traffic planning. That statement seems blind to the fact that the Northern Gateway is only going to become more densely populated, with the resultant increase in traffic. I don't think that development can be considered in a vacuum, isolated from regional concerns, which is what the March 10th report to the Committee of the Whole seems to imply.

Thank you for considering my views on this matter.

Sincerely,

Mark Finnis

1262 Stancil Lane

From: Jane Devonshire
Sent: Friday, May 15, 2020 2:10 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Eagles Nest development

Dear Mayor and Council and CDAC,

RE: Eagles Nest Development

I am writing today to express my support for the Eagles Nest Development.

Following along with Todd Litman's "Cities for Everyone," I liked that this project checked off a lot of the boxes especially for building density up and not out and focusing on active transportation like walking and cycling. Thumbs up to the developer for offering units a \$500 incentive towards an EV bike and for providing EV charging stations underground for both cars and bikes as well as a bike repair stop. The pull in bus stop with a bus shelter right outside the building will be a great incentive for people too to get out of their cars and use public transit. It can also save a family \$5000/year to not have to have a car. It thoroughly makes sense to build more housing density in a transit friendly area rather than to create urban sprawl.

Two caveats:

1. I would like to see a smaller ratio of parking spaces and Modo brought in as a car sharing option.
2. I would object to any fossil-fuel sources of heating and cooling like any form of gas. We seriously need to reduce our GHG emissions in all new builds. Would like to see ground sourced geothermal heat pumps or solar with battery storage. The later would help us stay more resilient and not depend on BC Hydro when there are storm outages.

Saving of the mature trees and planting more trees than there currently are on site was welcome news as our urban canopy is vital for building a resilient community.

I think this increase to our tax base of roughly \$275,000 annually will be very much needed to offset some of our loss of casino revenues. Climate change is still happening and we will need monies to mitigate and build a resilient community. Glad to see that Eagles Nest will be built to Step Code 3 standards.

If approved, the Community Amenity Contribution of \$845,000 would be great to put towards the Regional Housing Trust Fund so you can get some match funding from other levels of government to invest in more affordable housing.

As for the aesthetics of the plan, I like the look of the rain garden, the community Woonerf, the community green, and the landscaping. I am hoping that the finished project will reflect what we are seeing on paper. Was wondering if there is the possibility of adding some food garden plots or a rooftop garden somewhere. In light of covid-19, we really need to start taking a serious look at our food security and becoming far more self-sufficient as we are at the mercy of the food supply chain. We only produce 10% of our food on the island so would like to see food gardens available in all future developments or contributions towards placement of such gardens elsewhere in the Town.

I think the developer has listened well and has addressed many of the concerns people have had. I sincerely hope that the residents of this project will change their social norms and turn to active transportation. I hope too that the finished McKenzie Interchange will alleviate much of the traffic congestion that I know is one of the major concerns around this project.

Hope you are all keeping safe and well.

Sincerely,
Jane Devonshire

From: eritzer

Sent: Friday, May 15, 2020 6:47 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Eagle nest development

I,Edith Ritzer, resident of view royal am in support of this (Eagles Nest) development.

Edith Ritzer

Sent from Samsung tablet.

From: Cynthia Pacheco
Sent: Monday, May 11, 2020 6:45 AM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Invictus Proposed Development

Dear Mr. Screech,

I am a resident of View Royal in particular a Northern Gateway Corridor neighborhood resident ([15 Helmcken Road, unit 21](#)) and I would like it on record that I am very opposed to the development proposal put forth by Invictus Commercial Investment Corp for the property located at Helmcken Road and Burnside Road.

I am very concerned about the proposed development plan as it will put additional stress on an already unbelievably busy intersection. I'm not against development in general but not when the foundation isn't in place to be able to handle the effects of such a large development on an already maxed out area. Invictus's plan is to construct 4 buildings and attempt to transform a minimally populated corner into a densely populated one. Something a two lane country road can not sustain.

Please consider the effects of this large development plan on the neighborhood when reviewing their plans.

Thank you for your time.

Cynthia Pacheco

Sent from my iPhone

-----Original Message-----

From: Diane Young

Sent: Thursday, May 7, 2020 1:55 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Invictus Development

Dear Mayor and Council....

As a resident who has lived on Burnside Road West for over 20 years, I am writing to voice my concerns about the new development planned at the corner of Helmcken and Burnside.

I use the intersection at Helmcken and Burnside Road on a daily basis. The new highway interchange has made a little difference in the volume of traffic that travels along our road but even now I am backed up waiting to make a left onto Helmcken due to the traffic that is going straight through. I won't even travel from the highway and come down to Helmcken because it is such a long wait to get through the lights at Helmcken.

If a new development is approved to go ahead in its present form, I dread to think how long it will take to get through the lights with no advance left turn. Please note that Helmcken Road is single lane road as is Burnside West with very poor sidewalks. There are many children and parents using this corridor walking to and from school.

There is already a backup waiting to make a right hand turn into Eagle Creek shopping centre or even get to the lights to turn left into Helmcken Market. Approving this development and moving more people into the area will make this worse and I dread to think of the parking in the Eagle Creek shopping centre. It is not the greatest parking to start with and adding more families in the area, this will mean less parking spots in the centre. Yes they have underground parking but not everyone is comfortable in using the underground.

The volume of traffic that this development will create will overwhelm an already overused corridor. I really hope you consider not approving the new development.

Regards,

Diane Young

1146 Burnside Road West

Victoria BC V8Z 1N3

From: Leanne Kopp
Sent: Thursday, May 7, 2020 12:08 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Invictus Development

Good morning,

I am writing this morning, with strong objection, to the Invictus Development, being proposed for the corner of Helmcken and Burnside.

My main concern is density - traffic density and additional housing density. Several years ago, with the development of the Eagle Creek shopping centre / rental units, traffic was reduced from 2 lanes to one lane with more people traveling in this area on Helmcken. Traffic is a huge concern with it being lined up all throughout the day - thousands of idling cars from 7:00 am to 7:00 pm every single day. To me, this environmental red flag is enough reason to seriously reconsider adding another development to this area. Remember that all of this traffic density ALREADY EXISTS without add 200 + more condos (and their cars) into the area.

Let's talk about green space. The green space that is already able to co-exist with the current development, Hidden Oaks, is a good balance. Any green space that exists, and surrounds the current property, will be lost, again at the hands of a new development.

The Invictus Development will not add any new value to that corner - the condo development that was built across the street on Helmcken has never been at 100% vacancy so why is there a need to add more? I am not naive and fully understand that this, and all new developments, are all about money. This development, however, is not good for any reason and the proposed money to be made should not be the driving factor.

I have lived in this community / neighbourhood for over 10 years - what used to take me 20 minutes to get from my home to work (which is downtown), now takes me at least 45 minutes. The amount of traffic which exists all throughout this area (the highway, Helmcken, Burnside, Interurban, Wilkinson) is ridiculous as it is. We do not need a new development in this small parcel of land to add to an already existing problem. That particular corner is tight with many people running yellow / red lights to make it through because they have been waiting to get to where they are going for such long periods of time. Again, I will reiterate this major issue ALREADY EXISTS. By approving this development, you will be knowingly adding to a problem rather than solving it (which I believe our local mayors and council were elected to do).

I would ask that you please reconsider this development as it is not in the best interest of our community / neighbourhood / environment.

Regards,
Leanne Kopp

From: Robin Quenet

Sent: Wednesday, May 6, 2020 11:09 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Cc: mayor@saanich.ca; Judy Brownoff <judy.brownoff@saanich.ca>; yourvoice viewroyal

Subject: Proposed Invictus Development at Burnside and Helmcken

Your Worship the Mayor and Councillors

It was with great concern and disbelief that I read the letter from Mr Doug Ford of Invictus to View Royal Mayor, Council and Staff dated April 25, 2020 with regards to the "Eagles Nest Opponents".

Mr. Ford argues that the petition signed by neighbours should be disregarded because the information did not represent the current proposal. No, the petition represented the concerns of local residents at the impact of the magnitude and density of the initial proposal and its "out of character with the neighbourhood". The current proposal has made only minor changes to the density and reduced the highest building from 8 to 6 stories.

The current proposal does not address the major impact that the development will have on the character of what is essentially a rural urban interface.

From the point of view of a Saanich resident we will be faced with a stark 6 story building facing a rural area within the ALR. We noted that the developer feathered the building heights facing View Royal but has done little for Saanich, This is most regrettable and we would respectfully ask the Mayor, Council and Staff of View Royal to explore the possibility of reducing the visual and the increased density impact on Saanich Residents. Once again we wish to say we are not opposed to development and would welcome something similar to the Hidden Oaks development.

Respectfully
Robin Quenet
Saanich resident

From: Dave Gawley

Sent: Tuesday, May 5, 2020 10:03 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Letter on Council agenda from Invictus Commercial Investment Corp.

Dear Mayor and Members of Council:

Mr. Foord has written a letter which is on your Council agenda for tonight's meeting.

Being one of the opponents he refers to, I feel it necessary to reply to many of the issues he raises, as I feel he is misleading the facts and, although he says he has "listened", he hasn't heard.

The place to do that would be at the Public Hearing, in whatever form that will be, rather than writing more letters for this evenings Council meeting.

I am hopeful there will an opportunity via a public hearing of some type so the neighbour's concerns can once again be spoken.

Thank you.

David Gawley

15 Helmcken Road

Victoria BC

From: Tracey Moody

Sent: Tuesday, May 5, 2020 9:52 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Invictus Development concerns from Hidden Oaks Resident

Dear View Royal Mayor and Council,

I hope you are staying well in these times.

I am writing to express my concerns about the proposed redevelopment adjacent to Hidden Oaks at the corner of Burnside Road West and Helmcken Road.

If I am not mistaken the current official community plan as it stands, and it's maximum floor space ratio provision in accordance to the prevailing and current zoning, would support 140-150 units maximum. The proposed redevelopment application for the corner of Burnside Road West and Helmcken Road is approximately 100 units more.

Unless View Royal is prepared to amend the current official community plan to suit this developer's needs without neighborhood and community's input, I am at a loss to understand why this application continues to be brought forward without amendment to bring it in line with the community plan. I understand the residents of Saanich similarly had a redevelopment proposal inconsistent with their community plan which was accepted by council and later criticized by the courts.

This proposed redevelopment being the initial corridor into View Royal and presently flanked by farmlands, this number seems far too dense. Besides being an eye sore, the lack of light as a byproduct, is also a concern for Hidden Oaks residents. Contributing to the already heavy traffic in the area, the height of some of the proposed buildings being one of the biggest factors. This many suites would leave very little room for green space.

I personally spoke to many neighbors while canvassing the neighborhood and did not hear one person in support of a redevelopment that included more than 3 stories and density as high as currently proposed by Invictus. Increased traffic was also of great concern.

Thank you for your time and attention to this letter,

Yours truly,

Tracey Moody

#13-15 Helmcken Rd

Victoria, BC

From: jack bates

Sent: Tuesday, May 5, 2020 1:49 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Eagle's Nest

Dear Mayor and Council of View Royal: I am writing in advance of the May 5th council meeting to register my opinion that Invictus Development remains provocative to this point in time and somehow has ignored the fact that in the early proposal days Hidden Oaks provided a petition signed by all 24 owners against the project. I also submit that no matter how you bake it, the project remains "contentious" in the minds of the neighborhood and thus every effort should be afforded the public meeting opportunity to have face on face and live voices heard.

Regards, Jack Bates 15 Helmcken Road, Hidden Oaks.

From: Olivia Young

Sent: Tuesday, May 5, 2020 1:43 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>; council@saanich.ca

Subject: Invictus Development

Good Afternoon Mayor and Council,

As a resident of the Northern Gateway Corridor neighborhood of View Royal are VERY concerned about this development. I understand Mr. Foord is trying to discredit our concerns and the amount of concerns that pertain to us who live in the area.

If we want to go down the road of misleading information, let's discuss the offer to build a pickleball court and have petitions signed in support of the development to obtain support. I will once again reiterate my concerns with this massive development. I have read Council agendas/minutes, I have attended the open house sessions Invictus hosted and I also attending the Council meetings if I was able to.

My concerns are MY concerns and not mislead by anyone else.

Good Evening Mayor and Council,

My name is Olivia Young, and I am a Saanich resident at 3953 Helen Rd.

I live with my husband and son, in a house and property that has been owned since 1973 by my husband's family and we now own and reside. My son attends Strawberry Vale Elementary and will do so for another 3 years.

We love where we live and are proud of the neighbourhood and enjoy being home.

Back in May 2019, I had received a postcard in the mail regarding an open house for the proposed Eagles Nest development at Strawberry Vale Hall. I let a few neighbours' know, and family as well that live close by on Mildred Place and Burnside Rd West. None of the 7 I contacted, were aware or had received any notification of this development.

I went to the meeting with an open mind, but once I saw the massive huge development in the neighborhood we love and take pride in, it was very disappointing to say the least. My first concern is obviously the size. I am not sure this corner is suitable for the massive development. I have travelled this part of View Royal for most of my life, being that I grew up in the East Highlands. I can appreciate nothing stays the same but keeping this in mind, development is good but it must be good development, appropriate for the community in density not changing the scale, ambience or character of the area as per the OPC. It is purely too much.

Which leads me into the next point of our families concerns. I live and work downtown, with my family in Saanich. In the least, by the time I leave my house, drop off my son at school, park and get to my desk, MOST days, it is just under an hour. The fact that my son, is growing more independent and I don't have to leave my vehicle at drop off at school, has given me 10 minutes more to drive in. I understand that traffic can't be the only thing stopping this development, but I challenge Council, to drive the routes that us, which are stuck in traffic an hour each way to and from work, the stress of making to work in time as a working parent and return. I have raised these same concerns with Saanich for many years. And now, View Royal will potentially be adding to this with another close to 400 stalls. I leave my house at 7:45am and return at the end of the day most of the time by 5:30-6pm. It is clogged and congested no matter what. Traffic is already grid locked at times and hoping that will change by the end of the construction period is not responsible or realistic so if you can't change the traffic infrastructure, the development needs to be tailored to have the least amount of impact on that infrastructure. Try going down to Eagle

Creek on a Saturday afternoon to grab something quickly from the grocery store. It is a 45 minute drive there and back.

Please keep in mind, OCP wants our area to change but 248 apartments and 24 retail spaces have been added with no alternative housing options other than apartments offered to the market so our area has experienced great change in the last few years. I understand that Mr. Foord has had a new application and the reduction of density sits at a mere 5% decrease, this is still unacceptable to us residents.

Please rethink the size of this development and do what is best for existing View Royal residents and bordering Saanich neighbours.

Which leads me to the last case and point of this email.

What are the plans to open up that bottlenecked corridor? Please don't say we have to wait until the McKenzie Interchange is complete, it is a very wearing and empty response. Considering Saanich is now asking for input on how to fix Prospect Lake Road, the conversation between the two municipalities is long over due. How are both municipalities going to support their current residents with concerns of these huge density projects being proposed? Add the Erskine Lane development and you have this entire corridor at a stand still.

Sincerely,

Olivia Young

From: Dave Tims
Sent: Monday, May 4, 2020 11:35 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Invictus development

Dear Mayor Screech and Council

This email is in complete support of the correspondence sent to you on May 4 by Mrs. Sue Melanson regarding the proposed Invictus development. It is our view that his project IS a contentious issue in View Royal given the density issues previously mentioned in various conversations, as well as in objections voiced at COW meetings. Please reject this development until all public views can be heard. Thank you for your time.

Sincerely, Dave and Wilma Tims
#3, 15 Helmcken Rd

Sent from my iPad

From: Linda Bates
Sent: Monday, May 4, 2020 8:49 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Cc: Hidden Oaks Strata
Subject: Invictus Development

Dear council members

I wrote to you in January expressing my concern over the proposed development on the corner on Burnside and Helmcken Roads. My opinion is unchanged that this development will have significant, damaging, lasting effects on our neighbourhood.

With the development of Eagle Creek, traffic and noise have increased: cars, garbage collection, music, and other human noise emanating from the apartments and shopping centre have reduced quality of life at our small complex. Now it appears we will be sandwiched between the shopping centre and another massive development.

This will devalue all our properties and our lives. It is not fair. It is not right.

From: Simone Reinsch
Sent: Monday, May 4, 2020 8:43 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Invictus Development

Hello,

I am not sure why it is that we have to keep telling council that this development is inappropriate for this site. However given that Mr Foord keeps negating , underestimating and demeaning our opinion here we go again!

This development is inappropriate because of its density!!! In this time of social distancing it seems very apropos that the current plans be scraped and be kept to single family units!!

It is our hope that our opinion is valued by our council!

Best regards,

Richard and Simone Reinsch
Resident
17-15 Helmcken

Sent from my iPhone

From: Nicole Knott

Sent: Monday, May 4, 2020 8:23 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Twtmc no more multi family homes

The proposed Invictus development is not a welcomed addition to the neighborhood.

I live on Conard Street and traffic on sides streets is already a safty issue. A multi family complex will only add more elements of danger.

This corner of View Royal is just to small with the condos on helmken, Eagle Creek village and current residence.

We absolutely do not need another large scale project.

Nicole of 123 Conard street

From:

Sent: Monday, May 4, 2020 5:27 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Invictus Development

Hello

I write this in support of the community group Your Voice who have been advocating for area residents near helmcken and Burnside. I signed the original petition in may 2019 and have been watching the process move forward. I support redevelopment of the property in principle but with a few caveats:

1 i do not support a massive condo complex that moonscapes the property and stuffs in as many units as possible and in so doing changes the nature of the area irrevocably.

2 i do not support a money grab by the developer through constructing a low cost standard building that will exist as an eyesore for 60 to 100 years.

3 We have chance to preserve some of the green space and mature trees on the single family property if it is to be rezoned this should be mandatory. It makes sense that a green space would be available for the residents of the new development. We are supposed to be preserving the urban forest to combat climate change not logging it.

4 we have a chance to build to future energy efficiency and carbon footprint standards while making the final structures sustainable in use and in appearance. - due to its placement next to a rural area. This means the structure should fit in with other buildings and neighbourhoods and not look like it was dropped there by mistake. Perhaps some renewable energy component?

5 the long term sustainability and livability of the structure as it relates to its occupants and its neighbours should be of paramount importance

6 we have a large multiple building condo complex at eagle creek..we don't need another one ...especially adjacent to a rural farming community.

Thanks for your consideration.

Jamie Rhodes. Burnside Rd. W.

From: Sue Melanson

Sent: Monday, May 4, 2020 4:37 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Invictus Development Letter of April 25 to Council

Dear Mayor and View Royal Councillors:

We are in receipt of the agenda for May 5 and with it the email from Doug Foord of Invictus to Council. In this correspondence he states his views on several issues involving the actions and interpretation of actions by the community in response to his Eagle's Nest proposal. We look forward to an opportunity to address these allegations at the Public Hearing. Do you have a date/time yet for how public engagement will occur on this issue?

Gary and Sue Melanson
22-15 Helmcken Road

From: Hilary J
Sent: Wednesday, April 22, 2020 9:56 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Cc: Doug Foord <df@icic.us>
Subject: Eagles' Nest Development

Dear Mayor and Council of View Royal,

I am writing you today to express support for the proposed Eagles' Nest development at Helmcken and Burnside Road West. My family and I live directly across the street at 6 Helmcken Road and we have lived in our home for over 7 years. At first we were hesitant about the development, however we have since come to realize that while development and change can be scary, it has become a necessary part of today's society. Over the past 9 months or so, we have been in communication with Mr. Foord and expressed the concerns we originally had about the proposed development. All of our emails were replied to in a timely manner and every question and concern we had was addressed in a way that gave us confidence in what was being planned. We were also invited to attend smaller meetings for community input (for those of us living directly across or beside the property) and we appreciate the fact that this step was taken.

When we look around the Greater Victoria area, we see (and hear) that single family homes are not affordable for many people. Larger developments, such as the Eagles' Nest development, are being proposed throughout the CRD because alternative (and affordable) solutions need to be explored. The Invictus group has done a great job of keeping us informed about what they're planning and have added some features (such as the bus pull out) that will help the overall community. After what we were shown and involved in, we have now moved to support the development that is being proposed.

If you need any other information from us, please don't hesitate to ask.

Kind Regards,

Hilary and Glenn Russell
6 Helmcken Road
View Royal

From: Sue Melanson
Sent: Monday, April 20, 2020 7:31 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Public Hearing decision tomorrow thoughts

Dear Mayor Screech and View Royal Council Members:

We understand you are facing a decision tomorrow regarding how to undertake Public Hearings in this environment of COVID-19 and the ensuing safe distancing restrictions that prohibit public gatherings.

As you consider your options, it would be our request that our opportunity for public participation not be stripped from us. The public hearing regarding the Eagle's Nest Development Proposal has been fraught with contention from the beginning and therefore it would be imperative to give the community the opportunity to speak to this development proposal in the full and complete method usually afforded such planning. Therefore, we would respectfully ask that the decision you make tomorrow will be to defer until a public hearing can safely be undertaken as there is no urgency for the Town, or the community, to make this decision. The community should have the opportunity to participate publicly in our community's future. It should not be rushed in order to accommodate the Developer's financial concerns. There is no benefit to the community to rush this development permit through without proper processes being followed.

Thank you as always for your service to our community.

Gary and Sue Melanson

From: Dave Gawley
Sent: Monday, April 20, 2020 8:02 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Staff report on Eagle's Nest Public Hearing Options

Dear Mayor and members of Council:

I am writing this note to you to give you some of my comments regarding the above referenced staff report you will be dealing with at your April 21, 2020 Council Meeting.

My first choice is retaining option #1 identified in the staff report as “do not hold any public hearings until such time as it is safe to do so”. This clearly is the best option from a public commentary point of view and from a normal statutory point of view.

However, I can understand that if Council wishes to examine alternative opportunities to keep the municipal government operating at some level of normalcy then option #3 may be workable. The developer’s and the public’s comments could be given and would be made known before consideration is given to waiving a public hearing. The devil will be in the details regarding how this process is structured and how the opportunity is given to present information and/or make counter arguments.

Having read the Invictus April 9 letter, included in your agenda package for the April 14, 2020 Council Meeting, it is apparent that this contentious development is a moving target and that the developer is viewing this project and related community feedback with different coloured glasses than the immediate neighbours in the northern gateway community. Further, that letter refers to Invictus’ issues concerning their financial position, continued costs and time delays; all which are irrelevant to Council’s decision. These issues are Invictus’ problems based on their style of operating and the financial arrangements they put in place; and have no bearing on a municipal decision to change its style of operating.

Notwithstanding, I wanted to give my comments to you and I am hopeful they will assist Council in deciding on the public hearing issue.

Yours truly:
David Gawley, 15 Helmcken Road, Victoria, BC.

From: Sue Melanson
Sent: Tuesday, March 17, 2020 3:40 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Pickleball Survey

Dear Mayor Screech and Councillors:

I see the letter from the Pickleball President Trish Mann along with the signatures from their electronic survey in the agenda for tonight's Council Meeting. I am unable to attend because of self isolation after travelling but am absolutely disgusted that this survey is getting any play at Council given the way it was gathered across the CRD. There was NO information regarding the Eagle's Nest Development on the website or on the petition itself but states the signator is in agreement with the Development of which they have no information. Therefore this is not a valid or accurate survey and should be discarded. I believe if most, if not all of these signators (who have nothing to do with Invictus), were contacted to see if they understood anything about the Development they would be uninformed on that matter. Therefore, I admonish Mayor and Council to dismiss this survey as an indicator of community support for the Eagle's Nest Development. It has nothing to do with the Development and only shows a desire for Pickleball within the CRD and with that not even a significant number of View Royal people interested in Pickleball.

Respectfully,

Sue Melanson

From: Serena Samra

Sent: Thursday, March 12, 2020 11:22 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>; council@saanich.ca

Subject: Eagles Nest

Hi there,

I'm a resident of Saanich living in Knockan Hill off of Helmcken. I am born and raised in Saanich and moved into the Knockan Hill area 15 years ago.

I understand there is a large development (Eagles Nest) proposed for View Royal at the intersection of Burnside and Helmcken. Are you able to advise what is going to be done to manage traffic? Something that isn't related to waiting until the McKenzie interchange is complete because between that and the work on Grange/Interurban, the traffic is coming to a standstill. For some reason, this area tends to be the "short cut" and is now becoming the "long cut". Those of us who don't need the highway are having a lot of issues. Knowing the development proposed will add in 250ish new living spaces, this is a big concern. the number of residents will be anywhere from 1-4 people, sometimes more. that is an extra 250-1000 people in a very small area resulting a large density. Plus the retail space.

My children go to Strawberry Vale and I leave work from downtown at 4pm. It take me an hour or more to get to the school and pick up my children from out of school care. My husband does drop off at 7:30am and has had to find an alternative route from the school because Interurban is always down to one lane. I am very aware that it's our choice to live in Saanich and work in downtown Victoria. I don't have much of a say where my office is located. Office moves are focused on finding a space that will work for the organization, which makes sense. A majority of provincial gov offices are in the downtown core, along with a large number of IT companies (the sector I work in). I have tried to change my work hours but it's not feasible because core hours of operation need have coverage.

I am very concerned this is going to be significantly impacted with the new construction taking place and the increased number of residents living in the complex. The new Eagle Creek development is awesome and I do love it. Getting there and back is not easy unless it's first thing in the morning or late at night. Forget a quick trip to Quality Foods after school pick up for dinner items. I'm better off stopping at Tillicum mall on my way home. We get stuck on Helmcken and we're only trying to get to Knockan Drive!

Add in the Prospect Lake Road changes and Erskine Lane development that are on the way, I'm trying to understand how the two municipalities are working together to come up with a plan that will help residents of the areas, independent of which side of the municipal border we live on.

Thank you,
Serena

From: SUE HENRY

Sent: Tuesday, March 10, 2020 9:21 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Input on Committee of the Whole agenda item for Tuesday March 10, 2020 presented by D. Foord, Invictus Commercial Investment Corp., for Re: Rezoning of Eagle's Nest - 3 and 5 Helmcken Road and 1447 and 1449 Burnside Road West, Victoria BC

To View Royal Mayor and Council

We are writing to express our concern about the agenda item being presented at the Committee of the Whole on Tuesday March 10, 2020 by D. Foord, Invictus Commercial Investment Corp., Re: Rezoning of Eagle's Nest - 3 and 5 Helmcken Road and 1447 and 1449 Burnside Road West, Victoria, BC. We are opposed to the development proposal and rezoning application for 3 and 5 Helmcken Road and 1447 and 1449 Burnside Road West. The density of the development design does not lend itself to a welcoming and attractive gateway corridor to View Royal. The three-building development design which includes 5 and 6 story buildings on the east, west and north sides of the development adjacent to Saanich ALR farmland is not appropriate as a rural/urban interface. This over height 5 and 6 story building design, is not conducive with the rural area, and would have a negative, imposing impact on the neighbouring Saanich and the Hidden Oaks residents.

The density of this development including this 5 and 6 story building would require an OCP amendment because in as much as the 1.5 FSR density is not quite the maximum density of 1.6 FSR for the Northern Gateway Community Corridor, the number of floors of this proposed development exceeds the OCP Land Use Designation for mixed residential as stated on page 48 of the OCP <https://www.viewroyal.ca/assets/Town~Hall/Bylaws/811%20Official%20Community%20Plan.pdf>. If floors 5 and 6 were eliminated from the development it would bring the development into compliance with the OCP Land Use designation for the mixed residential which states: allows small lot detached houses, townhouses and low-rise apartments up to 3 storeys and 1.25 FSR, and up to 4 storeys and 1.6 FSR for apartment dwellings. Eliminating floor 5 (with a total number of 25 suites) and 6 (with a total number 8 suites) would reduce the number of suites from 247 to 214 a much more reasonable number of suites for the development and surrounding area. Reducing the number of suites to 214 would also reduce the number of parking stalls required to approximately 294, and would decrease the number of cars that this development would bring to an already excessive traffic challenge. The View Royal OCP was developed with much forethought and vision; therefore, to open the OCP up for amendment in order to provide for a higher density, not in compliance with the OCP, to allow the developer to increase his profits does not seem like the correct thing for the Mayor and Council to do. Allowing this OCP amendment would then open the doors to other higher density development applications wanting to increase density in mixed residential designations, including adding additional floors and height to their proposed developments. When the OCP was developed it considered the designated density and Official Community Plan land use designations as appropriate for this area.

Adding 247 units to the area has the potential for increasing the number of cars living in and moving throughout the neighbourhood by 340 cars. Even though the developer may try to limit the number of cars allowed per suite, there will be overflow into the neighbourhood whose streets are already congested with recent increase in density resulting from the Eagle Creek development. The surrounding streets have very limited street parking. In the 30 years we have lived near this corner we have seen a massive increase in commuter traffic due to west shore development and the resulting flow of traffic to and from the Western communities to Camosun College and the Saanich Peninsula. Adding at least 340 more cars to our neighbourhood, would be irresponsible before a regional traffic plan is developed. The View Royal Planning staff report indicates it appears that waiting to see how Mackenzie interchange impacts traffic flow would be prudent, and noted the Town is doing the same for several other traffic issues.

We urge you to reject this development proposal because as much as the developer has reduced the FSR density, the small percentage reduction from 262 suites to 247 is negligible, and is still excessive density and the development site plan with its five and six floor plan is not in compliance with the OCP Land Use designation for the mixed residential and is not keeping with the rural nature of the area, and would have a negative impact on the neighbourhood. The additional traffic challenges due to the over 340 cars this development would bring also should not be supported.

Thank you for your careful and thoughtful consideration of our input on this development application.

Sue and Steve Henry
3906 Holland Avenue, Victoria, BC

From: Tracey Moody
Sent: Monday, March 9, 2020 1:57 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Meeting March 10

Hello,

Thank you for all you do for our community.

I live at Hidden Oaks #13 and am unable to make the meeting tomorrow night but wanted to express my concerns in regards to the proposed Invictus development. I am very concerned re the density mostly. It will overwhelm that small property with it's height and pure numbers of residents. It does not go with the current look of the neighborhood and the traffic is already heavy. Something 3-4 story and not as dense would be much more appropriate.

Thank you very much,
Tracey Moody
#13-15 Helmcken Rd



www.victoriapickleball.org
vicrpba@gmail.com

View Royal Mayor and Council
Town of View Royal
45 View Royal Avenue
Victoria, BC, V9B 1A6

Mar 9, 2020

Re: Petition regarding the proposed Eagles Crest development and associated use of amenity funds for redevelopment of Helmcken Centennial Park to include numerous pickleball courts

Dear Mayor and Council,

Please see a petition in support of both the above. The petition was mounted electronically with a link sent to pickleball players of whom we are aware in the Victoria area. Those people likely represent a small proportion of the people who actually play pickleball.

The petition asked for names and addresses and did not specifically ask for municipality. We have worked from the addresses to identify the municipalities as best we could and are confident that the numbers are quite accurate.

You will note that the number of View Royal residents is significant but not the majority of respondents. I wish to point out the following:

- It is a chicken and egg situation in that View Royal players currently have few courts on which to play so if there were more courts there would be more VR respondents
- Many VR pickleball players necessarily play in many other municipalities yet would likely prefer to be closer to home
- A recent change at Juan de Fuca, while welcome in terms of recognition of pickleball, has had the unfortunate effect of reducing the number of available courts from 5 to 2
- We are frequently asked by aspiring VR and WS people where they can learn the game and where they can play if they already have learned
- There are no borders for pickleball players - they can and will go wherever opportunity presents which goes to explaining the widespread interest and potential opportunities provided by a significant number of courts in a single location

I look forward to learning of ways in which the Victoria Regional Pickleball Association can be of assistance to View Royal in supporting pickleball initiatives which contributes active living opportunities for all age groups.

Regards,

Trish Main
President, Victoria Regional Pickleball Association

View Royal Development and Pickleball Petition

Pickleball is the fastest growing sport in North America and places to play are in short supply. Communities with adequate facilities accessible during all seven days of the week provide both active living spaces for residents and potential economic benefits through hosting tournaments. The pickleball demographic is ages 5 and up where facilities exist.

We the undersigned fully support the development of the Eagles Nest project and redevelopment of Helmcken Centennial Park in View Royal, to include as many pickleball courts as can be accommodated, preferably 16 to 20 courts suitable for recreational and tournament purposes.

Timestamp	First and last names	Address
2-5-2020 19:28:15	Anne M. Fearon-Wood	302-10160 Third Street, Sidney, BC, V8L 3B6
2-5-2020 19:30:57	Corine Reid	1890 Haldon Road Saanichton BC
2-5-2020 19:33:48	Heather Ratcliffe Hood	5159 Sandgate Rd. Victoria, BC V9C 3Z2
2-5-2020 19:34:18	Lois Mesner	4121 Glendenning Road....Victoria BC
2-5-2020 19:34:31	Rod and Vicki Walker	539 Prince Robert Lane Victoria BC V9B 1C7
2-5-2020 19:34:33	Michael Hood	5159 Sandgate Victoria BC V9C 3Z2
2-5-2020 19:36:00	Linda Taylor	4486 Copsewood PI
2-5-2020 19:36:21	Alan H Thomson	9055 Lochside Drive
2-5-2020 19:36:25	Marianne Sorensen	#250, 280 Douglas Street, Victoria
2-5-2020 19:36:36	Maurice Taylor	4486 Copsewood PI
2-5-2020 19:37:25	Kathy Thomson	9055 Lochside Drive
2-5-2020 19:38:14	Sundee Mair	2539 Mill Hill Road Victoria BC V9B 4X6
2-5-2020 19:40:25	John R. Paterson	4473 Annette Place
2-5-2020 19:58:34	Raymond Greenwood	630 Linden Ave
2-5-2020 20:00:48	Liz Everett Yes	Peter Everett Yes
2-5-2020 20:01:14	Liz Everett Yes	Peter Everett Yes
2-5-2020 20:12:49	Georgene perrin	1002 - 1630 quadra Street Victoria British Columbia
2-5-2020 20:15:25	Kerry Savory	3187-2600 Ferguson Rd, Saanichton BC
2-5-2020 20:16:26	Lisa de Schepper	9020 Ardmore Dr, North Saanich
2-5-2020 20:16:50	Karin Macaulay	8-981 Fir Tree Glen, Victoria, BC
2-5-2020 20:17:20	Becky Stuve	7129 Rogers Lane, Victoria, BC
2-5-2020 20:29:45	Gary Wong	516-10 Paul Kane Place
2-5-2020 20:35:46	Leslie Black	3919 Quadra Street
2-5-2020 20:38:38	shirley zailo	3392 haida drive victoria bc
2-5-2020 20:39:58	Edith Ritzer	21-278 Island Hwy, Victoria
2-5-2020 20:42:30	Rosemarie Vertone	485 Island Hwy Victoria BC
2-5-2020 20:50:49	Bruce Stuart	549 Heatherdale Lane, Royal Oak
2-5-2020 20:52:02	Merrilee Stuart	549 Heatherdale Lane, Royal Oak
2-5-2020 20:56:29	Myrna Forland	3925 Hi-Mount Drive Victoria, B.C.
2-5-2020 20:56:38	Wayne Russell	3187-2600 Ferguson Rd.

2-5-2020 21:10:27	Tina Low	1371 Kristine Rae Lane
2-5-2020 21:12:37	Mike Mueller	2458 Twin View Dr Victoria B.C.
2-5-2020 21:13:15	Liz Mueller	2458 Twin View Dr Victoria
2-5-2020 21:30:54	Lisa sawatsky	123-2500 Florence Lake Rd victoria bc V9b 4h2
2-5-2020 21:46:10	Heather MacLEOD	14 - 639 Kildew Rd. Victoria
2-5-2020 21:48:51	Carl Latzel	1036 Valewood Trail
2-5-2020 22:01:24	Marcia Marzovilla	4575 Sumner Pl
2-5-2020 22:01:34	Al Vandenberg	2829 Arbutus Road Victoria BC
2-5-2020 22:03:39	Gail Reichert	6979 Larkspur Road, Sooke, BC
2-5-2020 22:07:34	Janet Pryer	522 522 Meredith Cres, Saanich, BC V8Z 1Z3
2-5-2020 22:09:33	Sharon Myers	2029 Milton Street
2-5-2020 22:14:51	Karen Fedora	1286 Pike St Victoria V8P 1W3
2-5-2020 22:20:15	Genea Belton	414 Jayhawk Pl, Victoria, BC
2-5-2020 22:31:04	joe wong	4692 sunnymead way victoria bc
2-5-2020 22:55:04	Don Delaney	4413 Houlihan Court
2-5-2020 22:57:18	Ian Daniel	1585 Sheridan
2-5-2020 22:59:52	Rod barratt	1754 midgard ave. Victoria BC.
2-5-2020 23:01:03	Penny McCulloch	254 island Hwy. View Royal,BC
2-5-2020 23:14:00	Gilles Pellerin	2335 Chilco Road, View Royal, BC
2-5-2020 23:29:14	Brian Eccles	2596 Dunlevy St Victoria
2-5-2020 23:45:00	Mike Scholefield	302-10160 Third Street, Sidney, BC V8L 3B6
2-6-2020 2:12:28	Bronson Kidd	2518 Estevan Ave Victoria BC
2-6-2020 2:48:49	Garth Harkess	2211 Kinross Avenue
2-6-2020 2:53:31	Ted Porter	613 Millstream Lake Road
2-6-2020 5:06:25	Russ Haas	3541 Cardiff Place Victoria
2-6-2020 5:14:19	Linda Haas	3541 Cardiff Place, Victoria
2-6-2020 5:27:27	Olga Dudek	3624 Revelstoke Pl
2-6-2020 5:45:25	Eric Thomson	1400 Monterey Ave, Victoria, BC, V8S4W1
2-6-2020 6:45:55	Anna Scheffer	1959 Polo Park court Saanichton BC v8m2k1
2-6-2020 7:11:21	Beverly De Haitre	7-6961 East Saanich Road
2-6-2020 7:20:17	Ed Bancroft	#16 3968 Cedar Hill Road
2-6-2020 7:21:02	Denis Harrigan	#15- 500 Marsett Place
2-6-2020 7:26:56	Gail Comerford	640 Pine sr
2-6-2020 7:27:11	Theresa Mcleod	4208 Keewatin Place
2-6-2020 7:53:51	Weber Christian	306-379 Tyee Rd. Victoria
2-6-2020 8:05:31	Suzanne Bailey	105D -1115 Craigflower Rd, Victoria, v9a 7r1
2-6-2020 8:36:41	Jan Lim	2-1330 Dallas Road
2-6-2020 8:36:49	RAY EGO	PH43-2829 ARBUTUS RD
2-6-2020 8:37:52	Judy Gage	PH43-2829 ARBUTUS RD
2-6-2020 8:44:34	John Hills	3979 Locarno Lane, Saanich, V8N 3Z9
2-6-2020 8:54:12	Harvey Pfluger	4038 Rainbow Hill Lane
2-6-2020 9:01:29	Joanne Lacroix	312-485 Island Highway
2-6-2020 9:01:51	Doreen Webb	4192 Kashtan Pl
2-6-2020 9:03:01	j williamson	58 salmon lane
2-6-2020 9:09:57	John Roche	1840 Varsity Place, Victoria
2-6-2020 9:12:05	chris de gara	214 michigan st james bay victoria v8v 1r3
2-6-2020 9:16:46	Kate Sykes-Waller	5407 Alderley Road, Victoria
2-6-2020 9:20:16	Daniel Polywkan	#406 - 2706 Peatt Road Langford BC
2-6-2020 9:21:40	Doug Baker	404 - 1450 Beach Dr, Victoria, B.C.
2-6-2020 9:28:42	Cheng Lim	1330 Dallas Road

2-6-2020 9:30:38	Chris Clark	3925 Woodhaven Terrace Victoria
2-6-2020 9:41:20	Christine McInnes	4366 Parkside Crescent
2-6-2020 9:47:06	Cathy Riley	1450 Taunton Street
2-6-2020 10:09:46	Brenda harrigan	10459 Allbay road, Sidney BC
2-6-2020 10:10:56	Donna Street	3170 Wessex Close, Victoria
2-6-2020 10:11:01	Patricia Loxam	#2-707 Greenlea Drive Victoria BC V8Z 3E7
2-6-2020 10:14:24	Richard Krieger	921 Garthland Place West, Victoria, BC
2-6-2020 10:14:38	Martin Barnes	14-4771 Cordova Bay Road, Victoria V8Y2J7
2-6-2020 10:15:56	James Lenihan	5-278 Island HWY View Royal, BC
2-6-2020 10:18:41	Bev and Monte Graham	103-9820 Seaport Place, Sidney
2-6-2020 10:19:00	Larry Miller	2301 Calvin Ave Sidney
2-6-2020 10:25:47	Kathy McKay	1894 Chinook PI North Saanich BC
2-6-2020 10:26:26	Bill McKay	1894 Chinook PI North Saanich BC
2-6-2020 10:29:38	Dane Allison	81-7570 Tetayut Road, Saanichton, BC V8M 2H4
2-6-2020 10:29:47	Marilynne Miles Gray	1395 McTavish Road, North Saanich, V8L 5T3
2-6-2020 10:38:50	Larry Mac Donald and Sandy Pentland	420 Linden Ave, Suite 603, Victoria V8V 4G3
2-6-2020 10:43:03	Mike Barber-Starkey	1664 Millstream Rd
2-6-2020 10:53:24	ERIN BOWERS	110 3812 CAREY ROAD VICTORIA BC V8Z 0C5
2-6-2020 11:00:31	Barbara Tolmie	8511 Bexley Terrace North Saanich BC V8I 1M3
2-6-2020 11:02:10	DerekTolmie	5040 Lochside Drive Victoria BC V8Y 2G1
2-6-2020 11:09:05	Kathy Clarke	8531 Burgoyne Place North Saanich
2-6-2020 11:09:26	Gilles Cote	1191 Foxridge Court
2-6-2020 11:09:41	Garry Clarke	8531 Burgoyne Pl. North Saanich
2-6-2020 11:10:15	Lauren Zolpys	1452 Gladstone Ave
2-6-2020 11:10:17	Irina Sladecsek	5036Lochside Drive V8G 2E9
2-6-2020 11:15:52	Linda Guthrie	129 Burnett Road Victoria BC V9B 4P6
2-6-2020 11:18:26	Dale Sjerven	2560 Wilcox terrace Victoria, B.C,
2-6-2020 11:50:00	Judy Langford	1441 Wende Road, Victoria
2-6-2020 11:53:34	lynn hannah	847 dunsmuir road esquimalt
2-6-2020 11:54:15	Mike Boyd	847 dunsmuir road esquimalt
2-6-2020 12:03:11	Linda Shore	10467 Allbay Road, Sidney BC V8L 2P2
2-6-2020 12:12:28	David Stewart	#2 9877 Seventh Street, Sidney, BC, V8L2V8
2-6-2020 12:15:15	Dee van Straaten	110 Wildwood Avenue Victoria BC
2-6-2020 12:18:51	Ken Biberdorf	75-380 John forsyth rd
2-6-2020 12:21:18	Allanah Fuhre	91-2911 Sooke Lake Road, Victoria, BC
2-6-2020 12:48:45	Sid Greenner	2011 Linda Place, Sidney BC V8L 2N4
2-6-2020 12:56:57	Michael Seal	3960 Arlene Place
2-6-2020 13:11:59	Mary Orme	198 Goward Road, Victoria BC V9E 2H8
2-6-2020 13:20:13	Rick Adie	Washington Ave, Victoria
2-6-2020 13:20:43	Arlene Dubinsky	Washington Ave, Victoria
2-6-2020 14:23:13	Brad Pollock and Diana Johnston	718 Greenlea Drive Victoria,B.C. V8Z6V8
2-6-2020 14:45:36	Doug Ferguson	2-4341 Crownwood Lane
2-6-2020 15:10:03	Rea Casey	2 - 707 Greenlea Drive, Victoria, BC V8Z3E7
2-6-2020 15:13:03	Sandy Kirk	4809 Amblewood Drive, Victoria
2-6-2020 16:04:18	Dr. William A. Gray	North Saanich
2-6-2020 16:06:41	Cheri Gray	2413 Lovell Ave Sidney
2-6-2020 16:19:12	Pamela Edwards	#404 - 1450 Beach Drive, Victoria, B.C.
2-6-2020 16:32:43	Wendy McBride	1681 Littlewood place, North Saanich V8L6A3
2-6-2020 16:59:20	Daniel Audet	1183 Iyall St, Victoria, bc V9A 5G7
2-6-2020 17:00:38	Barbara Audet	1183 Iyall St, Victoria, BC V9A 5G7
2-6-2020 17:11:07	Jill Alexander	329 Windemere Place
2-6-2020 18:47:48	JoAnne Botten	23-899 Royal Oak Avenue, Victoria BC

2-6-2020 19:57:08	Maggie Hains	2011 Linda Pl Sidney bc
2-6-2020 19:58:03	Howard Singer	848 Rainbow Crescent
2-6-2020 19:58:40	Jane Yakemchuk	848 Rainbow Crescent
2-6-2020 19:59:23	Margaret Smith	807 Sea Ridge Place
2-6-2020 20:04:37	Leah Moreau	3251 Zapata Place
2-6-2020 20:09:05	Teppo Ruonala	11-278 Island Hwy View Royal
2-6-2020 20:09:54	Dwayne Gordon	3251 Zapata Pl, Victoria, BC, V9C 3G6
2-6-2020 20:31:29	ken cairns	181-129 burnet rd victoria v9b4p6
2-6-2020 20:34:14	Herbert Patsch	20 - 278 Island Hwy , View Royal, V9B 1G5
2-6-2020 21:03:36	Kyle Gordon	725 Nirwan place, Victoria, BC
2-6-2020 21:27:26	Chris Balmer	2875 Queenston St. Victoria BC
2-6-2020 22:51:37	Bob Beaty	4412 Colleen Crt, Saanich
2-6-2020 22:56:42	Don Venn	2814 Inez drive
2-7-2020 5:12:56	Richard Owens	7828 Scohon Drive
2-7-2020 5:18:07	Greg Parsons	3392 Haida drive
2-7-2020 6:23:20	Dee Raimbault	15 - 2740 Stautw Rd Victoria BC V8M0A8
2-7-2020 6:38:10	Thomas Nyeste	9647 First Street
2-7-2020 7:44:26	Odette Dantzer	3967 Rainbow street
2-7-2020 7:58:54	Cheryl Barlow	#303 1 Buddy Road view Royal, B C V9B 1V6
2-7-2020 8:21:28	Judy Eifert	915 Runnymede Place Victoria BC
2-7-2020 8:58:05	Paddy Wilson-Humble	135-1900 Mayfair Dr
2-7-2020 9:07:42	Helen Martindale	5181 Del Monte Avenue, Victoria, V8Y 1X3
2-7-2020 9:10:12	Duane Martindale	5181 Del Monte Ave, Victoria, V8Y 1X3
2-7-2020 10:07:03	Stuart McLatchie & Jean Sheffield	920 Shirley, Victoria BC V9A 6M4
2-7-2020 10:15:43	Peter Sparrow	4033 livinstone Ave, Victoria
2-7-2020 10:19:54	Judy Hasiuk	212 Shadow Ridge Place
2-7-2020 10:33:26	Ken Holman	80 Pilot Street, Victoria
2-7-2020 10:37:52	Ravi Mehra	655 Douglas St., Victoria BC
2-7-2020 11:24:46	Dale Jackson	105 - 945 Bear Mountain Parkway
2-7-2020 12:05:25	Margaret Young	Apt. 114-3277 Quadra St.; Victoria, B.C.
2-7-2020 12:19:44	Rosemary Harrison	1730 Cultra Avenue Saanichton
2-7-2020 12:30:06	Cherlynn Lim	988 Kentwood Terrace
2-7-2020 12:59:21	Mary Rose Ruggles	64 - 530. Marsett Place, Victoria BC
2-7-2020 13:20:53	Leta Kenney	2530 Mt Newton Xrd suite 202 Saanichton BC V8M2B8
2-7-2020 14:25:41	Damaris Brix	797 Haliburton Rd, Victoria
2-7-2020 15:34:11	Ron Moffat	107 - 2600 Ferguson Rd., Saanichton
2-7-2020 15:40:22	Nicole Chatel	4060 Granville Ave.
2-7-2020 16:07:21	Alison Crone	Alicrone@gmail.com 105 -945 Bear Mountain Pkwy
2-7-2020 17:04:29	Ken QUAN	4240 Panorama Drive; Victoria
2-7-2020 17:04:54	Rosanne QUAN	4240 Panorama Drive; VICTORIA
2-7-2020 18:00:05	Linda Dobbie	40-4360 Emily Carr Drive Victoria B.C. v8x4y4
2-7-2020 19:50:03	Harvey Tanner	1455 St Patrick Street
2-7-2020 19:50:39	Clare Tanner	1455 St Patrick Street
2-7-2020 21:06:30	Barb Ellingson	4421 Stromness Place, Victoria, BC V8Z 6S7
2-7-2020 22:09:08	William Low	4975 Deer Park Trail, Victoria V9C 4J5
2-8-2020 9:28:44	lou lopez	6771 amwell dr brentwood bay
2-8-2020 9:58:29	Ken Gower	1780 Emerson St, Victoria , BC
2-8-2020 10:03:07	Carol Blevins	6599 A Central Saanich Rd.
2-8-2020 10:04:16	Jill Tulloch	6599 A Central Saanich Rd.
2-8-2020 11:05:53	Loralee Sealey	2210 Cadboro Bay Rd., Victoria
2-8-2020 12:30:25	Lisa Samphire	1507 Westall Ave, Victoria, BC V8T 2G6
2-8-2020 13:07:41	Lene Kroll	# 208 964 Heywood Ave Victoria BC

2-8-2020 16:05:15	Denis Raimbault	#15-2740 Stautw Rd
2-8-2020 16:42:05	Carol OBrien	10471 Allbay Road, Sidney
2-8-2020 17:07:33	Cathy Jardine	5852 East Sooke Rd, Sooke
2-8-2020 19:48:22	Marilyn Moen	3166 Westdowne Rd Victoria BC
2-8-2020 20:53:23	Charlotte Painton & Steve Whittaker	#407-1185 Yates Street, Victoria, B.C. V8V 3N1
2-9-2020 11:06:07	Craig Temple	975 Arden Road
2-9-2020 12:28:02	Charlene Burles	3952 Circle Victoria BC
2-9-2020 12:28:49	Ryan Burles	3952 Circle dr Victoria BC
2-9-2020 12:29:35	Jarryd Burles	474 Vincent Ave Victoria BC
2-9-2020 14:58:54	Sheila Allen	542 Latoria Road, Victoria, BC
2-9-2020 14:59:59	Urban Allen	542 Latoria Rd. , Victoria, BC
2-9-2020 15:02:23	Terry Rogers	tgrogers9977@gmail.com
2-9-2020 16:22:09	Roger Fox	30-2353 Harbour Road, Sidney
2-9-2020 20:18:03	Marilyn Erickson	5016B Glinz Lake Rd Sooke V9Z0E3
2-9-2020 21:32:44	Ray Doucette	404-4011 Rainbow Hill Lane
2-9-2020 23:34:41	Holly Rhodes	1115 Rock st Victoria, BC
2-10-2020 1:41:36	Carol Fulton	#406-3220 Quadra St., Victoria, BC, V8X 1G3
2-10-2020 7:40:03	Neil Rich	1821 Hillcrest Avenue Victoria, BC
2-10-2020 7:40:48	Jane Rich	1821 Hillcrest Avenue Victoria, BC
2-10-2020 10:40:20	Martin Candlish	1176A Damelart Way, Brentwood Bay, BC V8M 1E3
2-10-2020 14:57:18	James Guzzo	301-2437 Amherst Ave. Sidney BC V8L2H1
2-10-2020 16:46:05	Denise Kulbacki	Sooke, BC
2-10-2020 17:07:30	David Metcalfe	4398 Greenlea Place, Victoria BC
2-10-2020 17:10:50	Lauralea Metcalfe	4398 Greenlea Place, Victoria BC V8Z 6N1
2-11-2020 13:10:01	Barry Vivian	4587 Seawood Terrace
2-11-2020 13:17:36	Nelson Lah	988 Kentwood Terrace
2-11-2020 19:59:57	Duff Johnston	5789 Sooke rd. Sooke, B.C.
2-11-2020 20:03:06	Debra Johnston	5789 Sooke rd. Sooke, B.C.
2-12-2020 8:03:56	Michele Cieslik	520 Langholme Drive Victoria BC V9C1L5
2-12-2020 9:34:59	Peter Kupiak	Sannich
2-12-2020 20:41:03	Ross Kinman	#19-4560 West Saanich Rd.
2-13-2020 20:06:59	Lindy Arnold	540 View Royal Ave
2-14-2020 16:41:01	Susan Willacy	12-500 Marsett Place
2-14-2020 16:49:36	Marlene and Doug Richardson	6234 Rodolph road. Central Saanich V8Z5V8
2-15-2020 16:37:53	Mel Scott	1924 Neil Street
2-16-2020 6:54:34	Wayne Forland	3925 Hi-Mount Drive
2-17-2020 0:01:01	Judy Hames & Robert Gauthier	#309 - 190 Gorge Rd. W, Victoria, B.C. V9A 1M4
2-17-2020 8:17:31	Judith Anne Clarke	10-4079 Douglas St, Victoria
2-17-2020 8:17:59	Doug Peters	843 Country Club Drive, Cobble Hill
2-17-2020 11:00:00	Rick Leggett	770 Sea Drive Brentwood Bay, BC
2-17-2020 11:01:05	Shirley Leggett	770 Sea Drive Brentwood Bay, BC
2-18-2020 11:46:13	Morey Lucas	Yale st OB
2-18-2020 13:31:52	Rod Ellis	19-2560 Wilcox Terrace, Victoria
2-19-2020 17:57:24	Terry Hepburn	232-1575 Begbie Street
2-19-2020 17:57:49	Teresa Hepburn	232-1575 Begbie Street
2-19-2020 20:21:40	David Dickie	1152 A Greenwood Avenue
2-22-2020 12:19:49	Janet Tidmarsh	23-2600 Ferguson Road, Saanichton, BC V8M 2C1
2-22-2020 13:48:44	Barbara Coble	4970 Deer Park Trail Victoria V9C4J5
2-22-2020 13:49:31	Harm LaRue	4970 Deer Park Trail Victoria V9c4j5
2-23-2020 15:25:47	Tom Ralph	1030 Carolwood Plc . Victoria, B.C.
2-23-2020 15:27:06	Nancy Ralph	1030 Carolwood Plc. Victoria B.C.
2-24-2020 11:59:56	Debbie Davis	572 Peto Place

2-24-2020 12:00:10	Russ Davis	572 Peto Pl
2-24-2020 14:50:10	Margaret McIntosh	302 631 Brookside Rd Victoria BC V9C0C3
2-25-2020 19:21:28	Marianne sorensen	205, 280 Douglas street, Victoria
2-26-2020 13:00:19	Muriel Box	104-101 Nursery Hill Dr., Victoria, BC
3-2-2020 8:36:30	Terry Esch	1525 Stein Way Cobble Hill, BC V0R1L6
3-2-2020 11:03:39	Trish Main	403-210 Cadboro Bay Rd, Victoria, BC, V8R5G9
3-2-2020 12:00:41	BOB MCKECHNIE	1126 LEONARD ST, VICTORIA
3-2-2020 15:09:09	Jules van Rosebrook	2 - 614 Granrose Terrace, Colwood
3-2-2020 15:31:56	Gale Penner	1061 Zinnia Court
3-2-2020 16:35:25	Janet Bergen	905-640 Broadway St
3-2-2020 18:33:24	Malcolm Macaulay	8-981 Fir Tree Glen, Victoria, BC
3-2-2020 20:38:12	John MacLEOD	14 - 639 Kildew Rd. V9B1Z6
3/7/2020 15:10:01	Angus Stewart	3318 Ocean Blvd
3/7/2020 18:30:20	Carmine Vertone	309-485 Island HWY Victoria BC
3/7/2020 23:25:09	Michael Vidler	#305-1900 Watkiss Way
3/8/2020 17:37:09	Dotsie Santilli	485 Island Highway
3/9/2020 7:36:03	Drew Christensen	73-1 Adams Place Victoria BC V9B 5X8
3/9/2020 7:37:34	Rob Christensen	315-485 IIsand Highway Victoria BC V9B 5H7

**VR DEVELOPMENT/PICKLEBALL COURTS PETITION
MUNICIPAL TOTALS IDENTIFIED**

MUNICIPALITY	NUM
VR	25
COL	11
HIG	1
LAN	6
MET	10
SOO	7
WESTSHORE SUBTOTAL	60
ESQ	13
VIC	30
COW	2
NEIGHBORING SUBTOTAL	45
CSA	26
NSA	9
SID	14
OB	17
SAA	87
OTHER SUBTOTAL	153
GRAND TOTAL	258

From: Olivia Young

Sent: Tuesday, May 5, 2020 1:43 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>; council@saanich.ca

Subject: Invictus Development

Good Afternoon Mayor and Council,

As a resident of the Northern Gateway Corridor neighborhood of View Royal are VERY concerned about this development. I understand Mr. Foord is trying to discredit our concerns and the amount of concerns that pertain to us who live in the area.

If we want to go down the road of misleading information, let's discuss the offer to build a pickleball court and have petitions signed in support of the development to obtain support. I will once again reiterate my concerns with this massive development. I have read Council agendas/minutes, I have attended the open house sessions Invictus hosted and I also attending the Council meetings if I was able to.

My concerns are MY concerns and not mislead by anyone else.

Good Evening Mayor and Council,

My name is Olivia Young, and I am a Saanich resident at 3953 Helen Rd.

I live with my husband and son, in a house and property that has been owned since 1973 by my husband's family and we now own and reside. My son attends Strawberry Vale Elementary and will do so for another 3 years.

We love where we live and are proud of the neighbourhood and enjoy being home.

Back in May 2019, I had received a postcard in the mail regarding an open house for the proposed Eagles Nest development at Strawberry Vale Hall. I let a few neighbours' know, and family as well that live close by on Mildred Place and Burnside Rd West. None of the 7 I contacted, were aware or had received any notification of this development.

I went to the meeting with an open mind, but once I saw the massive huge development in the neighborhood we love and take pride in, it was very disappointing to say the least. My first concern is obviously the size. I am not sure this corner is suitable for the massive development. I have travelled this part of View Royal for most of my life, being that I grew up in the East Highlands. I can appreciate nothing stays the same but keeping this in mind, development is good but it must be good development, appropriate for the community in density not changing the scale, ambience or character of the area as per the OPC. It is purely too much.

Which leads me into the next point of our families concerns. I live and work downtown, with my family in Saanich. In the least, by the time I leave my house, drop off my son at school, park and get to my desk, MOST days, it is just under an hour. The fact that my son, is growing more independent and I don't have to leave my vehicle at drop off at school, has given me 10 minutes more to drive in. I understand that traffic can't be the only thing stopping this development, but I challenge Council, to drive the routes that us, which are stuck in traffic an hour each way to and from work, the stress of making to work in time as a working parent and return. I have raised these same concerns with Saanich for many years. And now, View Royal will potentially be adding to this with another close to 400 stalls. I leave my house at 7:45am and return at the end of the day most of the time by 5:30-6pm. It is clogged and congested no matter what. Traffic is already grid locked at times and hoping that will change by the end of the construction period is not responsible or realistic so if you can't change the traffic infrastructure, the development needs to be tailored to have the least amount of impact on that infrastructure. Try going down to Eagle

Creek on a Saturday afternoon to grab something quickly from the grocery store. It is a 45 minute drive there and back.

Please keep in mind, OCP wants our area to change but 248 apartments and 24 retail spaces have been added with no alternative housing options other than apartments offered to the market so our area has experienced great change in the last few years. I understand that Mr. Foord has had a new application and the reduction of density sits at a mere 5% decrease, this is still unacceptable to us residents.

Please rethink the size of this development and do what is best for existing View Royal residents and bordering Saanich neighbours.

Which leads me to the last case and point of this email.

What are the plans to open up that bottlenecked corridor? Please don't say we have to wait until the McKenzie Interchange is complete, it is a very wearing and empty response. Considering Saanich is now asking for input on how to fix Prospect Lake Road, the conversation between the two municipalities is long over due. How are both municipalities going to support their current residents with concerns of these huge density projects being proposed? Add the Erskine Lane development and you have this entire corridor at a stand still.

Sincerely,

Olivia Young

**GARY AND SUE MELANSON
22-15 HELMCKEN ROAD
VIEW ROYAL, BC**

March 6, 2020

Town of View Royal
Mayor and Councillors
View Royal, BC

Dear Mayor Screech and Town Councillors:

RE: ReZoning application by Invictus Development for Helmcken and Burnside Intersection

We are sorry we cannot be at the March 10 Committee of the Whole meeting to participate in discussions on the matter of re-development for this important corner. As a result, we wanted to share our thoughts in writing.

Throughout this process that began in October 2018 we have been concerned about the density of the project. In fact, Council has also indicated concerns about the density of this project and sent Invictus back to the drawing board several times on that very subject. Now Invictus comes again to Council with another iteration that is not a significant change in the density of the development (only 5% reduction). We have participated in the community focus groups and even at those meetings we indicated density concerns. While the footprint of the development has improved that does not equal support for the density of the project. The issue of traffic that results from the 340 parking stalls should alarm Council as this intersection is a challenge without those extra vehicles adding to the numbers. The report from staff indicates that the gateway to View Royal is important. I ask you to envision driving along Helmcken towards View Royal from the Interurban intersection. As you come down the hill by the church and Holland Ave envision the stark transition from agricultural/single family homes to a 5-storey wall of apartments, as the first look at View Royal, not a very appealing transition to View Royal. There are lots of other spots (ie on Erskine at Watkiss) where such a building would fit with the ambience of the neighbourhood but at this corner, we need a softer transition. A community needs a variety of housing. This area of View Royal has had 3 new apartment buildings built in the last 5 years within a kilometer of this site with very little variation in types of dwellings added. Not everyone wants to live in an apartment.

We are aware that Invictus has tried to drum up signatures in favour of their development proposal. However, the way in which that support, and the origins of that support, were solicited are suspect. They put a petition on the Victoria Island Pickleball Association website suggesting they would put a number of pickleball courts into Centennial Park as their amenity. No where on that petition or website was there a single bit of information on the development but the petition is worded so that anyone,

from anywhere Victoria, Saanich, etc is signing their support of the development. Please see this for what it is; an attempt to solicit, without proper transparency, signatures for the benefit of Invictus. Make no mistake Invictus from the beginning has indicated their purpose is to make the most money possible and they continue to act with that motivation not what is best for our community. Thank you for your time to consider these matters.

Sincerely,

Gary and Sue Melanson

Mayor Screech and Councillors:

We are writing today in advance of a presentation scheduled on Tuesday January 14 at the Committee of the Whole by Mr. Doug Foord of Invictus Commercial Development regarding their Eagle's Nest Proposal at Helmcken and Burnside Road. The application to speak at COW does not give any detail as to what Mr. Foord will be presenting. Therefore, since we, just learning of his intention to speak to COW, do not have time to apply for a formal position on the COW agenda have decided to inform you of the interactions between Invictus and The Hidden Oaks Residents over the last couple of months from our perspective.

Mr. Foord held 2 focus group meetings late in 2019, where the Hidden Oaks Residents were invited to hear from his consultants (architect, landscape architect, traffic and planner). Good discussion occurred at these meetings, however, despite multiple questioning regarding the key issue of density we were told the total number of units was yet to be determined. Thus, any conversation is clouded by their lack of transparency with us. They presented a very nice footprint for building placement etc. but that does not address the density issue. So despite the overture to Hidden Oak Residents to be included in planning we were locked out of information that is critical to the community and we cannot support a project, even in conceptual form, that does not allow us to know even their minimum unit number planned. Therefore, we want to be clear with Council that we still and continue to believe that unless Invictus reduces the number of units SUBSTANTIALLY we do not believe this high-density project to be consistent with the community.

At these focus group meetings, we asked how Mr. Foord was going to move forward to engage with the larger community and we were told they would be holding an open house for the larger community then would be coming to Council. As it turns out, Mr. Foord has scheduled a community engagement meeting for Wednesday night following his presentation to COW. To us, and the larger community that would seem to be obligatory rather than inclusive if he is truly seeking input.

We will be at the COW meeting on Tuesday to hear what Mr. Foord will present and will possibly look to speak after Mr. Foord's presentation but wanted you to know in advance our perspective on the meetings and our ongoing concern regarding high density.

Thank you for your service to our Community!

Respectfully,

K. Brigidear

Resident of Hidden Oaks

From: SUE HENRY

Sent: Tuesday, January 14, 2020 11:11 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Input on Committee of the Whole agenda item for Tuesday January 14, 2020 presented by D. Foord, Invictus Commercial Investment Corp., for Re: Rezoning of Eagle's Nest - 3 and 5 Helmcken Road and 1447 and 1449 Burnside Road W.

To View Royal Mayor and Council

We are writing to express our concern about the agenda item being presented at the Committee of the Whole on Tuesday January 14, 2020 by D. Foord, Invictus Commercial Investment Corp., Re: Rezoning of Eagle's Nest - 3 and 5 Helmcken Road and 1447 and 1449 Burnside Road W. The developer has not consulted with the community at large regarding this new application; therefore, putting members of the community at large at a disadvantage for providing input on this rezoning application which may also include a request to change the density of these sites. We were under the understanding that the developer would be consulting with the community at large, and would logically have this scheduled prior to presenting his application to the Committee of the Whole so that members of the community would have an opportunity to view and analyze the details of the rezoning application; however, Mr Foord has chosen to only consult with residents of the Hidden Oaks townhouses prior to the Committee of the Whole meeting. He has planned a meeting for Wednesday January 15, 2020, after presentation at the Committee of the Whole on January 14, 2020, and has distributed a limited number of invitations to the meeting, as we have not received an invitation even though we are directly affected by the development (we live at 3906 Holland avenue), and had received an invitation to the other presentations on this development. We also understand that the residents of Hidden Oaks were only told on Friday January 10, 2020 that the rezoning application for this development would be going to the Committee of the Whole on Tuesday, January 14, 2020; therefore, putting the Hidden Oaks residents at a disadvantage, and no time to formally apply to make their own presentation to Committee of the Whole. We also were advised that when the residents of Hidden Oaks asked about the number of units the developer was planning for the development the developer would not answer this question. In consideration of this, we can only assume that the developer has no intention of reducing the number of units from his previous application which is far in excess of other development's density in the area (eg. Eagle Creek residential buildings just down the road). We believe that if the developer is requesting an increased density then the Official Community Plan (OCP) would need to be amended. With regard to a rezoning application to increase the density of these properties, our opinion is that the View Royal OCP was developed with much forethought and vision; therefore, to open the OCP up for amendment in order to provide for a higher density to allow the developer to increase his profits does not seem like the correct thing for the Mayor and Council to do. Allowing this OCP amendment would then open the doors to other higher density development applications wanting an increase. As previously stated, when the OCP was developed it considered the designated density as appropriate for this area.

We have reviewed the Committee of the Whole agenda for the January 14, 2020 meeting hoping to obtain a copy of the rezoning application details in order to analyze

and prepare a presentation at the Committee of the Whole; however, the only document attached to the agenda was the Petition and Delegation request form completed by Mr Foord which stated that they would provide a digital information for display and presentation on View Royal Monitors. We would hope that the members of the Committee of the Whole have at least been given an opportunity to review the details of this rezoning application prior to the meeting; otherwise, they are at as much of a disadvantage as the community at large on this very important rezoning application.

We urge the Committee of the Whole members to recommend rejection of moving this rezoning application to Council as any application to increase the density of this site does not comply with the Official Community Plan, and as well Mr Foord has not done due diligence in consulting with the community at large on this application prior to presenting at the Committee of the Whole, and especially not allowing enough time for the direct neighbours at Hidden Oaks townhouses to prepare their presentation to this Committee of the Whole meeting.

Thank you for your consideration of our input,
Sue and Steve Henry
3906 Holland Avenue, Victoria, BC

From: Murray Strome

Sent: Tuesday, January 14, 2020 11:55 AM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: Presentation by Invecus regardingd plan to rezone property at Helmcken and Burnside

There is an item on the agenda for this evening's Meeting of the Committee of the WholeTo present new site plan for new application to rezone Eagles Nest at #3 & 5 Helmcken Rd., lot 10 Helmcken Rd and 1337 and 1149 Burnside Road west. I would appreciate it very much if you could encourage Mr. Foord to concentrate on the key issues of concern to the community, namely density and building height. In the past, he has continually neglected to address these issues or downplayed them while spending a lot of time talking about much less important issues. Another area of concern is traffic. To suggest that the addition of 200 additional automobiles entering the Helmcken/Burnside intersection during morning and evening rush hours is insignificant is difficult to believe. Hoping that the completion of the Admirals/Highway 1 interchange will solve problems is unrealistic.

Murray & Diane Strome
1275 Burnside Road West
Victoria BC V8Z 1P3 (View Royal)

-----Original Message-----

From: Richard Reinsch

Sent: Monday, January 13, 2020 8:10 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Subject: 2020JanuaryLettertoCouncil.docx

My wife and I, residents of Hidden Oaks, strongly concur with the contents of this document.

Sincerely

Richard and Simone Reinsch

Mayor Screech and Councillors:

We are writing today in advance of a presentation scheduled on Tuesday January 14 at the Committee of the Whole by Mr. Doug Foord of Invictus Commercial Development regarding their Eagle's Nest Proposal at Helmcken and Burnside Road. The application to speak at COW does not give any detail as to what Mr. Foord will be presenting. Therefore, since we, just learning of his intention to speak to COW, do not have time to apply for a formal position on the COW agenda have decided to inform you of the interactions between Invictus and The Hidden Oaks Residents over the last couple of months from our perspective.

Mr. Foord held 2 focus group meetings late in 2019, where the Hidden Oaks Residents were invited to hear from his consultants (architect, landscape architect, traffic and planner). Good discussion occurred at these meetings, however, despite multiple questioning regarding the key issue of density we were told the total number of units was yet to be determined. Thus, any conversation is clouded by their lack of transparency with us. They presented a very nice footprint for building placement etc. but that does not address the density issue. So despite the overture to Hidden Oak Residents to be included in planning we were locked out of information that is critical to the community and we cannot support a project, even in conceptual form, that does not allow us to know even their minimum unit number planned. Therefore, we want to be clear with Council that we still and continue to believe that unless Invictus reduces the number of units SUBSTANTIALLY we do not believe this high-density project to be consistent with the community.

At these focus group meetings, we asked how Mr. Foord was going to move forward to engage with the larger community and we were told they would be holding an open house for the larger community then would be coming to Council. As it turns out, Mr. Foord has scheduled a community engagement meeting for Wednesday night following his presentation to COW. To us, and the larger community that would seem to be obligatory rather than inclusive if he is truly seeking input.

We will be at the COW meeting on Tuesday to hear what Mr. Foord will present and will possibly look to speak after Mr. Foord's presentation but wanted you to know in advance our perspective on the meetings and our ongoing concern regarding high density.

Thank you for your service to our Community!

Respectfully,

From: Tracey Moody
Sent: Monday, January 13, 2020 10:13 AM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Eagles Nest

Mayor Screech and Councillors:

We are writing today in advance of a presentation scheduled on Tuesday January 14 at the Committee of the Whole by Mr. Doug Foord of Invictus Commercial Development regarding their Eagle's Nest Proposal at Helmcken and Burnside Road. The application to speak at COW does not give any detail as to what Mr. Foord will be presenting. Therefore, since we, just learning of his intention to speak to COW, do not have time to apply for a formal position on the COW agenda have decided to inform you of the interactions between Invictus and The Hidden Oaks Residents over the last couple of months from our perspective.

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We will be at the COW meeting on Tuesday to hear what Mr. Foord will present and will possibly look to speak after Mr. Foord's presentation but wanted you to know in advance our perspective on the meetings and our ongoing concern regarding high density.

Thank you for your service to our Community!

Respectfully,

Tracey Moody

From: Robin Quenet
Sent: Sunday, January 12, 2020 5:00 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Invictus rezoning application

Your Worship David Screech and Councillors, Town of View Royal

It has been drawn to our attention that the Town of View Royal will be considering the Invictus Commercial Development Corp. application to rezone the “Eagle’s Nest” site - 3 and 5 Helmcken Road and 1447 and 1449 Burnside Road W. (COMMITTEE OF THE WHOLE MEETING TUESDAY, JANUARY 14, 2020 @ 3:30 PM VIEW ROYAL MUNICIPAL OFFICE - COUNCIL CHAMBERS section 8.2 Petitions and Delegations item b)

We, as residents and owners of 1481 Burnside Road West situated at the corner of Burnside Road West and Little Road, wish to express our extreme concern regarding the Invictus Commercial Development Corp (ICDC) application to rezone the “Eagle’s Nest” site.

We must now presume that their application will be at variance with the Town of View Royal’s (1) OCP Land Use Designation Map dated September 2018, (2) Official Community Plan Development Permit Areas Map of September 2018 and (3) Zoning Bylaw Schedule B Zoning Map dated March 19, 2019.

We would request that the View Royal Mayor and Council insist that any rezoning application conform to the current OCP Land Use M-R Designation, Development Permit Area’s “ Mixed Residential - Form and Character” and View Royal’s Zoning Bylaw Schedule B Zoning Map dated March 19, 2019 for Ground Oriented Multiple Use Residential and Detached Residential (Large Lot).

We would sincerely hope that the Mayor and Council understand the importance of maintaining the rural nature of the area and that they will undertake to keep the form and character of the area.

While we realize that we are Saanich residents we do live in the same block (area bounded by Burnside, Watkiss and Little roads) and are in what Saanich refers to as a rural gem. Please note that any proposed development would be

immediately adjacent to Saanich farmland within the ALR which also falls outside of the Saanich Urban Containment Area. We would request that any rezoning would not compromise the rural nature and character of the area.

We certainly are not opposed to development and would welcome a development along the lines of that at Hidden Oaks, 15 Helmcken Road.

Respectfully

Marilyn and Robin Quenet

From: Linda Bates

Sent: Saturday, January 11, 2020 7:16 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Cc: Stirling Bates

Subject: Letter to Council regarding proposal at Helmcken and Burnside

Please accept this letter as our input to the process regarding approval of the proposed development by Mr. Foord.

The proposal as we understand it will be high density and we feel there will be significant and permanent damage to our neighbourhood if this project is approved.

We urge you to strongly consider the negative impact of this proposal. The costs to our community far outweigh any potential benefits.

Linda and Stirling Bates

Unit 20

Hidden Oaks

Mayor Screech and Councillors:

We are writing today in advance of a presentation scheduled on Tuesday January 14 at the Committee of the Whole by Mr. Doug Foord of Invictus Commercial Development regarding their Eagle's Nest Proposal at Helmcken and Burnside Road. The application to speak at COW does not give any detail as to what Mr. Foord will be presenting. Therefore, since we, just learning of his intention to speak to COW, do not have time to apply for a formal position on the COW agenda have decided to inform you of the interactions between Invictus and The Hidden Oaks Residents over the last couple of months from our perspective.

Mr. Foord held 2 focus group meetings late in 2019, where the Hidden Oaks Residents were invited to hear from his consultants (architect, landscape architect, traffic and planner). Good discussion occurred at these meetings, however, despite multiple questioning regarding the key issue of density we were told the total number of units was yet to be determined. Thus, any conversation is clouded by their lack of transparency with us. They presented a very nice footprint for building placement etc. but that does not address the density issue. So despite the overture to Hidden Oak Residents to be included in planning we were locked out of information that is critical to the community and we cannot support a project, even in conceptual form, that does not allow us to know even their minimum unit number planned. Therefore, we want to be clear with Council that we still and continue to believe that unless Invictus reduces the number of units SUBSTANTIALLY we do not believe this high-density project to be consistent with the community.

At these focus group meetings, we asked how Mr. Foord was going to move forward to engage with the larger community and we were told they would be holding an open house for the larger community then would be coming to Council. As it turns out, Mr. Foord has scheduled a community engagement meeting for Wednesday night following his presentation to COW. To us, and the larger community that would seem to be obligatory rather than inclusive if he is truly seeking input.

We will be at the COW meeting on Tuesday to hear what Mr. Foord will present and will possibly look to speak after Mr. Foord's presentation but wanted you to know in advance our perspective on the meetings and our ongoing concern regarding high density.

Thank you for your service to our Community!

Respectfully,

From: Sue Melanson
Sent: Saturday, January 11, 2020 2:22 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Cc: David Screech <MayorScreech@viewroyal.ca>
Subject: Invictus Development and Hidden Oaks

Mayor Screech and Councillors:

We are writing today in advance of a presentation scheduled on Tuesday January 14 at the Committee of the Whole by Mr. Doug Foord of Invictus Commercial Development regarding their Eagle's Nest Proposal at Helmcken and Burnside Road. The application to speak at COW does not give any detail as to what Mr. Foord will be presenting. Therefore, since we, just learning of his intention to speak to COW, do not have time to apply for a formal position on the COW agenda have decided to inform you of the interactions between Invictus and The Hidden Oaks Residents over the last couple of months from our perspective.

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At these focus group meetings, we asked how Mr. Foord was going to move forward to engage with the larger community and we were told they would be holding an open house for the larger community then would be coming to Council. As it turns out, Mr. Foord has scheduled a community engagement meeting for Wednesday night following his presentation to COW. To us, and the larger community that would seem to be obligatory rather than inclusive if he is truly seeking their input.

We will be at the COW meeting on Tuesday to hear what Mr. Foord will present and will possibly look to speak after Mr. Foord's presentation but wanted you to know in advance our perspective on the meetings and our ongoing concern regarding the high density of the proposed development.

Thank you for your service to our Community!

Respectfully,

Sue and Gary Melanson

From: Reg
Sent: Saturday, January 11, 2020 3:53 PM
To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>
Subject: Invictus

Dear Mr. Mayor,

I am attaching a letter that is being circulated amongst residents of both View Royal and Saanich concerning this development proposal. As you are aware Burnside Road is far too narrow with little to no speed control at all to handle this size of a development. Burnside Road West was a rural road the has not been upgraded to present day volume requirements and in my opinion never should be as it is used for a highway by pass already. To add 400 or so cars to this already congested rural road would be a disaster for residents of both Saanich and View Royal. I am more than tired of not being able to get out of my own driveway or into it. My wife has been honked at swore at and yelled at for simply slowing down to turn into our driveway. I personally have witnessed cars passing on the double solid line in front of my home and had cars tailgate me so close that I could not even see their headlights in the 30k zone in View Royal. This developer is telling everyone he is going to put in a left turn off Burnside onto Helmken but when asked where he was going to put the turn lane seeing as all the available land is in private hands with no one selling and even if they did their would I assume need to be zoning changes there is no response. To have a public meeting in Esquimalt the day after the plan has been sent to council is looking like its already a slam dunk and that is a strong rumor circulating. I know you are but one voice on council but I ask you to and council to really examine this development as it is not in the best interests of residents in either municipality.

Regards

Reg and Diane Young

Happy New Year to all! We wanted to update you on events relating to the Invictus Development at Helmcken and Burnside.

Mr. Foord of Invictus invited the residents of Hidden Oak Townhouses to focus groups (2) in late 2019. Here he had his architect, planner, landscape architect and traffic consultant present a concept for the site. Good discussion occurred at these meetings BUT when we asked for the number of units they were planning for, they would not answer that question. We can therefore come to no other conclusion than they are not reducing the number of units, otherwise they would have been transparent with us. He did say he had changed from rental units to public ownership of the units. When we asked about engaging with the larger community, we were told they would be setting up an opportunity to engage with the larger community in the new year. It was our understanding engagement with the larger community would occur first then they would present to Council. We were wrong.

You may have received the attached invitation from Invictus to a meeting [on WEDNESDAY, JANUARY 15](#) at the Songhees Wellness Center. NOTE THIS IS THE DAY **AFTER** HE IS PRESENTING TO COMMITTEE OF THE WHOLE!!!!!!

On Friday January 10 we became aware of his intention to present to Committee of the Whole [on Tuesday, January 14 \(7 pm\)](#) therefore we do not have time to formally apply to Council to make our own presentation. Therefore, PLEASE send an email to Council (mayorandcouncil@viewroyal.ca) **immediately** indicating your concern about your inclusion after the fact in this very important issue for our community. IF you can come out [on Tuesday night](#) to the

Committee of the Whole ([7 pm](#)) PLEASE come!! There will be time after Mr. Foord presents for the public to speak, I believe that is a 5-minute limit per person where we want to emphasize that the density of the project is too high for the community.

We are clearly not finished with this Developer and his intent to inundate our community with a large high-density project. We must remain vigilant and vocal or we will be forever dealing with our community morphing into something none of us thinks is appropriate.

Sent from my iPad

Character is doing the right thing when nobody's looking