

Survey Responses

50 Government Street

Have Your Say

Project: 50 Government Street



VISITORS

111

CONTRIBUTORS

111

RESPONSES

111

1

Registered

0

Unverified

110

Anonymous

1

Registered

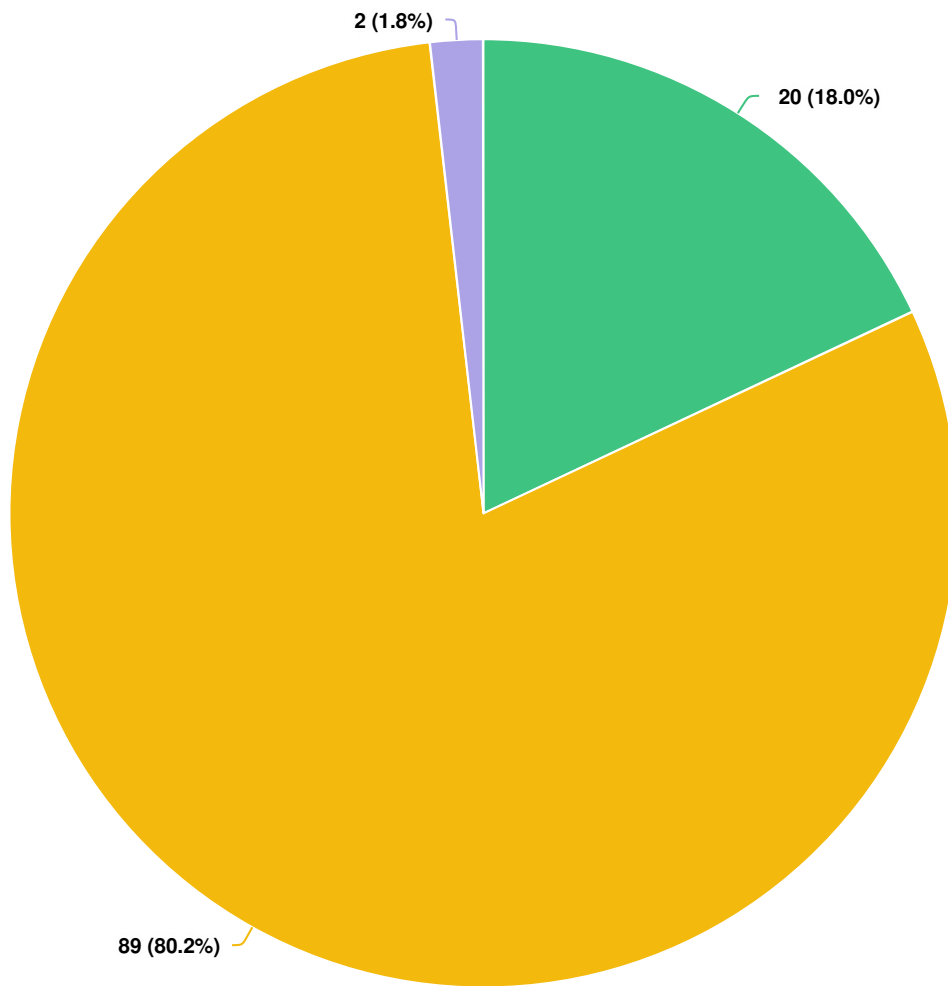
0

Unverified

110

Anonymous

Q1 | What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1

Login: Anonymous

Responded At: Feb 05, 2024 11:16:35 am

Last Seen: Feb 05, 2024 11:16:35 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

When I first came to Victoria in 1985, James Bay was the most affordable neighbourhood in Victoria - now it's one of the most expensive! I strongly support developments such as this that significantly increase the housing supply. We need to act quickly and decisively to not only approve more housing of this manner, but to send a strong signal to the nimbys that they can't kick out the ladder for younger generations

Q3. **Your Full Name** Ian Hoar

Q4. **Your Street Address** 114 Rendall st

Q5. **Your email address (optional)**



Respondent No: 2

Login: Anonymous

Responded At: Feb 06, 2024 16:34:57 pm

Last Seen: Feb 06, 2024 16:34:57 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

All aspects of the proposal are wrong for this community.

Q3. **Your Full Name** Barry Horn

Q4. **Your Street Address** 322 Niagara Street

Q5. **Your email address (optional)**



Respondent No: 3

Login: Anonymous

Responded At: Feb 06, 2024 19:55:46 pm

Last Seen: Feb 06, 2024 19:55:46 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Much needed housing Perfect location for density Come on Victoria let's move things along faster for housing

Q3. **Your Full Name** Sofie Smith

Q4. **Your Street Address** Po box 1042

Q5. **Your email address (optional)** not answered



Respondent No: 4

Login: Anonymous

Responded At: Feb 07, 2024 13:18:47 pm

Last Seen: Feb 07, 2024 13:18:47 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

If in fact there is room for a building that could accomodate a number of families on a rental basis, then that is what I would expect to see. I can not see any place where the selling prices for the proposed project are listed but my guess is they will not be affordable for middle income families. I am a home owner in James Bay and i support folks who wish to find rental homes in this neighbourhood!

Q3. **Your Full Name** Judi Tedlie

Q4. **Your Street Address** 137 Michigan Street

Q5. **Your email address (optional)** not answered



Respondent No: 5

Login: Anonymous

Responded At: Feb 07, 2024 15:43:35 pm

Last Seen: Feb 07, 2024 15:43:35 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

It does not come close to the missing middle options regarding size of property, setbacks and negatively affects properties immediately adjacent to the development with the current proposal.

Q3. **Your Full Name** Wilfred Cyril Sunderland

Q4. **Your Street Address** A 235 St. Andrews Street

Q5. **Your email address (optional)**



Respondent No: 6

Login: Anonymous

Responded At: Feb 07, 2024 17:41:30 pm

Last Seen: Feb 07, 2024 17:41:30 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

17 units in an already dense neighbourhood fits perfectly. We need more housing for everyone.

Q3. **Your Full Name** Linus Wong

Q4. **Your Street Address** 408-2511 Quadra St Victoria, BC

Q5. **Your email address (optional)**



Respondent No: 7

Login: Anonymous

Responded At: Feb 07, 2024 18:25:22 pm

Last Seen: Feb 07, 2024 18:25:22 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Nick Sandor

Q4. **Your Street Address** 1692 Warren gardens

Q5. **Your email address (optional)** not answered



Respondent No: 8

Login: Anonymous

Responded At: Feb 07, 2024 19:09:25 pm

Last Seen: Feb 07, 2024 19:09:25 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposal, as anyone can see, is inappropriate for the street, the neighbourhood and the community. It is too big. It dwarfs the other residences beside and behind it. It sets a precedence to defy the community plan for other developers. For instance on the street directly behind, South Turner, there is a similar fourplex amid heritage houses. What prevents a similar development. The high rise on Clarence was a terrible mistake and should not be repeated. I am a long time resident of James Bay and feel our community is bearing the load of increased densification. I live on niagara Street at the end of San Jose. I love the sound of the horse carriages clapping in front of my house on a regular basis, given the surrounding heritage houses and quaint streets. We are a tourist attraction, supporting one of the most important industries in our city. We produce beautiful gardens and keep our houses looking delightful, doing our part to support the economy. Plunking a huge development in the middle of Government Street with its mix of heritage and bungalow housing is antithetical to our interests as a neighbourhood and a city.

Q3. **Your Full Name** Marilyn Callahan

Q4. **Your Street Address** 314 Niagara St.

Q5. **Your email address (optional)**



Respondent No: 9

Login: Anonymous

Responded At: Feb 07, 2024 21:45:56 pm

Last Seen: Feb 07, 2024 21:45:56 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Nacho

Q4. **Your Street Address** 23 Bishan pl

Q5. **Your email address (optional)** not answered



Respondent No: 10

Login: Anonymous

Responded At: Feb 07, 2024 22:58:43 pm

Last Seen: Feb 07, 2024 22:58:43 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

- we need housing - we need family suitable housing - it's a small plex in a neighbourhood full of towers and apartment blocks, absolutely no reason not to approve it!

Q3. **Your Full Name** Finn Kreischer

Q4. **Your Street Address** 1635 Oak Bay Ave

Q5. **Your email address (optional)** not answered



Respondent No: 11

Login: Registered

Responded At: Feb 08, 2024 14:29:42 pm

Last Seen: Feb 08, 2024 21:37:18 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I support this development because it will provide a little bit of much needed housing. I just received a flyer in my mailbox rallying opposition to this development on aesthetic grounds while making the claim that "this development will do nothing to fill the need for affordable rental housing". We don't only need affordable rental housing; we also need attainable strata-ownership condominiums and townhouses. This development balances present neighbourhood character with the acute need for more housing. It doesn't exactly fit the scale of the houses either side of it, but it shouldn't. For Victoria to be a vibrant and thriving city we need to accept some growth and change. The alternative is a superficial form of preservation that keeps the city aesthetically static while the social fabric degrades as younger and working-class people move away because they don't see an affordable future here.

Q3. **Your Full Name** Andrew Eckert

Q4. **Your Street Address** 1-444 Michigan Street, James Bay, Victoria, BC.

Q5. **Your email address (optional)**



Respondent No: 12

Login: Anonymous

Responded At: Feb 09, 2024 08:55:56 am

Last Seen: Feb 09, 2024 08:55:56 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I oppose the proposal because: 1) The design and size of the proposed development is out of character with properties in the immediate area around Government street, 2) 6 storeys is far too high compared with surrounding buildings (should be a maximum of 3), and so will dominate the streetscape for several blocks with its ugly, incongruous shape, 3) The lot coverage and unit density level sets an undesirable precedent for future developments which rely on already stretched public resources, eg. medical, and amenities in James Bay.

Q3. **Your Full Name** Gerald Charles O'Hara

Q4. **Your Street Address** 226 Dallas Road, Victoria, V8V 1A5, BC

Q5. **Your email address (optional)**



Respondent No: 13

Login: Anonymous

Responded At: Feb 09, 2024 08:56:30 am

Last Seen: Feb 09, 2024 08:56:30 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I oppose the proposal because: 1) The design and size of the proposed development is out of character with properties in the immediate area around Government street, 2) 6 storeys is far too high compared with surrounding buildings (should be a maximum of 3), and so will dominate the streetscape for several blocks with its ugly, incongruous shape, 3) The lot coverage and unit density level sets an undesirable precedent for future developments which rely on already stretched public resources, eg. medical, and amenities in James Bay.

Q3. **Your Full Name** Sandra Jennifer O'Hara

Q4. **Your Street Address** 22

Q5. **Your email address (optional)** not answered



Respondent No: 14

Login: Anonymous

Responded At: Feb 09, 2024 08:57:21 am

Last Seen: Feb 09, 2024 08:57:21 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I oppose the proposal because: 1) The design and size of the proposed development is out of character with properties in the immediate area around Government street, 2) 6 storeys is far too high compared with surrounding buildings (should be a maximum of 3), and so will dominate the streetscape for several blocks with its ugly, incongruous shape, 3) The lot coverage and unit density level sets an undesirable precedent for future developments which rely on already stretched public resources, eg. medical, and amenities in James Bay.

Q3. **Your Full Name** Sandra Jennifer O'Hara

Q4. **Your Street Address** 226 Dallas Road, Victoria, V8V 1A5, BC

Q5. **Your email address (optional)**



Respondent No: 15

Login: Anonymous

Responded At: Feb 09, 2024 09:36:18 am

Last Seen: Feb 09, 2024 09:36:18 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Emily Fraser

Q4. **Your Street Address** 275 Niagara St

Q5. **Your email address (optional)**



Respondent No: 16

Login: Anonymous

Responded At: Feb 09, 2024 15:24:27 pm

Last Seen: Feb 09, 2024 15:24:27 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I live in James Bay (20 years) and have been seeing how the wishes of the residents are not taken seriously unless there is a great deal of strain and work on the part of the people. Why put us through this pain? We have a Community Plan. We have an attractive neighbourhood. It is hard to believe the developers are plopping this over sized 16 unit building onto the most beautiful part of Government at Battery, with its array of beautiful heritage houses. Having the above ground parking crammed in means light pollution for the street and the neighbours all night long, most likely. Making a pointy top does not save it's top-heavy shadow-casting bulk. Once this precedent is set, there goes the neighbourhood. All because the current Council is for some reason reluctant to say no to anything. A developer takes his or her risks and sometimes they have to accept that their big idea was not the right one for the good of the community. We have more than our share of rental units being built on nearby blocks and more to come.

Q3. **Your Full Name** Joan Athey

Q4. **Your Street Address** 44 Lewis Street

Q5. **Your email address (optional)**



Respondent No: 17

Login: Anonymous

Responded At: Feb 10, 2024 09:27:25 am

Last Seen: Feb 10, 2024 09:27:25 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposal for this site again is starkly out of place with the neighborhood plan

Q3. **Your Full Name** Paul Wainwright

Q4. **Your Street Address** 60 Menzies Street

Q5. **Your email address (optional)** not answered



Respondent No: 18

Login: Anonymous

Responded At: Feb 10, 2024 11:45:57 am

Last Seen: Feb 10, 2024 11:45:57 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This is preposterous. What is the point of a Community Plan or zoning bylaws if they are going to be ignored? The property is zoned for a duplex. That's it, that's all. It's already an illegal 4-plex and no one has done anything about that. Also there is already barely any street parking around here. Do you really think there will enough parking for 16 more cars? Do you really think none of these new occupants will want to own cars? Where is the parking for 16 cars on this plan? Why is that not a requirement for new developments? You can hope everyone will take the bus, but you're living in dreamland if you think that's a reality. How are development proposals that violate zoning bylaws even accepted?

Q3. **Your Full Name** Daniel Dundee

Q4. **Your Street Address** 606 Niagara St

Q5. **Your email address (optional)**



Respondent No: 19

Login: Anonymous

Responded At: Feb 10, 2024 21:08:40 pm

Last Seen: Feb 10, 2024 21:08:40 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

We need affordable family housing. Minimum 2-3 bedroom units.

Q3. **Your Full Name** Rose Mailloux

Q4. **Your Street Address** 50 Dallas Road

Q5. **Your email address (optional)** not answered



Respondent No: 20

Login: Anonymous

Responded At: Feb 11, 2024 08:42:39 am

Last Seen: Feb 11, 2024 08:42:39 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

To Mayor and City Council: We are the homeowners of 42 South Turner St, the proposal for the development at 50 Government St. is absurd and the developer pays absolutely no.....RESPECT to the neighbors' concerns. It is standing in the middle of a beautiful street surrounded by all lower level homes with its own uniqueness and these proposed structure's design is totally out of place in this specific location. The building will have tremendous negative impact on the surrounding neighbors' natural sunlight due to its proximity and the unacceptable height. We understand the urgency of the current housing situation, I strongly believe this proposed project should be implemented on a different street, neighborhood or area that already has other similar developments. There are other areas in Victoria that can provide such opportunity for the developers if they REALLY have the true intention of providing the so called affordable housing CONDO! We have no objection if it is a fourplex or even 6 units but definitely not 16 units in this unsuitable lot with a number of challenging zoning issues. Question: Is this proposed development a true below market rate rental apartment or below market rate condo for sales since developer is promoting it as affordable housing condo? Antonio Tsui, Thomas Hunt and Sau Tsui 42 South Turner Street 250-885-2808

Q3. **Your Full Name** Thomas Hunt, Antonio Tsui, Sau Tsui

Q4. **Your Street Address** 42 South Turner St. Victim V8V2J7

Q5. **Your email address (optional)**



Respondent No: 21

Login: Anonymous

Responded At: Feb 12, 2024 11:00:19 am

Last Seen: Feb 12, 2024 11:00:19 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

too many units, no benefit to the housing crisis I can see.

Q3. **Your Full Name** Arya Alaie

Q4. **Your Street Address** 1 - 290 superior

Q5. **Your email address (optional)**



Respondent No: 22

Login: Anonymous

Responded At: Feb 13, 2024 14:08:12 pm

Last Seen: Feb 13, 2024 14:08:12 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I like the unique design and external stairwells incorporated into this project. This also supplies much needed units in a neighborhood that is not, and should not be, single family home dominated. Instead, the surrounding area is dominated by low rise and mid rise apartment buildings and large single family homes that have been divided into multiple units.

Q3. **Your Full Name** Paul Beddoes

Q4. **Your Street Address** 5-320 Montreal St

Q5. **Your email address (optional)**



Respondent No: 23

Login: Anonymous

Responded At: Feb 13, 2024 16:57:57 pm

Last Seen: Feb 13, 2024 16:57:57 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Outrageous proposal! Far too big and not family housing. Totally inappropriate. It's so out of place that it almost seems like a joke, but it isn't. This proposal makes me angry and apprehensive. Surely it won't be approved?!

Q3. **Your Full Name** Mary Christina Koyl

Q4. **Your Street Address** 122 Clarence Street

Q5. **Your email address (optional)**



Respondent No: 24

Login: Anonymous

Responded At: Feb 13, 2024 20:31:27 pm

Last Seen: Feb 13, 2024 20:31:27 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I don't understand why this developer repeatedly ignores the requirements for development on that site. The proposal is too big for the footprint and doesn't even try to fit in

Q3. **Your Full Name** Paula Jardine

Q4. **Your Street Address** 155 South Turner Street

Q5. **Your email address (optional)**



Respondent No: 25

Login: Anonymous

Responded At: Feb 14, 2024 09:13:27 am

Last Seen: Feb 14, 2024 09:13:27 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Proposal does not fit with the Neighbourhood. If this were on another street in James bay It may be more favorable. But this is on Government Street, one of Victoria's most iconic and historic streets in Victoria. I'm all for densification and increasing housing supply, but this is going to tower above the adjacent buildings which I believe have historic importance/heritage designation. Keep this development at two levels, and be conscious of property setbacks. This property should not be a site for anything much larger than the existing structure. Also - Government street has very limited parking in the 0 block. The current structure provides parking for all residents that live there. Adding density without appropriate parking may cause more congestion in the Neighbourhood parking. I do not support the current design, and feel this should fit more in line with the Neighbourhood feel.

Q3. **Your Full Name** Jake McFadden

Q4. **Your Street Address** 16A Government Street

Q5. **Your email address (optional)** \



Respondent No: 26

Login: Anonymous

Responded At: Feb 14, 2024 12:21:52 pm

Last Seen: Feb 14, 2024 12:21:52 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The design is horrendous. The developer is playing the old trick of showing us an absolutely horrendous design at the first land use meeting, and then returning with a slightly less horrendous design at the next meeting. He is playing all of us. A better architect and a developer actually committed to being a good neighbour would work harder to make this development suit the area, including the heritage street it faces. This developer demonstrated disdain for the neighbourhood in the last land use meeting. He has not indicated any goodwill whatsoever to design something that would fit in with the neighbourhood.

Q3. **Your Full Name** Jenny Farkas

Q4. **Your Street Address** 32 Paddon Avenue

Q5. **Your email address (optional)**



Respondent No: 27

Login: Anonymous

Responded At: Feb 14, 2024 19:06:52 pm

Last Seen: Feb 14, 2024 19:06:52 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I do not support this development.

Q3. **Your Full Name** Tanya Marie O'Quinn

Q4. **Your Street Address** 617 Battery Street

Q5. **Your email address (optional)**



Respondent No: 28

Login: Anonymous

Responded At: Feb 14, 2024 22:04:05 pm

Last Seen: Feb 14, 2024 22:04:05 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Brad Funk

Q4. **Your Street Address** 638 Battery Street

Q5. **Your email address (optional)**



Respondent No: 29

Login: Anonymous

Responded At: Feb 15, 2024 10:25:50 am

Last Seen: Feb 15, 2024 10:25:50 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The setbacks needed to "make the numbers work" for this development are so imposing to the surrounding neighbours that they should all have tax forgiveness in perpetuity. The proposal is TOO large for the site.

Q3. **Your Full Name** Donna Morrison

Q4. **Your Street Address** 625 Simcoe Street

Q5. **Your email address (optional)**



Respondent No: 30

Login: Anonymous

Responded At: Feb 16, 2024 11:38:56 am

Last Seen: Feb 16, 2024 11:38:56 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposal continues to be well in excess of what is currently allowable under the Official Community Plan and existing zoning requirements. The buildings will be over 50 feet in height. Missing middle rules for example, which I think are appropriate here, allows for buildings 35 feet in height. These buildings will tower over neighboring properties. The development's proposed density is also well beyond what is allowable for a lot of this size and in this location. Personally, I'm particularly concerned about the rear building. It will rise up 4 feet away from our property line. The rear of our house is all windows. This is where we have our living and dining area, and kitchen. This building will loom over us and reduce access to direct sunlight. The number of proposed suites and multiple windows in the two buildings, along with the open staircases on the north and south sides, will also undoubtedly lead to a considerable increase in the amount of noise and night time artificial light we and other neighbors will experience. In short, the sheer size and style of these buildings, coupled with their close proximity will drastically reduce neighborhood privacy and quality of life. The streetscape will also be compromised. The existing building admittedly isn't overly attractive yet it is of a scale that fits with neighboring homes. Not so with these bulky towers, which are being wedged into a standard lot surrounded by one and two-story houses, many of a heritage character. The negative impacts on neighbors' privacy and quality of life resulting from this proposal, and the diminished streetscape, simply outweighs the developer's profit-oriented interest in adding a bunch of market-rate condos to the area, half of which will be studios.

Q3. **Your Full Name** Michael Mullins

Q4. **Your Street Address** 54 Government Street

Q5. **Your email address (optional)**



Respondent No: 31

Login: Anonymous

Responded At: Feb 16, 2024 12:17:21 pm

Last Seen: Feb 16, 2024 12:17:21 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Proposed building is too large and does not fit on government street. Totally understand that affordable housing is a priority but the proposed plan does not meet needs of families. Four town houses would be better.

Q3. **Your Full Name** Helga Avila

Q4. **Your Street Address** 609 Battery STR

Q5. **Your email address (optional)**



Respondent No: 32

Login: Anonymous

Responded At: Feb 16, 2024 12:43:45 pm

Last Seen: Feb 16, 2024 12:43:45 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I disagree for a number of reasons: Residential area Block sun Too close to neighbours' lots Reduced privacy Already no parking Overall, it is a proposal for the wrong neighborhood.

Q3. **Your Full Name** Tamara Hodgson

Q4. **Your Street Address** 39 Government street

Q5. **Your email address (optional)**



Respondent No: 33

Login: Anonymous

Responded At: Feb 16, 2024 13:00:18 pm

Last Seen: Feb 16, 2024 13:00:18 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposed development is far too big for the lot size and totally out of character for lower Government Street, a heritage-worthy neighbourhood. It would block sunlight from the adjacent homes and - on so many levels - is not a good fit for this neighbourhood.

Q3. **Your Full Name** Kathryn Ogg

Q4. **Your Street Address** 1351 Gladstone Ave, Victoria BC, V8R 1R9

Q5. **Your email address (optional)**



Respondent No: 34

Login: Anonymous

Responded At: Feb 16, 2024 13:34:30 pm

Last Seen: Feb 16, 2024 13:34:30 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too out of character for this neighborhood. James bay is one of the few neighborhoods that still has the old charm.

Q3. **Your Full Name** Lynette Freisinger

Q4. **Your Street Address** 123 Government St

Q5. **Your email address (optional)**



Respondent No: 35

Login: Anonymous

Responded At: Feb 16, 2024 14:51:53 pm

Last Seen: Feb 16, 2024 14:51:53 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Experience of the neighbourhood / community - Doesn't fit in with the neighbourhood; too big for the lot; the setbacks are smaller than allowed, the lot coverage is higher than allowed, height is higher than allowed; it will LOOM above the adjacent houses - shading of sunlight will be an issue for MANY due to the size of the buildings - gentle densification not an issue; this jump from 4 units to 16 at one time is too much (how about 8 units?) and the required building(s) do not fit on this lot - parking - less spots provided than currently allowed - parking already an issue on the street - proposed parking doesn't address parking for visitors or workers Experience of neighbours - setbacks way too small; buildings too large: proposed buildings will LOOM over neighbouring houses - privacy - adjacent large buildings and staircases will allow people to look into neighbouring houses; will definitely affect property value - exterior stairs - will pose an issue for noise and light Experience of residents of proposed buildings - size of units - TINY; e.g. studios are 30.14m² or 324 ft² (approx. 18feet x 18feet) - very little window area; high windows

Q3. **Your Full Name** Halli MacNab

Q4. **Your Street Address** 40 Government St

Q5. **Your email address (optional)**



Respondent No: 36

Login: Anonymous

Responded At: Feb 16, 2024 17:32:14 pm

Last Seen: Feb 16, 2024 17:32:14 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

It simply is too much density for this lot.

Q3. **Your Full Name** Wilfred Cyril Sunderland

Q4. **Your Street Address** A 235 St. Andrews Street

Q5. **Your email address (optional)**



Respondent No: 37

Login: Anonymous

Responded At: Feb 16, 2024 17:42:43 pm

Last Seen: Feb 16, 2024 17:42:43 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

It sets a bad precedent for the neighbourhood. There are other options that could be built that are less abrasive and effective.

Q3. **Your Full Name** Cody White

Q4. **Your Street Address** 103 Menzies Street

Q5. **Your email address (optional)**



Respondent No: 38

Login: Anonymous

Responded At: Feb 16, 2024 19:54:41 pm

Last Seen: Feb 16, 2024 19:54:41 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Valerie Sovran

Q4. **Your Street Address** 1619 Hollywood Cres.

Q5. **Your email address (optional)**



Respondent No: 39

Login: Anonymous

Responded At: Feb 16, 2024 23:42:30 pm

Last Seen: Feb 16, 2024 23:42:30 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed development for 50 government st. Is egregious in its height and footprint ,and not at all in keeping with the surrounding heritage neighbourhood! Only providing 2 parking stalls for a 16 unit building will put further strain on the already insufficient available street parking ! As well, the shadow that a building of that proposed size will cast and the loss of privacy for many of the long time James bay neighbours is wrong and just reaffirms the community's consensus about this proposed development and that 50 government is NOT the spot for such a build!!

Q3. **Your Full Name** Janice wachtin

Q4. **Your Street Address** 617 battery street

Q5. **Your email address (optional)** not answered



Respondent No: 40

Login: Anonymous

Responded At: Feb 17, 2024 02:33:24 am

Last Seen: Feb 17, 2024 02:33:24 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need more housing, 0.6 fsr variance ask for 2 three beds and passive house seems reasonable. Housing has to fit where ever we can!!

Q3. **Your Full Name** Max cullen

Q4. **Your Street Address** 415 Michigan St

Q5. **Your email address (optional)**



Respondent No: 41

Login: Anonymous

Responded At: Feb 17, 2024 07:02:12 am

Last Seen: Feb 17, 2024 07:02:12 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

similar to the application at 1734 Hollywood crescent the development does not fit with the OCP. furthermore it will not be affordable for low income families.

Q3. **Your Full Name** suzanne longpre

Q4. **Your Street Address** 1607 Hollywood Place

Q5. **Your email address (optional)** not answered



Respondent No: 42

Login: Anonymous

Responded At: Feb 17, 2024 09:43:45 am

Last Seen: Feb 17, 2024 09:43:45 am

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

not answered

Q3. Your Full Name Jack Hoffer

Q4. Your Street Address 1190 view st

Q5. Your email address (optional) not answered



Respondent No: 43

Login: Anonymous

Responded At: Feb 17, 2024 10:39:47 am

Last Seen: Feb 17, 2024 10:39:47 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The building has too much mass (too big a footprint) and too much height. The lot is too small for such a proposal. By disrespecting the currently zoned setbacks, this building will tower over its neighbours and rob them of their right to sunlight and privacy. Approving this plan sets a terrible precedent for James Bay. This neighbourhood has already had more than its share of added density, and the City needs to shift the burden elsewhere. Gentle densification, yes, this project no.

Q3. **Your Full Name** Soressa Gardner

Q4. **Your Street Address** 136 Medana Street

Q5. **Your email address (optional)**



Respondent No: 44

Login: Anonymous

Responded At: Feb 17, 2024 11:24:05 am

Last Seen: Feb 17, 2024 11:24:05 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I support energy efficiency and more housing :)

Q3. **Your Full Name** Dominic Ohl

Q4. **Your Street Address** 770 Cormorant St Victoria, BC

Q5. **Your email address (optional)** not answered



Respondent No: 45

Login: Anonymous

Responded At: Feb 17, 2024 12:03:40 pm

Last Seen: Feb 17, 2024 12:03:40 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The plans are a monstrosity. How could such an ugly, huge and completely out of character building for this lovely historical area have any support? Where on earth is the sanity in developing well designed higher density housing projects. It will be guaranteed to make tourists laugh out loud. It will block the light for the building to the north of the plans. It will go down in history as one of the ugliest and most unimaginative buildings every constructed.

Q3. **Your Full Name** Katherine Jones

Q4. **Your Street Address** St Ann Street Victoria BC

Q5. **Your email address (optional)** not answered



Respondent No: 46

Login: Anonymous

Responded At: Feb 18, 2024 14:22:18 pm

Last Seen: Feb 18, 2024 14:22:18 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The unbridled greed of this developer is evident in the number of 16 units proposed for this monolith on a small lot at 50 Government Street. For example, eight of the sixteen are labelled studios (condos) at 300 square feet each. Space for one person only. Also if this building is classified as a condominium and it should be. It's a requirement (as I understand it) that there be separate boardroom so the owners can gather, discuss and manage the building. Others (neighbors) have told me that the drawings (blueprints, whatever you want to call them) are riddled with errors and hard to decipher. The developer is out to squeeze as much cash as he can from the building. For all of the above reasons and more, I am totally opposed to this development.

Q3. **Your Full Name** Rosamund McLean

Q4. **Your Street Address** 23 South Turner Street

Q5. **Your email address (optional)** not answered



Respondent No: 47

Login: Anonymous

Responded At: Feb 20, 2024 07:57:21 am

Last Seen: Feb 20, 2024 07:57:21 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I oppose this project for the following reasons: 1. Building height: 4.5 storeys is totally inappropriate for this small lot and the context. 2. Site coverage: the proposed buildings cover almost all of the lot, with no/minimal greenspace. The developers should have purchased a larger lot, or two or three lots if they want a building that large. There are minimal setbacks which will impact the neighbours significantly in order to maximize profits for the developer. 3. Lack of consideration for the immediate neighbours: The immediate neighbours would have a 4.5 storey building that for some neighbours will completely block their light, and will significantly impact the privacy of all the immediate neighbours and the livability of their homes. 4. Lack of consideration for the streetscape: The developer's own drawings of the streetscape show how ridiculous this proposal is. If built, it would stick out like a sore thumb.

Q3. **Your Full Name** Deborah Hull

Q4. **Your Street Address** 36 Government Street

Q5. **Your email address (optional)**



Respondent No: 48

Login: Anonymous

Responded At: Feb 20, 2024 09:18:01 am

Last Seen: Feb 20, 2024 09:18:01 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Maureen Mackintosh

Q4. **Your Street Address** 132south turner st

Q5. **Your email address (optional)**



Respondent No: 49

Login: Anonymous

Responded At: Feb 20, 2024 12:36:26 pm

Last Seen: Feb 20, 2024 12:36:26 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

This proposal does not fit in the heritage area it is proposed for as it is surrounded by Heritage designated buildings of 2 stories and an apartment building south to Dallas Rd. The setbacks proposed are intrusive to the adjacent neighbours intrusive to their privacy and rob them of sunlight to their properties. The current drawings shows a building that does not fit the area because of the height and external stairways. It is a false thought suggesting it may be classified for affordable housing as building costs are very high and the build out will make the units expensive. While we are told we are experiencing a housing crisis this building is inappropriate for the area, Larger multi family projects need to be placed in like areas not in the middle of a a single family neighbourhood. There seems to be good intensions and interest for such buildings in areas as the city is permitting along Yates, View, Johnson and Pandora streets. This lot currently only permits two units for duplex type housing and not a structure of this size and occupancy. I am well aware of the provincial government's new desires to increase housing but the existing residents be them new or old are here because it is a neighbourhood that is quiet, has privacy and it works. To have this proposal without parking adds additional pressure to the residential area for parking or deliveries to this place. Visitors will come and I believe it is naive to think they will all be coming by bus or bike and with the waterfront park a half block to the south many of those visitor's park on Government St in this part of the block and do not regard residential parking now. The setback changes encroach too much on neighbours privacy. maybe this could work if the building lot was four times the size but it is not but is an area where there are many heritage buildings and single family homes & the rights of those should be protected and maintained. It is not good for a city or town to loose these areas, so build appropriately. I applaud the owner for thinking he is helping ease the rental or affordable housing markets but sometimes tranquil comforts and homes for those in the area are not the villains but have worked hard to be in this neighbourhood over the years because it works and neighbours are considerate and help and look out for each other.

Q3. Your Full Name Jeff Woodburn

Q4. Your Street Address 125 South Turner St, Victoria

Q5. Your email address (optional)



Respondent No: 50

Login: Anonymous

Responded At: Feb 21, 2024 15:09:14 pm

Last Seen: Feb 21, 2024 15:09:14 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed development robs the neighbours of privacy, sunlight and quiet enjoyment. The unprecedented, less than minimal setbacks, are too small to mitigate the deprivation of privacy, sunlight and quiet enjoyment.

Q3. **Your Full Name** John Dewhirst

Q4. **Your Street Address** 41 South Turner Street

Q5. **Your email address (optional)**



Respondent No: 51

Login: Anonymous

Responded At: Feb 21, 2024 15:50:03 pm

Last Seen: Feb 21, 2024 15:50:03 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The project brings much needed housing to the community and renovates an outdated building.

Q3. **Your Full Name** Kurtis Barrodale

Q4. **Your Street Address** 2118 Pentland Road

Q5. **Your email address (optional)** not answered



Respondent No: 52

Login: Anonymous

Responded At: Feb 21, 2024 16:57:11 pm

Last Seen: Feb 21, 2024 16:57:11 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

I am expressing my significant concerns about the proposed development at 50 Government Street, Victoria. This is further to my letter of April 8, 2023 in which I expressed concerns about the proposed development (by the same developer, different development) at the same address. I began my studies in Architecture and also completed a Civil Engineering degree. I practiced Engineering in the Construction industry as a Professional Engineer for 15 years. I say this just to show that I am not opposed in any way to development. Having said this, I am looking for a development to be the right fit to receive my support. The proposed development is not the right fit for many reasons, as outlined below.

- o The current building has 4 units. The proposed development has 16 units. I understand the need to increase density and housing in Victoria and have no arguments. However, this proposal does not seem like "gentle densification", but like "too much, too fast". Spreading smaller increases in density (for example, 8 units total at this location?) across the entire city seems like it will achieve the same result and will be the right fit at most locations.
- o The overall shape and size of the proposed development does not fit in with the existing neighbourhood, which consists of houses and apartment buildings, all with appropriate heights (most 3 stories or less) and setbacks.
- o The proposed development requires many variances. The number of storeys, the overall height of the building, the total site coverage of the development, the setbacks, the minimum unit size and the number of parking spaces - at first glance are a few of the variances that would be required for the proposed development at this location.
- o The combination of the overall height of the two proposed buildings and the reduced setbacks would mean that the proposed development would TOWER over the neighbouring houses. The proposed buildings would be 4 ½ stories high, and 4 ½ feet away from the lot lines.
- o The size of the proposed buildings will result in privacy issues and shading for many adjacent houses, windows and yards. This will definitely affect resale opportunities and value.
- o The exterior stairwells will cause privacy and exterior noise and light issues for neighbouring houses.
- o The size of the proposed units are TINY. As an example, the studio units are just over 30m² or 324ft². This is approximately 18 feet x 18 feet.
- o The proposed number of parking spaces does not make any allowance for visitors or workers. Parking on the street is already an issue in this area. Many workers cannot access the buildings they need to. I live 2 properties south of the proposed development in a designated heritage house at 40 Government St, and I have lived here for 20 years. The development would affect the neighbourhood and my property values negatively. The proposed development does not have my support. Another development at this location, if it was the right fit, would. Thank you for reading my concerns.

Q3. Your Full Name Halli MacNab

Q4. Your Street Address 40 Government St

Q5. Your email address (optional)



Respondent No: 53

Login: Anonymous

Responded At: Feb 21, 2024 17:22:59 pm

Last Seen: Feb 21, 2024 17:22:59 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need more housing

Q3. **Your Full Name** Gavin Simmons

Q4. **Your Street Address** 50 government st unit 2 Victoria bc

Q5. **Your email address (optional)**



Respondent No: 54

Login: Anonymous

Responded At: Feb 22, 2024 19:39:14 pm

Last Seen: Feb 22, 2024 19:39:14 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

• The height of the proposed buildings is 15.9 meters or 52 feet. That is more than the depth of the lot. It will create shadowing across multiple neighbouring properties and negatively impact gardens as well as protected heritage trees. • An appropriate height would be what is allowed under current city zoning and new provincial legislation. For this area that means three stories in the front part of the lot. Any building in the back, where everybody else has backyards, should match in-fill guidelines and – as stated in the feedback from the City’s planning department to the developers – it should mesh with the design and character of surrounding homes. In this neighbourhood existing backyard infills do not exceed 1.5 stories. • The revised plans feature four floors of external staircases on both the north and south sides. These are less than a room’s width from neighbouring buildings and directly outside living room and bedroom and bathroom windows. o The staircases will need to be lighted for security and safety reasons, which means light and noise pollution can be expected 24 hours a day. o And due to crowding within the proposed building of 16 units, and the lack of open space on the lot, it is highly likely that residents will use these staircases as de facto balconies, which means louder more continuous noise and invasion of privacy. • Further invasion of privacy is going to result from the fact that the developers continue to create plans with windows from which resident can look directly into multiple neighbouring yards and houses, this is on all levels of the West side and on the lower 3 floors of North and South sides. The way to solve this problem is to build fewer levels and have a smaller building footprint(s) that would allow windows to face a center green space and the street. • The developer does not demonstrate an understanding of design comments made by the city, or perhaps he is ignoring them intentionally. The proposed building does not fit with the scale, design or character of the neighbourhood, it is too high, too big, too dense, lacks open site space and it has an unwelcoming suburban-style frontage. • There is no consideration of area’s tourism values, heritage or beauty: Government St from Dallas Road to downtown is a nearly intact, linear, heritage walking route advertised through public signage and used by i) cruise ship passengers, ii) walking tours, iii) small van tours, and iv) horse and carriage tours. This section of Government St is an economic asset to the city from a tourism perspective and should be maintained in character and form. The proposed building will be an out of scale eyesore, undermining the City’s tourism values and recently stated objectives to emulate the mood and attraction of walkable, bikeable European cities. • Linked to this, the density of population proposed for this building will create unsafe congestion and be detrimental to the All Ages and Abilities Network and the narrowness of the street. Persons with disabilities, of which there are many in this neighbourhood, will face higher risk of accidents and injury from the increased traffic created by the proposed buildings. • Housing type: This area doesn’t need studios – The proposed plans don’t provide family housing, they don’t provide affordable housing, and there is a glut of studios hitting the market since ban on short term rentals. • The proven most economical and environmental choice would be to renovate the existing building and add a duplex in the back creating 6-units. The previous owner has provided records that show he left it in good condition and that it does not need to be demolished. Issues with Developers • The repeated misinformation that the developer and architect are putting out in letters to the city and in the public notice appears to be either 1) intentional or ii) a sign of incompetence since the facts of what is allowable of under zoning and rules has been clarified to architects and developer from the time of initial discussions between the developer’s architect and the planning department last year. (As stated by City planner in personal interview in March 2023) • The extent of mistakes/misinformation in the plans and presentation is disturbing and seems to indicate an indicator of poor faith dealings. Misinformation includes incorrect dates on correspondence to the City, misinformation about what is allowed on this size lot, mismatched information about what the plans include (eg 14 or 16 units), and misrepresentation of views of community (as just one example, statements that the community was against affordable housing). • Misdirection is also apparent in the imaging used in the revised plans. The images incorporate misleading perspectives and angles to make the proposed buildings look smaller than they are in relation to surrounding homes and the wider neighbourhood. • Despite a request during the April 2023 CALUC, developers have provided no proof of qualifications to undertake such a complex development initiative. They do not show a portfolio of work to validate their claims of experience. Their website contains no information on qualifications, no photos of previous builds, no testimonials or references in relation to projects completed. Oeza Developments has no business record and lists no Better Business Bureau membership. • In the developer’s most

recent letter to the City Planning Dept – filed on the Development Tracker as List of Revisions (letter is misdated January 16, 2023) – the reasons given for not following city design recommendations are weak. It appears that following recommendations is counter to the developer's maximization of profits so they have simply refused to incorporate planning and design guidance and recommendations • Change of commitments and attitude from the last proposal to the current version – The developer's promises for amenities, and eco-sensitive design been have removed since city's comments on the previous version of the plans clarified that such commitments require legal covenants and financial commitments up front. This backpedaling appears to indicate a lack of good faith and perhaps even an intention of making empty promises in an attempt to deceive Council into approval based.

Q3. **Your Full Name**

Gayle Nelson

Q4. **Your Street Address**

54 Government St

Q5. **Your email address (optional)**



Respondent No: 55

Login: Anonymous

Responded At: Feb 23, 2024 08:21:59 am

Last Seen: Feb 23, 2024 08:21:59 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Building too tall, over shadows neighbour's houses. No elevator shaft on drawing that will make the building even taller. Way too big for a single lot.

Q3. **Your Full Name** marion siegel

Q4. **Your Street Address** 128 Government Victoria

Q5. **Your email address (optional)**



Respondent No: 56

Login: Anonymous

Responded At: Feb 23, 2024 08:23:23 am

Last Seen: Feb 23, 2024 08:23:23 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too large a foot print for a single lot bordering heritage houses. No real consideration of green space needed for water retention, cooling and mental health,

Q3. **Your Full Name** Derek Hawksley

Q4. **Your Street Address** 128 Government Street

Q5. **Your email address (optional)**



Respondent No: 57

Login: Anonymous

Responded At: Feb 23, 2024 23:10:02 pm

Last Seen: Feb 23, 2024 23:10:02 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Emma Lavoie

Q4. **Your Street Address** 323-405 Quebec street

Q5. **Your email address (optional)**



Respondent No: 58

Login: Anonymous

Responded At: Feb 24, 2024 08:18:39 am

Last Seen: Feb 24, 2024 08:18:39 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Steve Parry

Q4. **Your Street Address** 125 Government Street

Q5. **Your email address (optional)**



Respondent No: 59

Login: Anonymous

Responded At: Feb 24, 2024 10:38:18 am

Last Seen: Feb 24, 2024 10:38:18 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Missing midrise is what this city needs.

Q3. **Your Full Name** Philip MacKellar

Q4. **Your Street Address** 2500 Forbes Street

Q5. **Your email address (optional)**



Respondent No: 60

Login: Anonymous

Responded At: Feb 24, 2024 17:42:18 pm

Last Seen: Feb 24, 2024 17:42:18 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Wish it had been approved earlier when it was affordable rentals. I 100% support this new iteration though as it is housing in a housing crisis.

Q3. **Your Full Name** Morris

Q4. **Your Street Address** victoria

Q5. **Your email address (optional)** not answered



Respondent No: 61

Login: Anonymous

Responded At: Feb 24, 2024 21:26:15 pm

Last Seen: Feb 24, 2024 21:26:15 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

More housing is good, ignore the NIMBYs

Q3. **Your Full Name** Mark E

Q4. **Your Street Address** 1566 Yale St

Q5. **Your email address (optional)** not answered



Respondent No: 62

Login: Anonymous

Responded At: Feb 25, 2024 16:05:45 pm

Last Seen: Feb 25, 2024 16:05:45 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed development application does not present a clear case that the development is consistent with OCP requirements. The area of the proposed development is within a traditional residential area and is currently occupied by a building that meets the intent and requirements of the OCP. No rationale has been presented to justify this proposed development or the required changes to OCP. The developer and their architect made clear that their intent was to present an application for 6 story building and to amend this to 4.5 following consultation and that no intension t.o build a 6 story development ever existed A complete new development application should be made rather than this disingenuous approach to planning application taken by the developer and their architect.

Q3. **Your Full Name** Dr. Philip Garvey

Q4. **Your Street Address** 539 Niagara Street, Victoria BC V8V1H2

Q5. **Your email address (optional)**



Respondent No: 63

Login: Anonymous

Responded At: Feb 26, 2024 02:57:49 am

Last Seen: Feb 26, 2024 02:57:49 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

OCP, R3-2 & Local Area Plan The OCP indicates this property is designated as Urban Residential presumably solely due to its R3-2 designation. The property is over 100 years old, i.e., prior to the current lot designations existing. It is a multi-family property and likely was given the R3-2 designation in the distant past not because it met the R3-2 requirements but, as a multi-family property, it could not be given a single-family designation. R3-2 does not permit multiple dwellings on lots less than 920m². This lot is 585m² From the OCP Page 43, 6.3: "While the Urban Place Designations described in this plan establish a general pattern of land use, zoning bylaws regulate the specific uses and density of development that are permitted to occur on the land" And from Page 45, 6.17 Urban Residential "C. Density Guidance: Low to medium residential (base of approximately 1.2:1 FSR). Additional density may be considered in locations that support the growth management concept in this plan, such as in proximity to Urban Villages, Town Centres and Transit Priority Corridors, where public benefit is provided consistent with the objectives of this plan and other City policies, including local area plans (max of approximately 2:1 FSR). The property does not lie within the James Bay "Urban Village" nor in any area designated in the OCP for increased density and therefore, per the OCP, permitted uses are solely defined by R3-2 regulations, the James Bay Local area Plan and current City polices (i.e., Missing Middle Housing). Page 5 of the James Bay Local Area Plan includes the following: 5. Encourage a visual harmony of form and scale between the new buildings and adjacent residential buildings. 9. New development should respect existing streetscape character. In summary, despite the developer's efforts to use the OCP to justify the proposal the permitted development of this lot is governed by: R3-2 Zoning Local Area Plan Missing Middle Housing – guidelines & Regulations Provincial Small-Scale Multi-Unit housing regulations. A comparison of the current proposal and the above regulations can be found at <https://50government.com/data-table/>

Q3. **Your Full Name** Bob Vander Steen

Q4. **Your Street Address** 58 Government St

Q5. **Your email address (optional)**



Respondent No: 64

Login: Anonymous

Responded At: Feb 26, 2024 06:38:45 am

Last Seen: Feb 26, 2024 06:38:45 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

• Zero Neighbour Consultation – Despite the proximity to our house (#58) the developer has never engaged with us regarding this proposal, shows a disregard for community input. • The current zoning only permits a multi-family dwelling on a lot greater than 920m². This lot is 585m². • Although the property is designated “Urban Residential” the OCP does not permit the FSR to exceed 1.2 unless the public benefit is consistent with City policies and the local area plan. This development has a 1.9 FSR: o No public benefit has been provided. o The property is not within, nor close to, the James Bay Urban Village o The R3-2 designation does not permit a multi-family development on a lot this size o In the absence of any overriding OCP regulation the LAP guidelines apply o Far exceeds the Missing Middle Housing guidelines and regulations o Far exceeds the Provincial small-scale multi-unit proposals • The lot coverage at 60% far exceeds R3-2, Missing Middle and Provincial guidelines or regulations. The staircase has been located external to the building to maximize the number of units without further increasing the calculated lot coverage. • The height and number of storeys (15.9m/4.5) exceed permitted per zoning (7.6m/2), provincial ssmu (11m/3), middle housing (/12m) • The placement of external staircases so close to neighboring properties raises significant concerns regarding noise and privacy infringement • The proposed structure will cast extensive shadows, significantly affecting the sunlight access of western neighboring properties. • We need affordable, family accommodation. 8 of the 16 units are a mere 320 sq ft. This market priced development has been designed to obtain the highest level of profit with zero consideration for our city’s needs. • The provision of just 2 parking spaces, one designated as car share and one designated as accessible is an extreme interpretation of a municipal and provincial desire to reduce parking requirements. Schedule C would require 17, Provincial ssmu 16, missing middle 11. The total street parking available along the first block of Government Street is approximately 19 parking for 22 houses, mostly multifamily and an apartment block (45 units). • We recognize that additional, especially affordable and family, housing is required and that, in the coming decade, the character of James Bay will change; but this must be a strategic, planned change with areas for increased density guided by Provincial regulations (currently close to a transport hub) and by regular James Bay OCP updates. Extreme variances required by developments such as this one should not be permitted; a regularly updated OCP should be the sole decider of where increased density will occur. In summary, this proposal aims to secure the highest profit for the developer by ignoring all City Zoning, OCP and LAP regulations and guidelines at the expense of nearby residents and without providing the much-needed affordable family housing. Finally, a design question: Is it permissible to locate 2 bedrooms on the fifth floor where the only means of egress is by going downstairs to the fourth floor and exiting the unit via the kitchen.

Q3. **Your Full Name**

Becky Vander Steen

Q4. **Your Street Address**

58 Government St.

Q5. **Your email address (optional)**



Respondent No: 65

Login: Anonymous

Responded At: Feb 26, 2024 12:34:43 pm

Last Seen: Feb 26, 2024 12:34:43 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This unsightly building does not fit the footprint for beautiful James Bay. If approved, it will set a terrible precedent. Parking will become an issue. The developer is greedy and only cares about the money, not the integrity and character of James Bay.

Q3. **Your Full Name** Deborah Robinson

Q4. **Your Street Address** 25 Government St

Q5. **Your email address (optional)** not answered



Respondent No: 66

Login: Anonymous

Responded At: Feb 26, 2024 15:14:53 pm

Last Seen: Feb 26, 2024 15:14:53 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The development as proposed is far too large in scale to integrate with the street-scape or the neighbourhood. It is visually distracting rather than integrated with the community. The housing it provides is not affordable in any real sense of the word and is far too small to be considered family housing. As James Bay already has among the highest population densities in the Capitol Region, smaller, more sympathetic redevelopment projects that not be so dramatically out of scale could add housing stock without compromising the character of the area. Many residents of James Bay - and undoubtedly the vast majority of tourists - appreciate the charm of the neighbourhood. This is especially true for cruise ship visitors, whose initial impression of Victoria IS James Bay. Projects such as this diminish the value of the neighbourhood and the city.

Q3. **Your Full Name** William Robert (Bill) Quine

Q4. **Your Street Address** 404 - 545 Rithet Street

Q5. **Your email address (optional)**



Respondent No: 67

Login: Anonymous

Responded At: Feb 26, 2024 15:30:21 pm

Last Seen: Feb 26, 2024 15:30:21 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

It's remains to be too large and imposing for the neighborhood and the surrounding houses. Five stories is too tall and is visually and physically intrusive and also does not conform to the 4 level bylaw limit, in James Bay.

Q3. **Your Full Name** Lisa Gail Tyler

Q4. **Your Street Address** 633 Niagara Street Victoria BC V8V1J1

Q5. **Your email address (optional)**



Respondent No: 68

Login: Anonymous

Responded At: Feb 26, 2024 16:43:22 pm

Last Seen: Feb 26, 2024 16:43:22 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

By acknowledge of the proponent, the project is too large for the site. It is inconsistent with the other 2 to 3 storey buildings adjacent and nearby and requires extensive variances on all sides in order to fit on the site. This is the 2nd CALUC for this project which has been opposed due to size. No changes have been made in that regard. The proponent has not complied with comments by City planners nor responded to concerns raised by revising the proposal into a small building. My comments are my personal viewpoint as a resident, not as a member of any related organization.

Q3. **Your Full Name** Linda Carlson

Q4. **Your Street Address** 43 Lewis Street

Q5. **Your email address (optional)** not answered



Respondent No: 69

Login: Anonymous

Responded At: Feb 27, 2024 08:37:32 am

Last Seen: Feb 27, 2024 08:37:32 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I have a heritage house on Olympia Ave. My husband and I worked hard to restore it and it is much admired by people passing by on the street. Likewise I appreciate the constellation of old houses around me. The proposed building at 50 Government will be a jarring mistake. It will serve no purpose as James Bay has enough density and many of us provide affordable suites. It is up to the City to stop development where it is inappropriate as is the case here.

Q3. **Your Full Name** ELIZABETH ANDERSON

Q4. **Your Street Address** 35 Olympia Ave

Q5. **Your email address (optional)**



Respondent No: 70

Login: Anonymous

Responded At: Feb 27, 2024 08:42:52 am

Last Seen: Feb 27, 2024 08:42:52 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed project is far too big for the lot and imposition on neighbouring properties/community members is enormous. This project would negatively impact quality of life, privacy and safety of community. In addition this would exacerbate an existing parking problem and potentially create need for infrastructure upgrades to roads/sewer etc. which be very disruptive to larger surrounding area. Increasing density is necessary - but should not be at the expense of safety (inadequate setbacks limit access for emergency response, increase fire risks), right to privacy and access to sunlight. The developer has said on multiple occasions that the project is 'too big' for the lot (reference transcripts) and should therefore adjust plans to appropriate level for lot size. Finally, inadequate research has been done/presented to argue that there is enough of a market interested and able to live in a 17'x17' suite. More time should be spent assessing what demographic would suit this space/project and if they can afford current market prices.

Q3. **Your Full Name** Aubrie Lee Nelson

Q4. **Your Street Address** 54 Gouvernement st

Q5. **Your email address (optional)**



Respondent No: 71

Login: Anonymous

Responded At: Feb 27, 2024 08:46:52 am

Last Seen: Feb 27, 2024 08:46:52 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The height and density is excessive for this property and out of character with neighbouring two-storey houses and heritage homes. It does not provide affordable housing or any benefit to the community to justify this. In fact, it is harmful by infringing on multiple neighbours' rights to light, privacy and enjoyment of their properties. It lacks suitable setbacks, greenspace or landscaping and exacerbates already scarce parking. It is non-compliant with our neighbourhood plan, the city's OCP, zoning bylaws and housing legislation and ignores the city's own staff recommendations.

Q3. **Your Full Name** Mariann Burka

Q4. **Your Street Address** 414 Niagara Street

Q5. **Your email address (optional)**



Respondent No: 72

Login: Anonymous

Responded At: Feb 27, 2024 08:49:07 am

Last Seen: Feb 27, 2024 08:49:07 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The building is too high and wide. and should be on four city lots, not one or two. The neighbors will have no privacy because of all the suites. The building will block the daylight from all the neighbors around it.

Q3. **Your Full Name** philip smith

Q4. **Your Street Address** 39 south turner street victoria

Q5. **Your email address (optional)**



Respondent No: 73

Login: Anonymous

Responded At: Feb 27, 2024 08:56:17 am

Last Seen: Feb 27, 2024 08:56:17 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

the building is too big and will block the sunlight for all the houses around it. parking will be a big problem for everyone on Government street and Battery Street.. if this building is allowing, developers will try to building these buildings on every street in James bay.

Q3. **Your Full Name** Harold Smith

Q4. **Your Street Address** 39 South Turner street Victoria

Q5. **Your email address (optional)**



Respondent No: 74

Login: Anonymous

Responded At: Feb 27, 2024 09:26:56 am

Last Seen: Feb 27, 2024 09:26:56 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This development is obviously too large for the lot. As well, it is not suitable for the neighborhood which is residential. I'd also like to point out that Government street is a heritage street and this should be seriously taken into consideration with any development along this corridor.

Q3. **Your Full Name** Paula Kully

Q4. **Your Street Address** 1024 Meares Street

Q5. **Your email address (optional)**



Respondent No: 75

Login: Anonymous

Responded At: Feb 27, 2024 10:12:54 am

Last Seen: Feb 27, 2024 10:12:54 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

James Bay is bearing the brunt of City Council's headlong dash to density at any cost. We are getting overwhelmed with large projects out of scale and character with our neighbourhood. This proposal dwarfs the surrounding dwellings, depriving long-term taxpaying property owners of sun light and privacy. James Bay was a neighbourhood long before the City decided to create "neighbourhoods". James Bay is the gateway to Victoria for thousands of cruise ship tourists. How long do you think tourists will come only to see high rises even uglier than the ones they have at home. Enough is enough! It is time to consider and listen to the people who have lived here for decades, paid their taxes and built the community.

Q3. **Your Full Name** Noreen Marshall

Q4. **Your Street Address** 414 Niagara Street

Q5. **Your email address (optional)**



Respondent No: 76

Login: Anonymous

Responded At: Feb 27, 2024 10:31:56 am

Last Seen: Feb 27, 2024 10:31:56 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This building is far too large and high for the lot, invades privacy of surrounding houses, causes significant shade over a large area meaning neighbours may never have sunlight in their yards and is completely out of character for the neighbourhood. There will be virtually no set-back from the sides or the curb. There will be serious parking issues due to the absence of parking at the proposed development, on a street where parking is already difficult due to tourists and homes on this block and surrounding area that already have multiple families and basement suites. A 2 storey 4-plex is more appropriate on this lot and would meet the goal of increasing housing opportunities for middle income earners.. James Bay is already high density, has other multiple family units in the area with others currently being built. Please help to preserve at least some of the character of one of the last few remaining historic districts within walking distance of the city center. Finally, this development is not family friendly: suites are too small, no option for a vehicle, and will likely be very costly.

Q3. **Your Full Name** Joe Rallo

Q4. **Your Street Address** 33 Government St.

Q5. **Your email address (optional)** not answered



Respondent No: 77

Login: Anonymous

Responded At: Feb 27, 2024 12:20:54 pm

Last Seen: Feb 27, 2024 12:20:54 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

We have a very inclusive and high density neighbourhood in this quadrant of James Bay. At this time it feels as there is a healthy balance of low rises, high rises, seniors homes, CRD housing, supportive housing, heritage and SFH with suites. The current building is the Missing Middle that is appropriate for families. If the site is to change, I would like to see 4 family size townhouses and each with a suite that may be rented to help families with their mortgage or to assist keeping multi-generation families together. The proposals have been designed based on what is profitable, the developer and architect repeatedly bring up what will work for the numbers. Perhaps they should have figured this out before purchasing the property and trying to impose a building that questions every possible variance request rather than looking for a site that will accommodate their profit driven ambitions at the expense of nearby neighbours and the community.

Q3. **Your Full Name** Christine Smart

Q4. **Your Street Address** 638 Battery Street

Q5. **Your email address (optional)**



Respondent No: 78

Login: Anonymous

Responded At: Feb 27, 2024 12:54:03 pm

Last Seen: Feb 27, 2024 12:54:03 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too large a development for this lot and area. Does not address rental need. Not enough parking for cars... Government and area streets are already full making less safe for pedestrians and cyclists. Does not fit into surrounding area. Terrible design.

Q3. **Your Full Name** Theresa Gillan

Q4. **Your Street Address** 23 Paddon Avenue

Q5. **Your email address (optional)**



Respondent No: 79

Login: Anonymous

Responded At: Feb 27, 2024 13:39:21 pm

Last Seen: Feb 27, 2024 13:39:21 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too large for the site. Inappropriate for the neighbourhood. Infringes on neighbours' privacy and quality of life. Totally out of proportion.

Q3. **Your Full Name** Lynda Cronin

Q4. **Your Street Address** 614 Niagara Street

Q5. **Your email address (optional)**



Respondent No: 80

Login: Anonymous

Responded At: Feb 27, 2024 15:17:40 pm

Last Seen: Feb 27, 2024 15:17:40 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The size and height of the project is too big. This location is better suited for row/townhouses or a duplex.

Q3. **Your Full Name** Lara Frances

Q4. **Your Street Address** 53 Lewis Street

Q5. **Your email address (optional)** not answered



Respondent No: 81

Login: Anonymous

Responded At: Feb 27, 2024 15:49:18 pm

Last Seen: Feb 27, 2024 15:49:18 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The developer's drawing shows a chimney-shaped building, more than 4-stories tall, that fills the lot to the property line, and totally blocks any natural light from the surrounding houses. It certainly doesn't fit the character of the neighborhood. The lack of parking will be an issue. The small size of the apartments precludes families from purchasing one of them. The fact that they are condos and not rentals is troubling. This area already has a greater population density than most neighborhoods, so I'm not sure who benefits, except for the developer? Who, incidentally, has been a no-show at every neighborhood meeting to discuss these plans.

Q3. **Your Full Name** Joanne Gaul

Q4. **Your Street Address** 33 Government St

Q5. **Your email address (optional)** \



Respondent No: 82

Login: Anonymous

Responded At: Feb 27, 2024 16:25:23 pm

Last Seen: Feb 27, 2024 16:25:23 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

We live within 100 metres of the proposed building. Summary: we oppose the proposal because it's far too big for the lot and completely hostile to its neighbours and the look/scale of the neighbourhood. Specifically: the developer has requested large deviations for every significant aspect of the lot with no care for its neighbours' comments and recommendations; especially on height and setback. Despite the developer's statements, there are no comparable buildings - particularly in setback - in the nearby area I'll assume my neighbours have gone into this in detail so I'll add a couple of perhaps overlooked details: - Hardscaping, which is a known environmental problem in urban areas for runoff, erosion downstream, pollution, and heat. The architect cited hardscaping as integral to its design: specifically that cyclists would be able to clean and repair bikes on the surface. As a cyclist I can say this means a lot of runoff of chemicals and oils into the storm water system. Aesthetically: the ground floor presents a utility/garage/waste storage cement aspect with little setback, which creates an uncaring and hostile feel. Compare this to what 100 St Andrews has laudably done to deal with its parking and setback issues, through creating an attractive, cooling, water absorbing, landscaped earth berm and garden. - Lack of family-sized accommodation (2-3 bedroom, 1.5-2 bathroom) housing. James Bay is currently a mixed neighbourhood with lots of families and seniors. Unlike most urban areas we have this viable family mix and want to maintain it. We need, and Victoria needs, housing for families who stay and contribute to our community. That creates stable, safe neighbourhoods and shows urban density is for all stages of life, not just for transient, young, singles. - This community welcomes density. The current building can and should be improved. Opposing any development is not the issue at play. The developer wants to build an outsized building with small apartments to maximize revenue. He continuously seems to believe the restrictions of a lot not zoned for this are not his problem to deal with, but rather to externalize those problems onto the backs of his neighbours instead. I am deeply disappointed this proposal was even allowed to be put forward again, putting all of us through unnecessary anxiety and work for something that is his problem. If the developer had put forward a Missing Middle proposal of townhomes or other complex within the lot's current zoning, he could have sailed through development, at minimum doubled the current occupancy, and have something welcomed by the community; and be well underway by now. Whatever gets built here will last at least 50 years. We see this as a test of how the City sees James Bay's future and their care for its past. For almost 170 years it has been a successful, vibrant, dense community for everyone, keeping its historic, open, and friendly, facade while adapting to social changes. I believe the City should continue to respect its commitment to preserving James Bay's historic character while also committing to density that bridges its past and future: Missing Middle housing for a new age. Yours, John and Diana Wright

Q3. **Your Full Name**

John Wright

Q4. **Your Street Address**

629 Niagara Street

Q5. **Your email address (optional)**



Respondent No: 83

Login: Anonymous

Responded At: Feb 27, 2024 16:51:03 pm

Last Seen: Feb 27, 2024 16:51:03 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed building will be enormously out of proportion on a lot too small. Rising 5 storeys virtually from the edge of the property line, the building will block our morning sunlight all year and deprive us of our privacy and quiet enjoyment. The proposed setbacks (8 ft and 4 ft) are completely ineffectual to mitigate the negative impacts. so small (8 feet)

Q3. **Your Full Name** Carolyn Enid Sadowska

Q4. **Your Street Address** 43 South Turner Street, Victoria, BC, V8V 2J5

Q5. **Your email address (optional)**



Respondent No: 84

Login: Anonymous

Responded At: Feb 27, 2024 16:52:18 pm

Last Seen: Feb 27, 2024 16:52:18 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Totally inappropriate for a Heritage family neighbourhood. Setbacks are there for good reason, no variance should be considered. Should council give approval it will seriously, negatively impact existing residents in the surrounding homes. There is a vacant lot on Simcoe st, next to a hi- rise, consider developing this instead of demolishing a fit-for-purpose 4-plex which has been purchased with a view to make a buck

Q3. **Your Full Name** Rosemary Frances Verren-Delbridge

Q4. **Your Street Address** 71 Government street

Q5. **Your email address (optional)**



Respondent No: 85

Login: Anonymous

Responded At: Feb 27, 2024 17:21:58 pm

Last Seen: Feb 27, 2024 17:21:58 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed development does not fit city guidelines and planning for the lot. It is too tall, expansive in size, dense in occupancy, provides no parking, and is disruptive to the many neighbors surrounding it (towering over, shadowing, setback and privacy issues). I sincerely oppose the development as it is proposed.

Q3. **Your Full Name** Elizabeth Stone

Q4. **Your Street Address** 40 Government Street

Q5. **Your email address (optional)**



Respondent No: 86

Login: Anonymous

Responded At: Feb 27, 2024 20:03:49 pm

Last Seen: Feb 27, 2024 20:03:49 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I stand behind the comments I made the first time around. The revised design is still far too much for one lot in a heritage streetscape, sets a dangerous precedent for our city, and flies in the face of good urban planning. The high site coverage and limited setbacks will have negative impacts on adjoining properties and the overall community without offering the kind of housing Victoria needs. If this is what Oeza Developments needs to make an adequate profit, it should sell 50 Government and buy a bigger lot.

Q3. **Your Full Name** Marj Welch

Q4. **Your Street Address** 51 South Turner Street

Q5. **Your email address (optional)** not answered



Respondent No: 87

Login: Anonymous

Responded At: Feb 27, 2024 21:36:21 pm

Last Seen: Feb 27, 2024 21:36:21 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Margaret Rice

Q4. **Your Street Address** 203-660 Battery St

Q5. **Your email address (optional)** not answered



Respondent No: 88

Login: Anonymous

Responded At: Feb 28, 2024 05:50:01 am

Last Seen: Feb 28, 2024 05:50:01 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Me and my young family decided to buy a house in James Bay because we loved the neighbourhood charm and the potential of what it could become. I'm not a typical NIMBY in all regards and understand the need for some level of densification but this proposal, even the revised version, is outrageous. I will not encourage families to move into the area, which is what this neighbourhood would thrive on - more 2, 3 and 4 unit building with 2+ bedrooms.. The height and lack of setbacks will invade the privacy of many of us and shade us out in the winter months. Our kids are young enough that quite frankly, this will make us considering moving to another municipality.

Q3. **Your Full Name** Jared Kelly

Q4. **Your Street Address** 57 South Turner Street

Q5. **Your email address (optional)**



Respondent No: 89

Login: Anonymous

Responded At: Feb 28, 2024 08:48:03 am

Last Seen: Feb 28, 2024 08:48:03 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The developer has purchased a normal sized lot with a viable rental fourplex on it, and now presumes that redevelopment is the only path forward and that the only way he can make money is if many many rules are waived. It's not the City's duty to assure that he makes money on his real estate investments. I am not aware that the City stands by to safeguard every development choice - if it is, then I believe every resident should expect that all the zoning rules would be waived on their properties, too. It is wrong that the neighbourhood should be degraded to disproportionately benefit one person. Further, it is questionable that the only 'viable' way to redevelop the property is to put such a gargantuan building onto it

Q3. **Your Full Name** Todd Glover

Q4. **Your Street Address** 44 Government St

Q5. **Your email address (optional)** not answered



Respondent No: 90

Login: Anonymous

Responded At: Feb 28, 2024 09:07:33 am

Last Seen: Feb 28, 2024 09:07:33 am

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

I have heard that the plan is to put a multiple story complex with multiple units, with no parking. I directly oppose this idea completely due to the following reasons: 1 It is located at a T-Bone intersection with a small street, Battery. It would be a HORRIBLE place to add MORE CAR TRAFFIC TO, as it's ALREADY CLOGGED LOCATION and there is VERY LITTLE PARKING for present residents. Adding a multiple dwelling complex and ALL THAT EXTRA TRAFFIC will cause parking issues, more accidents in an already tight turn that comes with MANY BLIND SPOTS. OFTEN, Battery becomes a SINGLE LANE. And cars MUST PULL OVER, OR BACK UP. THEREFORE MORE CARS, MEANS MORE STRESS AND DRIVING CHAOS FOR RESIDENTIAL DRIVERS AND PEDESTRIANS. 2. LOCATION ON CARR STREET. A UNIQUE STREET THAT TOURISTS LOVE TO WALK ALONG AND APPRECIATE THE HERITAGE HOMES AND EMILY CARR CENTRE NEAR BY, makes this MODERN MULTI DWELLING STRUCTURE OUT OF PLACE AND RUINS THE INTEGRITY OF BEAUTIFUL CARR STREET AND VICTORIA. IT WILL BE AN EYE SORE ON CARR STREET AND AS VICTORIA IS A VERY POPULAR PLACE FOR WORLD WIDE TOURISM, IT'S INTEGRITY, WHAT BOTH RESIDENTS AND TOURISTS LOVE ABOUT VICTORIA IS ALL THE BEAUTIFUL HERITAGE HOMES AND PICTURESQUE WALKING STREETS. IT WOULD BE A MISTAKE TO RUIN THIS BEAUTIFUL STREET WITH A HUGE BOX SHAPED MODERN STRUCTURE. 3. THIS HUGE MULTI-DWELLING STRUCTURE will NEGATIVELY IMPACT homeowners on either side, in front and behind. IT ROB'S VIEW, NATURAL VICTORIAN ESTHETICS, AND MAY EFFECT THE PROPERTY VALUE OF THESE HOMES NEGATIVELY. MANY PEOPLE, including the multitude of local residents who WALK CARR street will be IMPACTED BY IT'S OVERBEARING OUT OF PLACE, OUT OF STYLE IMPOSING PRESENCE. 4. I've lived in other Canadian cities where they have torn down heritage neighborhoods and 'modernized' them. The SPIRIT OF VICTORIA is in it's HISTORICAL BEAUTY. DO NOT DESTROY THIS NATURAL BEAUTY but most imperatively, the TRAFFIC WILL CREATE CHAOS, for parking, and car accidents. It's already too clogged between Carr Street and Battery street. I hope you change your mind. I've met so many people from abroad who have moved to Victoria and LOVE IT for it's Heritage buildings and Natural Beauty. I myself see it as representative of many countries and cities I've lived in across the globe. THIS IS WHY I LOVE VICTORIA! I'm not the only one who loves it for these reasons. 5. KEEP THE BUILDINGS SHORT, AND IN A STYLE THAT MATCHES ALL THE OTHER HERITAGE HOUSES ON CARR STREET AND IN JAMES BAY NEIGHBORHOOD. RESPECTFULLY,

Q3. Your Full Name Dorina Franca Valentina

Q4. Your Street Address 105-640 Dallas Road, Victoria, BC, V8V 1B6

Q5. Your email address (optional)



Respondent No: 91

Login: Anonymous

Responded At: Feb 28, 2024 09:39:17 am

Last Seen: Feb 28, 2024 09:39:17 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

As a young professional who has emigrated to Canada and would like to make Victoria their permanent residence I think this revised 4 story application is both worthwhile and timely. I understand there may be some resistance to it but the reality is that there are no affordable houses/apartments for sale for the average worker due to short supply. This building, provided it is priced affordably, would make a great addition to the housing supply in a fantastic and highly sought after location. I find the revised design to not be significantly aesthetically misplaced in the surroundings of 50 Gov st. For the above reasons and under the affordability conditions, I am in support of this proposal.

Q3. **Your Full Name** Dylan Walshe

Q4. **Your Street Address** 640 Dallas road.

Q5. **Your email address (optional)** not answered



Respondent No: 92

Login: Anonymous

Responded At: Feb 28, 2024 11:51:58 am

Last Seen: Feb 28, 2024 11:51:58 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Oddball, unsightly and poorly thought out. Will cause mayhem on the block.

Q3. **Your Full Name** Adrian Lazar

Q4. **Your Street Address** 54 Government St. Victoria

Q5. **Your email address (optional)** not answered



Respondent No: 93

Login: Anonymous

Responded At: Feb 28, 2024 11:57:25 am

Last Seen: Feb 28, 2024 11:57:25 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

the present parking bylaws will allow as many cars as registered to this address park on that block. not like the old bylaw where only in front of the residence therefore making the neighbors life terrible and adding more cars to the environment which is what the city hall is supposed to be against this is not sustainable and will ruin the block

Q3. **Your Full Name** jeffrey Harrison

Q4. **Your Street Address** 225 Montreal street

Q5. **Your email address (optional)** ff



Respondent No: 94

Login: Anonymous

Responded At: Feb 28, 2024 12:16:41 pm

Last Seen: Feb 28, 2024 12:16:41 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Not the right proposal for this spot or for James Bay - unfortunate that proposals like this can be screened in to the process at the out-set. Incredible drain on City and taxpayer and resident's resources reviewing proposals that are clearly inappropriate. Just for starters - this proposal voraciously eats up ground space, air space, light, warmth of the sun, view of the sky, privacy, parking, peace and quiet, clean air, green space, view lines, and overloads the density of the area of James Bay and the particular area beyond what (in the opinion of a normal person who lives here and pays taxes) is healthy, sustainable, logical, attractive, desirable, practical. Please stop the madness. James Bay is not a social science experiment - or a money-making proposition - for politicians, real estate professors, businesses, and planners. This is a long established community of owners and renters - we built it from the sweat of our brow and years of sacrifice - and our input must be given significant weight.

Q3. **Your Full Name** Peri Smith

Q4. **Your Street Address** 616 Avalon Road

Q5. **Your email address (optional)**



Respondent No: 95

Login: Anonymous

Responded At: Feb 28, 2024 16:32:38 pm

Last Seen: Feb 28, 2024 16:32:38 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

It's too tall and not set back enough

Q3. **Your Full Name** Breanne yaremko

Q4. **Your Street Address** 57 south turner

Q5. **Your email address (optional)**



Respondent No: 96

Login: Anonymous

Responded At: Feb 28, 2024 17:10:01 pm

Last Seen: Feb 28, 2024 17:10:01 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I live in James Bay and am not directly affected by the proposed project. I am very concerned that - if approved - this project could set a precedent for other developments throughout our city. The proposed plans are disrespectful of a residential neighbourhood and will not provide needed affordable housing. 50 Government is an opportunity for Council to consider 'what is right' for Victoria. The current proposal is not. Thank you for considering my comments.

Q3. **Your Full Name** Anke Bergner

Q4. **Your Street Address** 60 San Jose Ave

Q5. **Your email address (optional)**



Respondent No: 97

Login: Anonymous

Responded At: Feb 28, 2024 17:27:56 pm

Last Seen: Feb 28, 2024 17:27:56 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposed building is a terrible intrusion on a great neighbourhood. From the first (horrible) proposal to this next, equally horrible, drawing it has presented a truly bad idea for the change in the property. Hey, I get that this Council isn't interested in issues of parking. Bad on you. But what this proposal does to make the neighbourhood into a very horrible situation is NOT acceptable. AND the precedent that this would set cannot be allowed. The height of this building is beyond reason. The impact on the neighbourhood is not acceptable. And if "development" like this is allowed then we are in great danger of destroying wonderful communities in our City. Do not let this, greedy "developer" take advantage of what they see as an opportunity to get City Council to allow them to make great profit.

Q3. **Your Full Name** William McCrea

Q4. **Your Street Address** 415 Government St

Q5. **Your email address (optional)**



Respondent No: 98

Login: Anonymous

Responded At: Feb 28, 2024 20:25:59 pm

Last Seen: Feb 28, 2024 20:25:59 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

To whom it may concern : The developer of 50 Government Street is asking for variances on every single one of the requirements for lot size . It is out of line with all zoning requirements This structure suggested for 50 Government Street does not fit in with the zoning laws that protect healthy communities. This large structure will invade on any privacy that presently exists and shadow all of the neighbouring properties I see no reason this developer should be allowed to build this 5 and a half story structure Thank you

Q3. **Your Full Name** Shelley Long

Q4. **Your Street Address** 35 South Turner Street

Q5. **Your email address (optional)**



Respondent No: 99

Login: Anonymous

Responded At: Feb 28, 2024 20:54:08 pm

Last Seen: Feb 28, 2024 20:54:08 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Zoning laws exist because people have studied what makes healthy communities for centuries. This application asks for a variance on every single site requirement. Building for profit tiny condos is not worth it.

Q3. **Your Full Name** Barbara Pedrick

Q4. **Your Street Address** 47 South Turner Street

Q5. **Your email address (optional)** fi



Respondent No: 100

Login: Anonymous

Responded At: Feb 28, 2024 21:05:01 pm

Last Seen: Feb 28, 2024 21:05:01 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed structure is totally out of scale with adjoining homes as well much of the surrounding area. The small number of additional units the destruction of the existing fourplex will provide is disproportionate to the impairment of the health of neighbours' homes in terms of loss of sunlight, privacy, quiet and healthy gardens.

Q3. **Your Full Name** Darrel Barton Woods

Q4. **Your Street Address** 60 San Jose Ave

Q5. **Your email address (optional)** not answered



Respondent No: 101

Login: Anonymous

Responded At: Feb 28, 2024 22:33:40 pm

Last Seen: Feb 28, 2024 22:33:40 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The building is an old square box.

Q3. **Your Full Name** Thomas Williams

Q4. **Your Street Address** Battery Street

Q5. **Your email address (optional)**



Respondent No: 102

Login: Anonymous

Responded At: Feb 28, 2024 22:37:26 pm

Last Seen: Feb 28, 2024 22:37:26 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

There is a housing shortage and the existing building is home to 4. The new building will have 16 homes :-)

Q3. **Your Full Name** Barbara Wilson

Q4. **Your Street Address** Dallas Road

Q5. **Your email address (optional)**



Respondent No: 103

Login: Anonymous

Responded At: Feb 29, 2024 00:03:20 am

Last Seen: Feb 29, 2024 00:03:20 am

Q1. What is your position on this proposal?

Other (please specify)

Please offer some affordable housing options.

Q2. Comments (optional)

Please offer some affordable housing options.

Q3. Your Full Name

Natalie Herbst

Q4. Your Street Address

#103-640 Dallas Rd

Q5. Your email address (optional)



Respondent No: 104

Login: Anonymous

Responded At: Feb 29, 2024 08:58:02 am

Last Seen: Feb 29, 2024 08:58:02 am

Q1. What is your position on this proposal?

Other (please specify)

I recognize that some sort of development for 50 Government is inevitable, but I think that the current proposal is a monstrosity which overwhelms the lot and intrudes on the neighbours' privacy and and casts a very large shadowscape on people's gardens and windows.

Q2. Comments (optional)

not answered

Q3. Your Full Name

Ocean Inglin

Q4. Your Street Address

64 Menzies St

Q5. Your email address (optional)



Respondent No: 105

Login: Anonymous

Responded At: Feb 29, 2024 10:21:35 am

Last Seen: Feb 29, 2024 10:21:35 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Ongoing densification is to be anticipated in our neighbourhoods, city wide. In fact, specific to this application., a thoughtful analysis of the surrounding neighbourhood would show how this neighbourhood has been significantly densifying over many decades. The question is not whether we densify, but how we densify. This proposal, on a lot that is not significantly larger than a standard residential lot, is looking to provide 16 units in a multi-storey building. The proposal does not comply or respond, to any of the City's existing planning policies, nor does it respond to planning policies that are under consideration for further implementation. The fourplex that currently exists on the site offers 4 spacious suites at market affordable rates. The type of accommodation that encourages long-term tenancies. I am familiar with the long-term maintenance of this building and it has been extremely well maintained by the previous, long-term owner. The existing building is a prime example of the type of gentle deification that City Council has envisioned for our neighbourhoods. The current zoning on the property is reflective of its current use and was not intended to allow for the extent of development that this zoning would permit on a larger lot. In this instance, the lot is simply too small for what is being proposed, as evidenced by the inadequacy of setbacks, etc.

Q3. **Your Full Name** Pamela Madoff

Q4. **Your Street Address** 642 Battery Street

Q5. **Your email address (optional)** not answered



Respondent No: 106

Login: Anonymous

Responded At: Feb 29, 2024 11:03:15 am

Last Seen: Feb 29, 2024 11:03:15 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposal is wildly out of proportion with rest of the neighborhood . I would not object to a proposal which provides more reasonably priced housing and which respects the neighbours (ie does not go right out to the property lines)

Q3. **Your Full Name** Peter Charles Heap

Q4. **Your Street Address** 614 Niagara

Q5. **Your email address (optional)**



Respondent No: 107

Login: Anonymous

Responded At: Feb 29, 2024 11:05:56 am

Last Seen: Feb 29, 2024 11:05:56 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed development is ostentatious and far too tall. It will absolutely dwarf the neighbouring buildings and will be an eyesore at the bottom of Battery St. Too tall, too many units, too few parking spots, too expensive for prospective renters. Take a storey off please.

Q3. **Your Full Name** Susannah Adams

Q4. **Your Street Address** 46 Paddon Avenue

Q5. **Your email address (optional)**



Respondent No: 108

Login: Anonymous

Responded At: Feb 29, 2024 15:38:20 pm

Last Seen: Feb 29, 2024 15:38:20 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Does not fit character of the neighborhood, lot is too small for the scale of the building (no set backs?)

Q3. **Your Full Name** Danielle Prandoczky

Q4. **Your Street Address** 350 Sylvia Street

Q5. **Your email address (optional)**



Respondent No: 109

Login: Anonymous

Responded At: Feb 29, 2024 16:30:37 pm

Last Seen: Feb 29, 2024 16:30:37 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I realize how much new housing is needed in Victoria. And although I am not opposed to development, I am against the current proposal for 50 Government Street and feel strongly that it needs to change. Two separate buildings of 4.5 stories each on this lot does not in any way fit the character and scale of this neighbourhood. The proposal is no longer for rentals and provides no amenities. It has rejected most of the City planner's design comments and the very large 4.5 story infill building is where what would normally be considered the backyard. Privacy will be impacted by the density of the buildings and numbers of people coming and going, narrow side and rear setbacks, and an external 4-story staircase on North side of building. This staircase is very close to the North side neighbour and will create light and noise pollution. It will be a source of air pollution if residents use it as a smoking area. Shading and privacy will be really major issues. There is very little open site space and minimal landscaping. This plan needs to go back to the developer to create something that all can be happy with including the people living in the neighbourhood and the innumerable tourists who visit every year.

Q3. **Your Full Name** Amanda Gaunt

Q4. **Your Street Address** 64 Menzies St

Q5. **Your email address (optional)** not answered



Respondent No: 110

Login: Anonymous

Responded At: Feb 29, 2024 17:41:09 pm

Last Seen: Feb 29, 2024 17:41:09 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

Dear city of Victoria: Why we oppose the development proposal for 50 Government Street: - the proposed building is too large to blend in with the other houses in the neighbourhood. - the proposed building is very barn-like in size and design, a poor fit with the character and scale of the neighbourhood and opposite to the surrounding heritage character of the neighbourhood, undermining tourism values. - the setbacks proposed are extremely imposing to the neighbouring properties on all sides, both in causing loss of sun and loss of privacy. - the setbacks, building size, and hardscaping will eliminate much needed green space. - the proposed micro-units will most likely attract short-term transient occupancy (because of size), which creates a revolving door of owners. We want families to stay. - the existing apartment building already provides housing that meets the needs of multiple family dwelling. If desired, a redevelopment to 6 or 8 units could add housing without creating the problems introduced by this proposal. - if the proposal is approved it sets a precedent for future badly designed developments to take root and eventually erase the charm of living in James Bay. This charm is created by mixed housing with a great deal of heritage components, lots of greenspace on individual lots, including existing multiple-unit dwellings. Thank you for considering our input. Sincerely, Chris and Robin Rohrmoser 531 Simcoe St Victoria (James Bay)

Q3. Your Full Name Christopher and Robin Rohrmoser

Q4. Your Street Address 531 Simcoe Street, Victoria BC V8V 1M1

Q5. Your email address (optional)



Respondent No: 111

Login: Anonymous

Responded At: Mar 01, 2024 15:15:59 pm

Last Seen: Mar 01, 2024 15:15:59 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I oppose this development because the size of the proposed building is not appropriate for the size of the lot. The building is too high for the size of the lot and with the requested variances will loom over its neighbours . As a direct neighbor, I am concerned about the outside staircase causing noise and light pollution and privacy concerns.. The developer states that they need the variances and the size to make the building "viable". I am concerned that what they mean is "profitable" and I do not want to pay the price for the developers personal gain.

Q3. **Your Full Name** Imogen Glover

Q4. **Your Street Address** 44 Government St

Q5. **Your email address (optional)** not answered

Survey Responses

50 Government Street

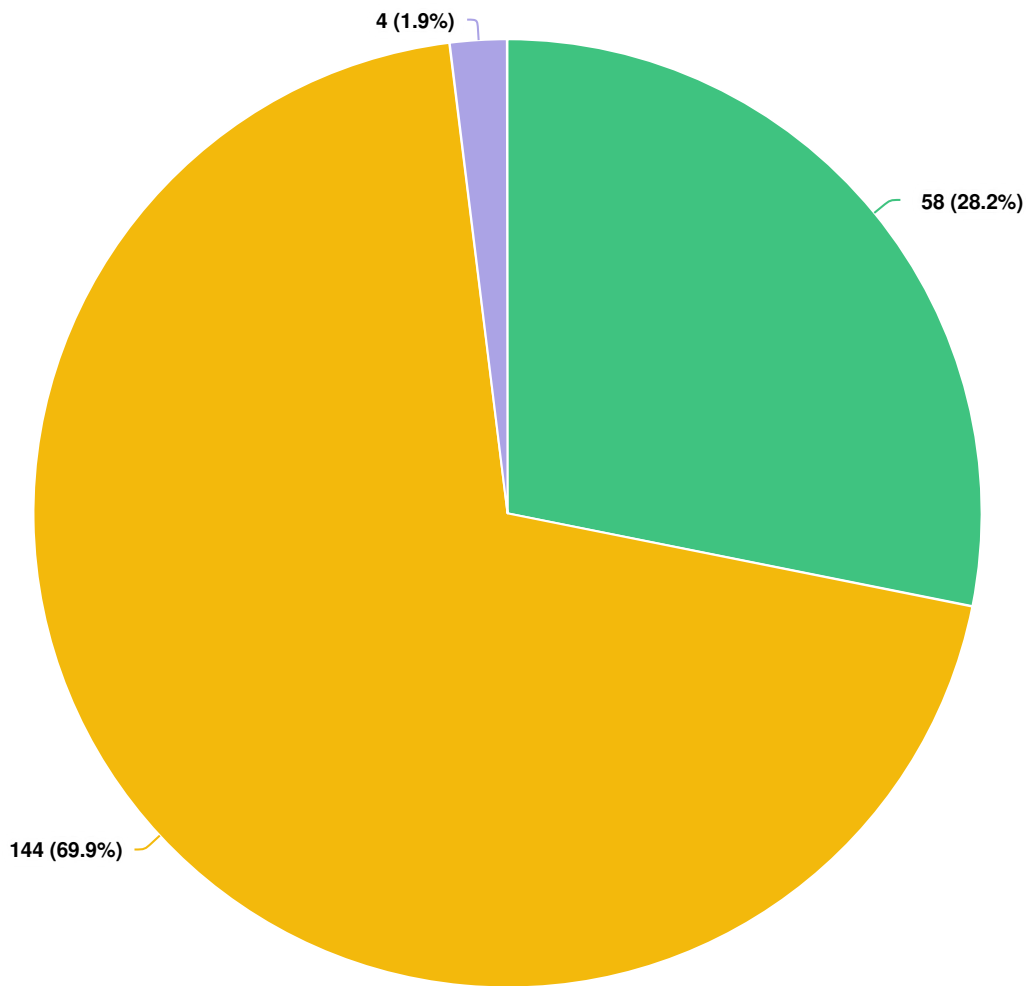
Have Your Say

Project: 50 Government Street



VISITORS					
250					
CONTRIBUTORS			RESPONSES		
186			206		
4	0	182	4	0	202
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 | What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Mandatory Question (206 response(s))

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1
Login: Anonymous

Responded At: Mar 28, 2023 09:43:56 am
Last Seen: Mar 28, 2023 09:43:56 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Good morning, I am writing to provide feedback for a proposed development at 50 Government Street in James Bay <https://victoria.citifed.ca/news/affordable-enviro-forward-rental-complex-with-three-storey-first-nations-art-piece-pitched-for-james-bay/> I was shocked to see what has been proposed. A six story building better suited to downtown Vancouver than a historic leafy street in James Bay. There is a small apartment building on site that would be demolished. That is fine to replace it and to even add another floor to it. However, six stories is way too high for the area and would be an eyesore for the neighbourhood. In addition the modern style has no place in this site which borders a heritage area. I really feel for the neighbours. The building dwarfs the houses next to it. Also the First Nations art on it looks strange. It would better to feature a beautiful appropriate sculpture in the front garden reflecting the nearby cultural site of the local Lekwugen people. The City made a great decision with what's being built on Washington Street in Burnside Gorge. Something like this would be better suited: <https://victoria.citifed.ca/news/affordable-enviro-forward-rental-complex-with-three-storey-first-nations-art-piece-pitched-for-james-bay/> Please remember this part of James Bay is the oldest neighbourhood on the West Coast of North America North of San Francisco. It's a regular tourist draw benefitting our local economy. Please build something that compliments the area. We don't want to have local and visitors looking at the site in years to come and saying "What were they thinking building this?" Sincerely, Lara Hurrell James Bay resident

Q3. **Your Full Name** ██████████

Q4. **Your Street Address** ██████████████████

Q5. **Your email address (optional)** ██████████████████████████████



Respondent No: 2

Login: Anonymous

Responded At: Mar 28, 2023 10:38:42 am

Last Seen: Mar 28, 2023 10:38:42 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I will send in a letter with comments addressing concerns.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

██



Respondent No: 3

Login: Anonymous

Responded At: Mar 28, 2023 18:13:36 pm

Last Seen: Mar 28, 2023 18:13:36 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This is ridiculous height which shades neighbours.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 4

Login: Anonymous

Responded At: Mar 29, 2023 18:32:05 pm

Last Seen: Mar 29, 2023 18:32:05 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

a six storey building is too high and it is also too wide. The lot is not much larger than an average city lot. The four unit building that is there is also too large. A 6 storey building was built across the street from where I live. It replaced 5 houses, not a 4 unit building. Also there is a lot of green space at the South Turner Street building. The proposed 6 storey building does not fit in with the neighbor hood.

Q3. **Your Full Name** ██████████

Q4. **Your Street Address** ████████████████████

Q5. **Your email address (optional)** ██



Respondent No: 5

Login: Anonymous

Responded At: Mar 29, 2023 20:47:33 pm

Last Seen: Mar 29, 2023 20:47:33 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Victoria is short thousands of apartments. this building is only going to supply 24 so we need to build many more buildings like this, especially as close to a grocery store as this one. 8 minute walk? great. This building should be taller. It should be auto-approved.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** [REDACTED]



Respondent No: 6

Login: Anonymous

Responded At: Mar 30, 2023 08:04:31 am

Last Seen: Mar 30, 2023 08:04:31 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Six floors is outrageous...full stop.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

██



Respondent No: 7

Login: Anonymous

Responded At: Mar 30, 2023 10:27:47 am

Last Seen: Mar 30, 2023 10:27:47 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Far too big for the location. Has absolutely no recognition for the heritage homes on both sides. Yes we need more housing but James Bay already has a high percentage of multi family dwellings and many more under construction. This proposal is an eyesore on a historic street.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

████████████████████



Respondent No: 8

Login: Anonymous

Responded At: Mar 31, 2023 08:36:12 am

Last Seen: Mar 31, 2023 08:36:12 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need more housing!

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

████████████████████



Respondent No: 9

Login: Anonymous

Responded At: Mar 31, 2023 09:53:36 am

Last Seen: Mar 31, 2023 09:53:36 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Victoria residents are suffering in a housing crisis which has gone on far too long. Part of this crisis is an extreme shortage of housing which has caused a distorted market of competition, increased prices, and the exclusion of hard working citizens who provide needed services but are not paid enough to live continue living in the community which they provide these services. During the pandemic we made a show of "hero's pay" and applauding "essential workers" yet we have created a city that excludes them from living here in their community.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 10

Login: Anonymous

Responded At: Mar 31, 2023 12:24:15 pm

Last Seen: Mar 31, 2023 12:24:15 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The development proposed is totally out of style and proportion in the streetscape.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██

Q5. **Your email address (optional)**

██



Respondent No: 12

Login: Anonymous

Responded At: Mar 31, 2023 21:08:49 pm

Last Seen: Mar 31, 2023 21:08:49 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I am writing to recommend the approval of an affordable housing development at 50 Government. As you are well aware, the issue of affordable housing is a critical one facing our city, and this proposed development would help to address this pressing need. Affordable housing is not just an issue of social justice, but also a matter of economic vitality. Without affordable housing, our city risks losing its workforce to other cities with more affordable living options. This can lead to a shortage of skilled workers, lower productivity, and a decline in economic growth. The proposed development at 50 Government would provide much-needed affordable housing options for low- and moderate-income families, seniors, and individuals. This would help to ensure that our city remains a vibrant and thriving community for all its residents, regardless of their income level. Furthermore, the development would be designed with sustainability in mind, including energy-efficient features and green space, making it a model for future developments in the area. In conclusion, I urge you to approve the affordable housing development at 50 Government. By doing so, you will not only help to address the urgent need for affordable housing in our city but also ensure its long-term economic vitality. Thank you for your consideration. Dave McDonald

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 13

Login: Anonymous

Responded At: Apr 01, 2023 07:48:34 am

Last Seen: Apr 01, 2023 07:48:34 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

██



Respondent No: 14

Login: Anonymous

Responded At: Apr 01, 2023 13:00:55 pm

Last Seen: Apr 01, 2023 13:00:55 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Looking to the future, the city of Victoria desperately needs the sort of housing that this project is offering. To address the housing and climate crises, we need more compact, car-lite, eco-friendly rental housing in close proximity to high quality services, amenities and jobs. This project offers all of these things. We need to support this type of change in neighbourhoods like James Bay.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 15

Login: Anonymous

Responded At: Apr 01, 2023 13:05:18 pm

Last Seen: Apr 01, 2023 13:05:18 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This seems like a very great addition to the city. Lots of affordable housing, I can't see any negatives. Great for the city and community. I know there will be comments about how there are SFH nearby, but honestly at some point the city needs to grow and these should be able to exist.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** [REDACTED]



Respondent No: 16

Login: Registered

Responded At: Apr 01, 2023 13:22:01 pm

Last Seen: Apr 02, 2023 17:04:36 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The proposal for 50 Government Street checks all the boxes: sustainability, affordable housing, purpose-built rentals... I'm incredibly encouraged to see developers bringing forward applications like this one. It gives me hope that Victoria will be able to meet its climate and housing goals. I read the developer's Letter to Mayor and Council. It really resonated with me! This developer seems to clearly understand the context of Victoria. I appreciated the thought put towards "decolonization" given our city's commitment to reconciliation. It's nice to see the private market participate in those efforts. Honestly reading this proposal it fits exactly what I heard many councilors speak to during the Harris Green public hearing. It's looking to be a huge social and climate win. I really appreciated the applicant's forward-thinking perspective on what our buildings need to look like to make our 2050 climate commitments. This project has my emphatic support!

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 17

Login: Anonymous

Responded At: Apr 01, 2023 20:27:25 pm

Last Seen: Apr 01, 2023 20:27:25 pm

Q1. What is your position on this proposal?

Other (please specify)

Support the concept, do not support the style.

Q2. Comments (optional)

I understand and agree that there needs to be high density and affordable housing in our neighborhood. I do not think that the design of the building is appropriate, however. In an old community with many heritage houses, surely it is a requirement for the design to conform with the style of surrounding structures.

Q3. Your Full Name

██████████

Q4. Your Street Address

██

Q5. Your email address (optional)

not answered



Respondent No: 18

Login: Anonymous

Responded At: Apr 02, 2023 09:19:19 am

Last Seen: Apr 02, 2023 09:19:19 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I love to see more affordable housing being proposed!

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 19

Login: Anonymous

Responded At: Apr 02, 2023 09:35:54 am

Last Seen: Apr 02, 2023 09:35:54 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need more housing here so people can afford to live and work

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 20

Login: Anonymous

Responded At: Apr 02, 2023 09:37:50 am

Last Seen: Apr 02, 2023 09:37:50 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This development is too large for the site. It will be tiny flats with no character, just a big lego block with a little art tacked on. James Bay needs developers with vision for the future as the mayor and council seem to be concentrating on increasing housing stock at all costs with no eye on their legacy.

Q3. **Your Full Name** ██████████

Q4. **Your Street Address** ████████████████████

Q5. **Your email address (optional)** ██



Respondent No: 21

Login: Anonymous

Responded At: Apr 02, 2023 11:03:53 am

Last Seen: Apr 02, 2023 11:03:53 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Please build more of these and reform the RDAH framework to make buildings like this more feasible.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 22

Login: Anonymous

Responded At: Apr 02, 2023 12:58:15 pm

Last Seen: Apr 02, 2023 12:58:15 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

affordable rentals are desperately needed and this building fits the scale of James Bay which already has several high rises

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██████████████████

Q5. **Your email address (optional)**

██████████████████████████████████████



Respondent No: 23

Login: Anonymous

Responded At: Apr 02, 2023 13:15:09 pm

Last Seen: Apr 02, 2023 13:15:09 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I support the proposal of a 6 storey rental apartment building in that location - it provides more of what this city needs than any 4 storey condo building. It allows renters to find a home in an central, walkable neighbourhood. If there had been more rentals available when I was living in James Bay, maybe I could have stayed.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 24

Login: Anonymous

Responded At: Apr 02, 2023 13:20:04 pm

Last Seen: Apr 02, 2023 13:20:04 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I support this project largely because of the urgent and persistent need for purpose-built rentals, affordable housing, and increased density in our urban core. If we are serious about limiting the affects of future climate change and effectively adapting to the real climate effects that are already baked in and that we will see in the next few decades, we must increase the density of our urban core and transition to an urban fabric less dependent on fossil fuels. Parallel to that, Victoria faces immense housing challenges, including a vacancy rate of approximately 1%, well over 1,500 of our fellow residents experiencing homelessness, and 21% of Victorians in Core Housing Need as identified by the the city's own housing needs assessment. This project addresses each of these goals by: - increasing density within easy range of amenities and services (thereby reducing the need for automobile trips); -designing a building that meets the highest Passive House standards (reducing baseline energy usage); -including Modo car share parking (obviating the need for all residents to own and operate private vehicles); - and partnering with BC Housing to ensure financing and viability for an entire building devoted to affordable units. In the absence of support for this development, my understanding is that the site will likely be developed into a 4-unit strata building. This will result in a net gain of 0 housing units for the city, and also ensure that no additional purpose built rentals are built on this site. Objecting to this development is out of line with Victoria's stated climate goals and is out of line with the needs the city itself has identified in terms of housing availability and affordability. Blocking it or negotiating it downwards will stand as a cautionary tale to those developers attempting to build reasonably dense multi-unit residential buildings in the face of a vocal minority invested in arresting progress on either climate or housing policy.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** [REDACTED]



Respondent No: 25

Login: Anonymous

Responded At: Apr 02, 2023 13:45:58 pm

Last Seen: Apr 02, 2023 13:45:58 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

In a housing crisis, providing rentals and increasing the vacancy rate ranks FAR ABOVE aesthetic concerns of immediate neighbours. I commend the developer for choosing the route that provides more housing, despite being less profitable than the 4 story strata option and presenting a greater risk. My family could only afford to enjoy James Bay's parks and proximity to downtown because we qualified for subsidized housing in Michigan Square. It was redeveloped not because the buildings were 'unlivable', but because zoning makes this the easiest way for the CRHC to increase its housing stock. We see the same dilemma here where the existing rental is the most viable candidate for redevelopment, directly adjacent to a number of single family homes. To force the project down to four stories, making the units higher priced, is to favour aesthetics over human rights and multiple scientifically proven crises.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 26

Login: Anonymous

Responded At: Apr 02, 2023 14:31:36 pm

Last Seen: Apr 02, 2023 14:31:36 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

There's a housing crisis because there's not enough homes for everyone who wants to live here. Every unit helps. Please approve this project. This project looks like it fits right into James Bay - it's really not that tall (it should be taller) and will house people who are looking for a place to live and can't find anything now. Scaling the project down or outright rejecting it would be a terrible choice during a housing shortage, and CoV shouldn't put the complaints of already housed residents over the needs of people looking for a place to live.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 27

Login: Registered

Responded At: Apr 02, 2023 16:15:24 pm

Last Seen: Mar 31, 2023 16:54:04 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Housing is needed in a housing crisis

Q3. **Your Full Name**

██████

Q4. **Your Street Address**

██████████

Q5. **Your email address (optional)**

not answered



Respondent No: 28

Login: Anonymous

Responded At: Apr 02, 2023 18:58:59 pm

Last Seen: Apr 02, 2023 18:58:59 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I live at 57 South Turner with my wife and 2 young boys (1.5yr and 3.5yr). Our neighbours are also a young family with two similar aged children. We are public servants who have worked hard to purchase a house in this neighbourhood and love raising our young family in this neighbourhood. While I understand the need for additional housing in the region, this proposal is extremely excessive. This building is far too high for the area and the lack of setbacks should never be approved. We are not comfortable with the number of windows that will be staring right into our backyard where we spend our time with our young kids. The fact that the proposal is for micro apartments is also frustrating. As a young family, we have experienced the struggles of friends moving away when they are ready to settle down, due to unaffordable housing. These units are so small that this didn't solving that problem at all. What this part of town needs more of is actually the existing building on that lot - multi unit, unobtrusive buildings. Multiple unit, 2 story buildings with 2 and 3 bedroom units would allow families to settle in this area. I hope that mayor and council will understand the detrimental impact this development will have on our neighbourhood.

Q3. **Your Full Name** ██████████

Q4. **Your Street Address** ████████████████████

Q5. **Your email address (optional)** ████████████████████



Respondent No: 29

Login: Anonymous

Responded At: Apr 02, 2023 22:30:22 pm

Last Seen: Apr 02, 2023 22:30:22 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Scale is out of place

Q3. **Your Full Name**

██████

Q4. **Your Street Address**

██████████

Q5. **Your email address (optional)**

████████████████████



Respondent No: 30

Login: Anonymous

Responded At: Apr 02, 2023 23:55:55 pm

Last Seen: Apr 02, 2023 23:55:55 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

████████████████████

Q4. **Your Street Address**

██

Q5. **Your email address (optional)**

██



Respondent No: 31

Login: Anonymous

Responded At: Apr 03, 2023 08:47:17 am

Last Seen: Apr 03, 2023 08:47:17 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Re: 50 Government Street – CLC00401 This project is UNACCEPTABLE. 50 Government Street is a Traditional Residential Area. The Official Community Plan clearly states it is an area of “Ground -oriented buildings up to two storeys.” Government Street in James Bay is a OCP Collector, NOT an arterial or secondary arterial, supporting “multi-unit buildings up to three storeys.” The OCP clearly states the strategic direction for James Bay is “continue to support sensitive infill.” Neither is this project aligned with the Missing Middle Housing Initiative. It is far more than the mid-block height criteria of 9 m height. Further, this project ignores all of the basic design criteria of setbacks, etc. that are critical in integrating developments in neighborhoods in a sensitive and complimentary fashion. Return this project to the developers for a complete redo as a MMHI development. The city and citizens just completed a significant consultation on the process and it would be a disgrace to ignore that investment of time, mere weeks after the process was completed. Bob June Manor Road, Vic.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 32

Login: Anonymous

Responded At: Apr 03, 2023 09:48:14 am

Last Seen: Apr 03, 2023 09:48:14 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I support the creation of affordable purpose built rental units in my neighbourhood (James Bay) and in every neighbourhood in Victoria! I like that this forward thinking project is visually attractive, and is car-lite with lots of bike storage. I am a bit skeptical that the average renter in the city could afford an EV... maybe there should be an additional carshare space instead? But I like that there are e-bike charging stations. Electric bikes are getting to be such a popular mode of transport and the location of this project is great for a car-free lifestyle. I did not see anything in the applicant's proposal regarding the current tenants and how they would be assisted and compensated in their displacement. I assume the TAP applies.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██████████

Q5. **Your email address (optional)**

██



Respondent No: 33

Login: Anonymous

Responded At: Apr 03, 2023 10:01:21 am

Last Seen: Apr 03, 2023 10:01:21 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This housing is badly needed and James Bay is the perfect place for this higher density. I live on Niagara Street and find myself walking and bussing most places because of the density of the area

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 34

Login: Anonymous

Responded At: Apr 03, 2023 11:05:35 am

Last Seen: Apr 03, 2023 11:05:35 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I love this project! I am really happy to see the developer go above and beyond to try to provide affordable housing in a dense amenity rich neighborhood. I think this will be a get addition. I currently live about a 10min walk away and will be happy to welcome our new neighbors.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

██



Respondent No: 35

Login: Anonymous

Responded At: Apr 03, 2023 11:20:16 am

Last Seen: Apr 03, 2023 11:20:16 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I support the missing middle idea and want to see more buildings like this in James bay, Fairfield, etc, but six stories is too much. I would support four stories. And the design is okay but not great.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

██



Respondent No: 37

Login: Anonymous

Responded At: Apr 04, 2023 21:41:01 pm

Last Seen: Apr 04, 2023 21:41:01 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Is this an April Fool's joke? This building in no way fits into James Bay and would serve as a precedent for other developers creating a dysfunctional neighbourhood, devoid of children and family housing, so very different from this desirable charming mixed density neighbourhood. Shall we pave over all of the green space, not allow trees to grow, and throw shade on all of James Bay? This proposal sets the tone for this to happen. The developer states with false entitlement that he is allowed a six storey building with his zoning, but such height is predicated by setbacks, landscape area and so much else. James Bay has many dense developments completed and many in the works, but none that break so many good planning principles as this one, save for one similarly inappropriate proposal at 131-139 Menzies. The proposal thumbs its nose at all of the OCP and offers no redeeming feature save the vague offer of affordable housing, yet does not mention what rents would be and who would have the privilege of affordable rents. Will the developer rent units from himself and then sublet them for 30 day periods at a furnished rate premium. The developers own birds's eye view highlights all of the 3-4 storey apartments which will eventually be 6 storeys, albeit with appropriate setbacks and landscaping, trees. James Bay will therefore double in population in 15 years with the rebuilding of these apartment buildings as well as through multiple secondary suites and missing middle infill on lots keeping their historic homes, and their green space, their produce gardens and fruit trees. There are but three intersections that limit access to what will be a closed neighbourhood of 20,000+ people. Increased density on the few remaining garden streets is not needed.. The historic homes already provide a diversity of accommodations, most with suites and families. James Bay is the densest and most diverse neighbourhood in the region, but needs to keep that diversity rather than rebuilding with proposals such as this aimed at only maximizing developer profit. The design is insensitive and plain ugly, without need of further explanation. The podium design, at the rear of this proposal, is reminiscent of the many new buildings that pancaked during the spring earthquake in Syria/Turkey, killing all who lived within. I can elaborate. The minimal setbacks do not even allow for a proper fire fighter's ladder slope. The building is of a poor design aesthetically and from a life safety perspective. The materials are cheap and will weather poorly. The developer has publicly stated, on CBC, that the building is for seniors and provides for multiple bicycle spaces but nowhere for their guests from away to park for visits. I suppose the projection is that only lonely people with no friends will live in this unfriendly building, which does not acknowledges the street, the neighbourhood and has no features that promote community (porches, gardens, open spaces ion the street where children play. Note that my son has played in a neighbouring front yard, on the porch... As an architect I recognize that each building has a personality that reflects its spirit, its builder. This proposal has the personality of a narcissist who cares not for community and celebrates vulgarity and an absence of civility and any beauty. The street and neighbourhood is one of welcoming people with gardens and porches, family sized accommodations with secondary suites for those without families, or small families, but still part of community. The neighbouring houses maintain nature, trees, soils; multigenerational and different sorts of families. This proposal is an abomination for this neighbourhood. If such buildings are allowed to go ahead, the community of this neighbourhood will be destroyed and degraded forever. James Bay will become a comparative wasteland. If Council even considers approving any such proposal as this, then Council is as dysfunctional as this building design.

Q3. Your Full Name

██████████

Q4. Your Street Address

██████████████████

Q5. Your email address (optional)

██████████████████████████████



Respondent No: 38

Login: Anonymous

Responded At: Apr 04, 2023 21:53:42 pm

Last Seen: Apr 04, 2023 21:53:42 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too big for the neighbourhood. Densification is important but so is livability. In my opinion this development will negatively affect the people who already live here. Project needs to be scaled down with height in line with nearby structures.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 40

Login: Anonymous

Responded At: Apr 04, 2023 22:38:22 pm

Last Seen: Apr 04, 2023 22:38:22 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I love the public art and we need more below-market rentals. I hope some will be available at the true affordable definition Victoria has. Below market doesn't mean much otherwise.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██████████

Q5. **Your email address (optional)**

████████████████████



Respondent No: 41

Login: Anonymous

Responded At: Apr 04, 2023 22:41:39 pm

Last Seen: Apr 04, 2023 22:41:39 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This does harm to the character of the neighborhood. I am not opposed to additional housing and increasing density here. But this is just ugly. It must be possible to design a building that melds with/ enhances the area.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** [REDACTED]



Respondent No: 42

Login: Anonymous

Responded At: Apr 04, 2023 23:41:06 pm

Last Seen: Apr 04, 2023 23:41:06 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

My god. It's hideous. I can't even wrap my head around how someone could ever imagine that this somehow compliments or enhances the neighbourhood? It is an insult to the historic character of the area. I support density but there is density that enhances and builds on the character of an area then there's density that creates urban blight. This squarely falls into the blight category as it is clear no effort is being made to respect the area. I understand that what currently is there isn't an architectural masterpiece but at least it is consistent with size, height, and form of the area.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 43

Login: Anonymous

Responded At: Apr 05, 2023 01:25:12 am

Last Seen: Apr 05, 2023 01:25:12 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The artists rendering of this proposal that is circulating on social media makes it quite clear that this proposed building is too large for the lot and the neighbourhood (if that is in fact the true proposal) and completely out of place architecturally.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 44

Login: Anonymous

Responded At: Apr 05, 2023 03:48:31 am

Last Seen: Apr 05, 2023 03:48:31 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Six stories is a reasonable density for a neighbourhood this close to the downtown core and necessary given the twin needs for increased density and housing. Excellent work.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██████████

Q5. **Your email address (optional)**

not answered



Respondent No: 45

Login: Anonymous

Responded At: Apr 05, 2023 06:57:49 am

Last Seen: Apr 05, 2023 06:57:49 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Why on earth would you even consider building this hideous building where you propose? It looks terribly out of place. Please do not allow this to be approved. Buildings like this will ruin the charm of James Bay.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 46

Login: Anonymous

Responded At: Apr 05, 2023 07:03:35 am

Last Seen: Apr 05, 2023 07:03:35 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am writing to oppose this development proposal. I am aware that housing is necessary for our growing community but this is not the type or location for this building. As we also must consider the integrity of our neighbourhoods, this proposed building is a complete eyesore to the street. Government st is full of beautiful heritage style homes and between Dallas Road and Superior St, there are no 6 story buildings particularly between two small homes. I am also concerned that if this development is approved, it has set a precedent for more of these types of buildings to be placed between small single family homes. I am also concerned about the two adjacent neighbours who have to see this ugly looming building next to their homes. There is also a huge increase in resident volume on such a tiny area. How is this proposal a nice fit for the neighbourhood?

Q3. **Your Full Name** ██████████

Q4. **Your Street Address** ████████████████████

Q5. **Your email address (optional)** ████████████████████



Respondent No: 47

Login: Anonymous

Responded At: Apr 05, 2023 08:00:33 am

Last Seen: Apr 05, 2023 08:00:33 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The building being in the heart of James Bay needs a more sympathetic design, in keeping with the surrounding buildings. Density housing is one thing but looking like you were made from shipping containers is unnecessary. Slim row house designs, like in London UK, with two/three flats per house would be a much better fit.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██

Q5. **Your email address (optional)**

██



Respondent No: 49

Login: Anonymous

Responded At: Apr 05, 2023 11:40:10 am

Last Seen: Apr 05, 2023 11:40:10 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

City of Victoria is known for heritage buildings, let's preserve this legacy, and require developments like this to build away from heritage areas.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██████████████████

Q5. **Your email address (optional)**

██████████████████████████████



Respondent No: 50

Login: Anonymous

Responded At: Apr 05, 2023 12:15:27 pm

Last Seen: Apr 05, 2023 12:15:27 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I mean, aside from the fact that it looks atrocious, it's going to block sun from the other homes and doesn't fit the aesthetic of the heritage in the area.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 51

Login: Anonymous

Responded At: Apr 05, 2023 12:34:00 pm

Last Seen: Apr 05, 2023 12:34:00 pm

Q1. What is your position on this proposal?

Other (please specify)

I support as long as no renters are being displaced. If renters are being displaced I will only support if the developer ensures all tenants are provided housing of equal quality (size, amenities) at the same price or lower as they are paying now - including a long term lease if the tenants wish it.

Q2. Comments (optional)

I think we need to densify and I support density of this kind in the neighbourhood. My only concern is that any existing tenants are not harmed as part of the development process. Why are people being asked to give comment without being provided any info about tenants and what kind of building this will be? Is it going to be rental? will it be affordable? This seems like a ridiculous process if you're not going to provide any info.

Q3. Your Full Name

██████████

Q4. Your Street Address

██████████

Q5. Your email address (optional)

████████████████████



Respondent No: 52

Login: Anonymous

Responded At: Apr 05, 2023 14:28:07 pm

Last Seen: Apr 05, 2023 14:28:07 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

A lack of consideration to neighbours and respect for building setbacks is palpable. Perhaps it's time to break the cycle of toxic mysognisitic design style that claims to overpower space leaving no chance for a natural habitat or multi species survival. Using diagrams to illustrate how a taller apartment building in James Bay with huge ground level setbacks is comparable to this proposal is disingenuous. To suggest in the marketing that the First Nations design on the front of the building as "furthering decolonization", while carrying on with colonial concepts of private property ownership by the owner and developer to promote a rental building is verging on exploitation.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██

Q5. **Your email address (optional)**

not answered



Respondent No: 53

Login: Anonymous

Responded At: Apr 05, 2023 15:13:03 pm

Last Seen: Apr 05, 2023 15:13:03 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Completely out of character for a heritage neighbourhood. Beside being ugly. Is that the best we can do? Honestly, i expect better

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██████████

Q5. **Your email address (optional)**

not answered



Respondent No: 54

Login: Anonymous

Responded At: Apr 05, 2023 15:28:48 pm

Last Seen: Apr 05, 2023 15:28:48 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Out of character for the neighborhood, way too big for the lot and parking issues will be a nuisance to existing residents. A medium-density solution would be more appropriate for this site, perhaps a stacked townhouse with a similar aesthetic to the surrounding homes. Build the missing middle.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 55

Login: Anonymous

Responded At: Apr 05, 2023 17:32:30 pm

Last Seen: Apr 05, 2023 17:32:30 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Scale of building too large. Style of proposed building not in keeping with the neighborhood

Q3. **Your Full Name**

[Redacted]

Q4. **Your Street Address**

[Redacted]

Q5. **Your email address (optional)**

[Redacted]



Respondent No: 57

Login: Anonymous

Responded At: Apr 05, 2023 18:26:30 pm

Last Seen: Apr 05, 2023 18:26:30 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

████████████████████



Respondent No: 58

Login: Anonymous

Responded At: Apr 05, 2023 18:34:11 pm

Last Seen: Apr 05, 2023 18:34:11 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Reminds me of the Soviet style brutalist architecture I saw in Kazakhstan. Totally in appropriate for this neighbourhood. I'm not opposed to density but this may be the ugliest and most offensive proposal I have seen in a long time. Row housing much preferable for density.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

██



Respondent No: 59

Login: Anonymous

Responded At: Apr 05, 2023 18:49:30 pm

Last Seen: Apr 05, 2023 18:49:30 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I vigorously oppose this development project for the following reasons: *It is completely out of character for the rest of the neighborhood *It replaces the current building with one that is vastly larger *It will dramatically increase local traffic *It is an affront to the adjacent property owners and could very well adversely impact their property values *It sets a precedent that would allow smaller structures in smaller lots to be replaced with oversized development projects *Quite frankly, the proposed development is ugly as sin

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██████████████████

Q5. **Your email address (optional)**

██



Respondent No: 60

Login: Anonymous

Responded At: Apr 05, 2023 20:39:17 pm

Last Seen: Apr 05, 2023 20:39:17 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Does not fit with beautiful James Bay community and heritage at all. We can't just develop and build bigger and more dense for the sake of it. What everyone loves about Victoria will disappear.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██████████████████

Q5. **Your email address (optional)**

██████████████████████████████



Respondent No: 61

Login: Anonymous

Responded At: Apr 05, 2023 21:32:02 pm

Last Seen: Apr 05, 2023 21:32:02 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Much needed! Glad to see the use of passivhaus in an affordable building. I'd like to see more wood on the front facade but otherwise a good looking building. My parents loved their time living in James Bay but are now priced out. This is part of the solution to our housing crisis.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

██



Respondent No: 62

Login: Anonymous

Responded At: Apr 06, 2023 10:14:17 am

Last Seen: Apr 06, 2023 10:14:17 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This is exactly the type of high density housing needed in Victoria. Our low income workers, students and retired citizens need affordable housing in the city. This is the most environmentally friendly way to build a city. I'm sorry a few neighbours will lose some sun light but that has been the story of growing cities for centuries.

Q3. **Your Full Name**

████████████████████

Q4. **Your Street Address**

████████████████

Q5. **Your email address (optional)**

██



Respondent No: 63

Login: Anonymous

Responded At: Apr 06, 2023 10:14:17 am

Last Seen: Apr 06, 2023 10:14:17 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Unbelievably inappropriate and problematic. Disrespectful of the neighbourhood architecture and tourism. I cannot support a City Hall that is this out of touch when considering neighbourhood planning.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

██



Respondent No: 64

Login: Anonymous

Responded At: Apr 06, 2023 11:05:22 am

Last Seen: Apr 06, 2023 11:05:22 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Priority must be to build more housing, especially affordable rentals proposed here! James Bay is predominately not a single family neighbourhood and contains many multi-unit homes and low- to mid-rise buildings in close proximity to this development. I am a home owner and resident of James Bay; this development seems to be in keeping with the neighbourhood and would fit in well with the new rental units going in just up the road at Government and Niagara.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 65

Login: Anonymous

Responded At: Apr 06, 2023 11:30:53 am

Last Seen: Apr 06, 2023 11:30:53 am

Q1. What is your position on this proposal?

Other (please specify)

I am not opposed to redevelopment of this site but the proposed plan for a six-storey multi-unit building in this neighbourhood is not compatible with the other housing nearby and would overwhelm the street.

Q2. Comments (optional)

I assume that the goal is to create more residential units than the current 4-plex. This may be desirable although if the city's goal is to retain affordable housing it would probably be best to not allow this proposal since I doubt that the new housing, whatever is approved, will be more affordable than the current row housing.

Q3. Your Full Name

██████████

Q4. Your Street Address

████████████████████

Q5. Your email address (optional)

████████████████████



Respondent No: 66

Login: Anonymous

Responded At: Apr 07, 2023 08:47:04 am

Last Seen: Apr 07, 2023 08:47:04 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I support the addition of below market housing in James Bay. My objection is to the height of the building. Current height restrictions need to be maintained so as to protect the beauty and feel of the neighbourhood. I support other amendments to bylaws to allow greater density on residential properties in James Bay including more affordable apartment-style buildings.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 67

Login: Anonymous

Responded At: Apr 07, 2023 17:32:02 pm

Last Seen: Apr 07, 2023 17:32:02 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

We, Antonio Tsui, Thomas Hunt and Sau Fun Tsui have been the residents/homeowners on South Turner Street since 2016, the reason our family moved to this area because its historical value and the fabric of this beautiful neighborhood which has so much resemblance of the well known neighborhood, "Cabbagetown" in Toronto. The reasons I oppose to this proposal: 1: The owner/planner of this project does not take into any considerations of how it will negatively affect the neighbors on all sides. It will significantly reduce all the natural light and most importantly in the Fall and Winter seasons that NATURAL sunlight is one of the essential sources for heating a home in return of reducing our carbon imprint that any others man made source create. 2: The design of this giant ugly box offers zero considerations and attentions to match the existing neighborhood's buildings especially it is standing in the middle of the street which is surrounded by all lower level historical character homes. It will further create a total disastrous street landscape for Government Street. PLEASE PAY RESPECT TO THE PAST TO BUILD THE FUTURE If this kind of proposal is ever allowed, Victoria's tourism industry and James Bay neighborhood will further lose its historical value and the attractiveness and competitiveness of being one of the tourist attractions in Canada.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** [REDACTED]



Respondent No: 68

Login: Anonymous

Responded At: Apr 08, 2023 12:06:53 pm

Last Seen: Apr 08, 2023 12:06:53 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

I support smart and sensible densification but am strongly opposed to the proposal to establish a six story building at 50 Government Street for the following reasons: • Proposed development is too large for the lot – The applicant falsely claims the lot's current R3-2 zoning allows a multiple dwelling. This makes it seem the proposed development only needs a "tweaking" of the zoning requirements. In fact at 585m², the lot is much smaller than the 920m² required for a multiple dwelling (section 9 of Part 3.3 of the Zoning Regulation Bylaw). Large buildings require setbacks to protect the well being of neighbours. Legally required setbacks for this building would require an area 2.7 times the size of this lot. The R3-2 zone limits building type on a lot such as this to nothing more than a duplex, which means de facto R-2 zoning. • It's height and density greatly exceeds what is allowed by R-2 or even the City's new Missing Middle bylaw - Building height and floor space requirements are significantly beyond what is permitted for this lot under the R-2 zone bylaw or the new Missing Middle bylaw. The more generous missing middle zoning for example would allow one houseplex (maximum six units) with a maximum FSR of 1.0:1 and height of 9.0m. The proposal has 24 units, an FSR of 2.34 and height of 19.5m (22m to the elevator overrun). Requirements for open space are equally egregiously ignored. Missing Middle requires open site space of 45% (area not occupied or obstructed by any building or portion of building, driveway or parking lot). The proposal fails to provide such a figure but looking at the developer's plans it is hard to imagine it reaches even 10%. • Gentle densification is warranted in the area where this lot is located - James Bay already has a high degree of population density. Many of the City's current councilors have acknowledged this and called for gentle densification in James Bay. The Official Community Plan calls for increased neighborhood density to primarily occur around village centers (within 200 m) and major transit corridors. This lot sits well outside James Bay village on a narrow residential street. And while the immediate area around this lot already exhibits considerable density, there is plenty of scope for further "gentle" increases in density without the harmful introduction of a six+ story building. Ideally this would occur in the form of affordable units for families, rather than tiny studios and one-bedroom apartments as is being proposed. • The proposed development is incompatible with surrounding homes - Design guidelines for new multiple dwelling buildings expect them to be compatible with and improve the character of the surrounding area. This includes avoiding harming existing streetscapes and providing privacy to adjacent dwellings. The proposed development fails to comply with these fundamental design elements. It will be a massive structure right in the middle of, and looking down on top of, one and two story houses, many of which are of a heritage character. Moreover there is little potential for creating a transition of this massing. The building's façade is also windowless which fails to encourage interaction with the street. The visual degrading of the streetscape resulting from this development negatively affects not just local residents, but will undermine the area's tourism value. This area of Government and South Turner streets currently attracts many tourists who pass through on foot, bicycle and horse drawn carriage. This includes a good percentage of the hundreds of thousands of cruise passengers who visit Victoria each year. • Neighbours will be unduly harmed if this is allowed to proceed - The building's height and small setbacks will result in extreme shading of several lots, as well as a loss of privacy. As an avid gardener, I spend considerable time in our backyard. Our property will lose much of its sunlight and be under the direct gaze of many balconies and windows, and a rooftop patio. Given its size it will also increase light overspill and general noise levels. All told, the building will contribute a significant undermining of our quality of life, as well as that of our neighbours.

Q3. Your Full Name [REDACTED]

Q4. Your Street Address [REDACTED]

Q5. Your email address (optional) not answered



Respondent No: 69

Login: Anonymous

Responded At: Apr 08, 2023 13:53:22 pm

Last Seen: Apr 08, 2023 13:53:22 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am the owner of the designated heritage house at 40 Government Street in Victoria, which I have owned since 2005. The proposed development at 50 Government Street is two properties to the north of mine. I was a civil/structural engineer (P.Eng.) in my past career, and was heavily involved in construction projects, including residential construction. The proposed development at 50 Government St. is absolutely not in alignment with the size and architecture in this neighbourhood, and concerns me a great deal for the following reasons: 1) Parking There are very few parking spots on the street in this neighbourhood. The area is not able to accommodate the addition of 24 additional units without underground parking. My spouse and I have been ticketed a number of times when we have needed to park on the street. Visitors to my property also have very few options for parking. I do not see any plan for parking for visitors to the proposed building. 2) Style Not Aligned with Neighbourhood The current neighbourhood is a mix of primarily 1- or 2-storey dwellings (including a number of heritage registered or designated buildings), as well as multi-unit 3- and 4-storey buildings. The proposed development at 6-storeys is significantly higher than anything we have now and also will look very different. It will definitely stand out and will be an eyesore in my opinion. 3) Proposed Modifications to Existing Requirements Further to my concerns about the height, as laid out in 2) above, the proposed building will be quite imposing on the street. I am NOT aligned with the proposed modifications to allow an increase in height, a change to the floor space ratio or reducing the setbacks. If anything, I would want to see the front setback increased, to see if there can be a reduction of the imposing nature.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** [REDACTED]



Respondent No: 70

Login: Anonymous

Responded At: Apr 09, 2023 03:37:11 am

Last Seen: Apr 09, 2023 03:37:11 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 71

Login: Anonymous

Responded At: Apr 09, 2023 10:49:11 am

Last Seen: Apr 09, 2023 10:49:11 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

██████████

Q5. **Your email address (optional)**

not answered



Respondent No: 72

Login: Anonymous

Responded At: Apr 09, 2023 11:06:54 am

Last Seen: Apr 09, 2023 11:06:54 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Community

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 73

Login: Anonymous

Responded At: Apr 09, 2023 11:19:36 am

Last Seen: Apr 09, 2023 11:19:36 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need housing

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 74

Login: Anonymous

Responded At: Apr 11, 2023 09:44:20 am

Last Seen: Apr 11, 2023 09:44:20 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

It is important to increase density but the constructions need to integrate with the location. In this case the height is far in excess of any of the surrounding buildings. The height of the building proposed is incongruous with the surrounding structures. It seems that a 3 to 4 story building is better suited. Easing the setbacks results in the encroachment of the very large building on the surrounding properties. Again, a building of less height would not have the same effect.

Q3. **Your Full Name** ██████████

Q4. **Your Street Address** ████████████████████

Q5. **Your email address (optional)** ██████████████████



Respondent No: 75

Login: Anonymous

Responded At: Apr 11, 2023 21:13:56 pm

Last Seen: Apr 11, 2023 21:13:56 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

I looked at the submission on the city's DevTracker site. Overall I like this proposal a lot. If we want to build lower cost, environmentally sound, housing we need to look at 6-8 story buildings. On car parking, I'm personally not concerned about providing parking, but what the developer is proposing makes sense. It has one accessible spot (required), and five other spots (one or two of which will be car shares). They've put the parking under the building but at the surface. That's much less expensive than underground, while still hiding the cars from the street, which I appreciate. With regards to bike parking, I see there are 36 bike spots for 24 homes, and that most of them are of the more useful horizontal type. One question I have is how many spaces can handle cargo bikes, mobility scooters, etc. I very much appreciate that the bike storage appears to be in solid-walled rooms, not wire cages. Solid walled rooms are MUCH more secure, and that's a good thing. Finally, I support the request to build over most of the lot. I suspect that doing anything else would result in many fewer, much more expensive, homes. The building includes a modest patio, and is a pleasant, short, walk, from two different parks. All in all, if we want to build housing that's affordable from the start (which we need), this is a good way to do it.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

████████████████████



Respondent No: 76

Login: Anonymous

Responded At: Apr 12, 2023 10:25:22 am

Last Seen: Apr 12, 2023 10:25:22 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This is too large for the lot.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

████████████████████



Respondent No: 77

Login: Anonymous

Responded At: Apr 12, 2023 10:26:03 am

Last Seen: Apr 12, 2023 10:26:03 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed building is too tall and the footprint too large for the size of the property on street with primarily 2 story heritage homes.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

not answered



Respondent No: 78

Login: Anonymous

Responded At: Apr 12, 2023 14:26:54 pm

Last Seen: Apr 12, 2023 14:26:54 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Simply not appropriate for the neighbourhood. Does not fit the size or character of surrounding homes. Is not housing for families which is what the MM is trying to provide. It currently is housing for four families. This is an attempt to maximize rental income with complete disregard to the neighbourhood who will be negatively impacted by the increased traffic and its imposing size.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 79

Login: Anonymous

Responded At: Apr 12, 2023 17:48:06 pm

Last Seen: Apr 12, 2023 17:48:06 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am opposed to the proposed development at 50 Government Street because having a building so large and out of character with the existing neighbourhood will ruin the uniqueness of this part of Government St. It will also undermine the heritage value of the street. As well, Government St. is already narrow and difficult to maneuver in, especially for the residents of independent living facilities and others with limited mobility. The proposed development has very little on-site parking, which will increase competition for the already limited street parking spaces. In addition, the increased traffic flow will increase risks for persons with disabilities, those with limited mobility, and children going to and from school and playing in the neighbourhood. For these reasons, I urge Victoria City Council to oppose and not allow this development to take place. Thank you, Ann Purdy

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 80

Login: Anonymous

Responded At: Apr 12, 2023 19:27:09 pm

Last Seen: Apr 12, 2023 19:27:09 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

████████████████████



Respondent No: 81

Login: Anonymous

Responded At: Apr 12, 2023 21:19:25 pm

Last Seen: Apr 12, 2023 21:19:25 pm

Q1. **What is your position on this proposal?**

Q2. **Comments (optional)**

Too big for the lot

Q3. **Your Full Name**

Q4. **Your Street Address**

Q5. **Your email address (optional)**



Respondent No: 82

Login: Anonymous

Responded At: Apr 12, 2023 21:44:27 pm

Last Seen: Apr 12, 2023 21:44:27 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I just attended the CALUC session with the developer during the JBNA monthly discussion. I live two blocks away from this proposed development, on Rithet Street, and walk down Battery and Government streets regularly. The proposed development is shockingly out of character with the neighbourhood. I'm astonished that it has actually got to this point. Over 150 people were on the zoom call, and the neighbourhood seems unanimously opposed. The proposal at 6 storeys should never have got this far. It is a concrete monolith which would set a horrible precedent if approved. It does not fit into a heritage area, and would damage the atmosphere of Government and South Turner streets. The developer kept shaming the residents of James Bay by saying if we really wanted affordable housing we'd support his development. Surely we do not have to throw out the character of our community, and our sense of aesthetics, to increase the stock of affordable housing.

Q3. **Your Full Name**

██████████

Q4. **Your Street Address**

████████████████████

Q5. **Your email address (optional)**

██



Respondent No: 83

Login: Anonymous

Responded At: Apr 13, 2023 09:45:11 am

Last Seen: Apr 13, 2023 09:45:11 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I was initially neutral, perhaps even supportive, of this proposal, but after listening to the developer's presentation to the James Bay Neighbourhood Association on 12 April, I am strongly opposed. I agree with comments made by other neighbours about the negative impact on the character of the neighbourhood. "Minimizing shadow impact" does not mean that there would not be a negative impact. It only means that it would be less than what would be likely if there was total disregard. Proposing set-backs of between 2.7 and 3.3 m does not mean that the set-backs are adequate, particularly in a neighbourhood where gardens and urban forest cover are important amenities. The developer characterized the 'indigenous' design on the side facing Government Street as being in keeping with 'decolonialization'. Without a First Nation endorsement, that claim should not be made. There was also no mention of a recognized Indigenous artist being commissioned to create the design. This may be a case of cultural appropriation, inconsistent with the City's reconciliation goals and practices. Finally, I was disappointed by the tone of the developer's comments. Negative statements were made about "Missing Middle", which is a policy that I supported when deciding who to vote for in the last civic election. I disagree with the statement that the policy "hasn't worked", considering that it was only passed last month. There seemed to be an attitude that there is a housing crisis, so developers must not be hindered.

Q3. **Your Full Name** [REDACTED]

Q4. **Your Street Address** [REDACTED]

Q5. **Your email address (optional)** not answered



Respondent No: 84

Login: Anonymous

Responded At: Apr 13, 2023 10:54:36 am

Last Seen: Apr 13, 2023 10:54:36 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I totally oppose this proposal. I have looked carefully at all of the facts. This proposal is in disregard of both the zoning laws and OCP. It is totally out of context with the area and context matters in land use. We, as citizens, are not allowed to break laws whether we be driving a vehicle, setting up a restaurant, or renovating a heritage house. Why on earth would the zoning laws be open to such abuse? This is an opportunistic reaction by a speculator hoping to get a knee jerk approval from the City council. Is this what it has come to? Developers that are so sure that that they are shoe-ins with the council that they can propose any wild idea to get approval?

Q3. **Your Full Name** ██████████

Q4. **Your Street Address** ████████████████████

Q5. **Your email address (optional)** ██



Respondent No: 85

Login: Anonymous

Responded At: Apr 13, 2023 11:32:55 am

Last Seen: Apr 13, 2023 11:32:55 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I listened to the Developer speak and take questions at last nights JBNA zoom meeting and am more that ever, opposed to this development. I found that the community concerns were willingly unheard and patently discounted. I need to trust that our City Counsel will listen to the neighbourhood and deny this proposal from going forward as it is far outside the OCP and zoning for the lot and area in general. From its imposing overview and shadowing of the surrounding properties, lack of parking in an area already challenged by heritage homes without driveways and congested street parking to the disruption to the viewscapes and flavour of the character of this heritage area. The city response should not be just "no" , but a hard "no way, not a chance" I would be in support of a design that accommodates up to four families in a maximum two storied structure as allowed by current zoning and demonstrated by the current building and not the developers version which he claims allows him six stories. Thank you.

Q3. **Your Full Name** Brad Funk

Q4. **Your Street Address** 638 Battery Street

Q5. **Your email address (optional)** not answered



Respondent No: 86

Login: Anonymous

Responded At: Apr 13, 2023 13:01:02 pm

Last Seen: Apr 13, 2023 13:01:02 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I find this proposal to be totally out of keeping with the neighbourhood. The height and design are going to drastically effect the homes nearby and I am extremely concerned that if this present proposal goes ahead a precedence will be set for future developments in James Bay.

Q3. **Your Full Name** Gillian Scadeng

Q4. **Your Street Address** A- 112 Clarence st, Victoria, V8V 2J2

Q5. **Your email address (optional)** not answered



Respondent No: 87

Login: Anonymous

Responded At: Apr 13, 2023 14:27:12 pm

Last Seen: Apr 13, 2023 14:27:12 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

As someone who has struggled to find housing and currently cannot afford to buy even a studio apartment in Victoria, any development that contributes to the housing supply is very welcome! I would also add that there should be enough bike parking available for two bikes for every unit.

Q3. **Your Full Name** Angela Mitchell

Q4. **Your Street Address** 580 Niagara St.

Q5. **Your email address (optional)** not answered



Respondent No: 88

Login: Anonymous

Responded At: Apr 13, 2023 17:24:53 pm

Last Seen: Apr 13, 2023 17:24:53 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I wanted to provide my comments on this development proposal after the JBNA neighbourhood Zoom meeting with the developer, held April 12, 2023. I have reviewed their materials and formed an opinion about the proposal but, in the interest of fairness, wanted to hear Michael Jones as he presented the development to the citizens of James Bay. To say the least I am more shocked and more opposed to this proposal after the 2 1/2 hour meeting last night. The proposed building is absolutely horrible and would be a blight on the neighbourhood. I feel the most for the immediate surrounding homeowners who would have their lives so negatively impacted by this massive ugly structure. There is nothing redeeming in this monstrosity. It cannot be allowed to proceed. Now, let's consider the developer and their approach to the neighbourhood. Mr. Jones presented himself as an absolutely arrogant uncaring person. All the while quoting modern jargon, popular concepts and even lies, most likely designed to sway those who cannot see behind his shallow approach to dealing with the public. Shameful, Mr. Jones. To say the least here are some salient points that must be considered: - this property is zoned for a duplex...not a multi unit building as proposed - Mr. Jones has made irresponsible references to First Nations Peoples and has tried to sway opinion that this building respects these Peoples. As best I know, Michael Jones is not a First Nations person nor does his (profit making) company represent them. When presented with this he did not argue to the contrary. A shameful insult to the First Nations Peoples! - he has stated that this building fits with the nature of the community. It does not in any form or fashion! - the requested bylaw variances impose this structure as being "in your face". Why it's 6 stories tall, where surrounding housing is generally 1 1/2 stories. That does not fit this neighbourhood, no matter what the developer says. - the representations about rental affordability appear to be, at best, a red herring designed to make naive people feel better about the building. Mr. Jones gave no confidence that what he is saying to this issue should be believed. - and, this building does nothing for housing families in need - there is no green space in this proposal, unlike the rest of the community which enjoys great green yards and proper setbacks of buildings - there is woefully inadequate parking for residents and guests - Mr. Jones insulted the participants several times by lecturing us that he is providing us with what we "need" not what we want. Frankly, the group of adults didn't need to be spanked by a developer as if we can't understand what we want and need. - and the number of times that he actually laughed at the people in attendance was nothing short of horrible. What arrogance! All in all, I came away believing that the last person I would want to build anything in James Bay is Michael Jones. He should not be trusted. Good lord, he didn't even show his face on the Zoom feed, hiding behind a black screen and an excuse of not having a camera. Not acceptable. Lastly, the only precedent that I would like to see be made here is that our elected officials tell developers like Oeza Developments they are not welcome to come into our neighbourhoods with completely ridiculous proposals and horrible community consultation. Victoria is a better City than that. Thank You, Bill McCrea

Q3. **Your Full Name** William McCrea

Q4. **Your Street Address** 415 Government St, Victoria BC

Q5. **Your email address (optional)** wjmacvic@shaw.ca



Respondent No: 89

Login: Anonymous

Responded At: Apr 13, 2023 21:05:13 pm

Last Seen: Apr 13, 2023 21:05:13 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Hello, Dear applicant, CALUC representatives for James Bay, city employees, My name is Ivan. I'm a resident of 548 Dallas Road, development at 50 Government is just around the corner. Please see my comment about this project below. I would like this project to be stopped and not allowed to proceed. The reasoning behind my opinion is James Bay lacks the infrastructure to support more residents when it comes to scarce public or paid parking in the vicinity of 50 Government development. This project fails to solve this current issue of parking. The only grocery store (not counting the tiny red barn one) at the shopping plaza at Menzies and Simcoe is busy and overcrowded throughout the day with residents, tourists and government employees, making an unpleasant experience for any of the three above-mentioned groups. This project would put a strain on existing services in the neighbourhood. I also think that any development should be responsible, this proposal is a burden on the city, its residents, and tourism. It's not responsible. This developer is selling their own greed wrapped in fake reconciliation, the underrepresented value of the supposed rental cap. If the developer cares about the community, they are free to renovate their units. If the developer cares about the First Nations reconciliation, they are free to donate to appropriate persons. If the new developer wants to be a developer, they are free to develop lots that haven't yet been developed. NO to the 50 Government project. Thank you for your time. I.

Q3. **Your Full Name** Ivan Belov

Q4. **Your Street Address** 408 - 548 Dallas Road

Q5. **Your email address (optional)** ivan.belov@gmx.com



Respondent No: 90

Login: Anonymous

Responded At: Apr 14, 2023 12:26:28 pm

Last Seen: Apr 14, 2023 12:26:28 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Noah Matthew Harasymow

Q4. **Your Street Address** 617 Battery St

Q5. **Your email address (optional)** not answered



Respondent No: 91

Login: Anonymous

Responded At: Apr 14, 2023 21:32:02 pm

Last Seen: Apr 14, 2023 21:32:02 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Building is too large and dwarfs the beautiful character homes that attract tourists . Allowing these changes to zoning in our neighbourhood sets a horrible precedent. The building does not provide parking - 24 units - and we are soon losing parking to accommodate bike lanes. This is just not a reasonable project for this lot. What we need is a smaller building with family appropriate accommodations - the true 'missing middle'. There are hundreds of small apartments being built downtown - please let us keep our neighbourhood.

Q3. **Your Full Name** Shannon Clarke

Q4. **Your Street Address** 306-25 Government St

Q5. **Your email address (optional)** not answered



Respondent No: 92

Login: Anonymous

Responded At: Apr 15, 2023 07:53:51 am

Last Seen: Apr 15, 2023 07:53:51 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I live across the street from this proposed development, and I oppose it. James Bay is very densely populated now, and does not need or want more density. The proposed 6 story project is far too large for the location. If built, it will tower over the street and nearby homes, blocking their sunlight and views, and invading their privacy. The insufficient number of onsite parking stalls proposed for the project will put further pressure on our very limited supply of street parking in the neighbourhood, which has been reduced considerably in recent years by decisions of Mayors and Council. If the existing building at 50 Government Street needs to be replaced, it should be done within the existing zoning for the property (maximum 4 stories), which was put there for a reason to preserve the character and livability of the neighbourhood. Any proposals that exceed the existing zoning should be rejected. While this project and others like it may have support from the Mayor and like-minded City Councillors, it is NOT supported by the majority of Victoria's citizens. The strong opposition of citizens to this scale of development in Victoria's residential neighbourhoods was clearly evident in recent public hearings on the Mayor and Council's "missing middle" initiative.

Q3. **Your Full Name** Russell Fuller

Q4. **Your Street Address** 25 Government Street

Q5. **Your email address (optional)** not answered



Respondent No: 93

Login: Anonymous

Responded At: Apr 15, 2023 10:40:31 am

Last Seen: Apr 15, 2023 10:40:31 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposal to squeeze a 6 storey low rental building between 2 beautiful character homes in James Bay is a mistake in so many ways! The building is far too large for the lot, overshadowing both homes on either side. The windows and balconies are on the side of the building, giving no privacy to the lower level homes. There is no green space, as the setbacks are extremely minimal, crowding the property borders. The design, which is not even attractive, does not at all blend with the neighbourhood and will detract from the charm and appeal of James Bay. Tourists visit James Bay to enjoy the charm and historic character homes that have made James Bay one of the most desirable neighbourhoods in Victoria. James Bay residents are proud of their homes and gardens. This unattractive, out of character building will be an eyesore to anyone in the area. The proposed changes to Government St. including a bike path will already eliminate parking space on the street. This new 24 unit low rental apartment building will only add to this with additional cars! It will not be solving the 'missing middle' issue which is one of the ongoing problems, with having studio and 1 bedroom units. It will not be practical for a family. If this type of practice is allowed, it will be setting a very dangerous precedent for any chance to allow James Bay and other much loved neighbourhoods to keep their integrity, value and charm. It would bring the market value of neighbourhoods down and allow slum landlords to take over. Something no one wants. I wouldn't want to see this building in any area of Victoria, as it is not remotely an attractive building!

Q3. **Your Full Name** Deborah Robinson

Q4. **Your Street Address** 25 Government St.

Q5. **Your email address (optional)** not answered



Respondent No: 94

Login: Anonymous

Responded At: Apr 15, 2023 21:33:52 pm

Last Seen: Apr 15, 2023 21:33:52 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The Benefits of Affordable housing outweigh the preferences of those opposed to change & security for those who need it

Q3. **Your Full Name** Aren Egilson

Q4. **Your Street Address** 425 Simcoe street Victoria BC

Q5. **Your email address (optional)** arenegilsson@gmail.com



Respondent No: 95

Login: Anonymous

Responded At: Apr 16, 2023 11:45:25 am

Last Seen: Apr 16, 2023 11:45:25 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Great development

Q3. **Your Full Name** Harlaap gill

Q4. **Your Street Address** 374 sunset ave

Q5. **Your email address (optional)** not answered



Respondent No: 96

Login: Anonymous

Responded At: Apr 16, 2023 12:30:18 pm

Last Seen: Apr 16, 2023 12:30:18 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am adamantly opposed to this development because it is much too large and inappropriate for the space it is to occupy. Please RESPECT the views of the people of James Bay. This is not nimby-ism; this opposition is based on reality - the reality of sustaining a neighbourhood with a long-established character, the reality that this building is simply not appropriate for the site, the reality that it is not within the guidelines of the Official Community Plan, and the variances requested are not reasonable. There is a need for housing; James Bay is already very dense, but residents believe there are other ways to offer accommodations besides a huge, unattractive building which clashes with the heritage nature of the immediate neighbourhood. We have suites, stratas, small apartment buildings - I live in a 1903 house renovated to accommodate four families. There are many ways to increase our density rather than a building which will change the character of the street. After attending the zoom meeting of the James Bay Neighbourhood Association I am convinced that this building would NOT in any way fulfill the promises expressed by the developers. First, it does not meet standard setbacks on any sides, encroaching upon neighbours in many ways. Second, the promise for affordable housing was not clarified as to actual costs for renters, but it will not meet the needs of those people who need true affordable housing. Also, the lack of green space for tenants is unconscionable! Please accept the fact that this is not for socially motivated reasons, but for profit motive only! Finally, I am very concerned that the developers used the words "reconciliation" and "decolonization" in their materials. This is serious greenwashing. Putting a First Nations painting on the front of an inappropriate building does not meet those terms in any way. Please do not accept this proposal in a knee-jerk fashion because you think it will solve Victoria's housing problems. This building will cause more problems than it solves.

Q3. **Your Full Name** Anne Young

Q4. **Your Street Address** 20A Paddon Ave.

Q5. **Your email address (optional)** not answered



Respondent No: 97

Login: Anonymous

Responded At: Apr 17, 2023 16:40:49 pm

Last Seen: Apr 17, 2023 16:40:49 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed building is too tall and too dense for the area. The outward appearance of the building is terrible. In my day, I would have been embarrassed to present a proposal like this to the community and City Council. Just sayin.

Q3. **Your Full Name** David Helm

Q4. **Your Street Address** 522 Toronto Street

Q5. **Your email address (optional)** mail@dghelm.com



Respondent No: 98

Login: Anonymous

Responded At: Apr 17, 2023 17:32:09 pm

Last Seen: Apr 17, 2023 17:32:09 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am greatly disturbed by the rapacious, seemingly unrestricted access for developers to do what they want, regardless of how James Bay residents want to see, with its rich history and our neighbourhoods filled historic homes . What happened to building new homes that blend in and not tower over our historically rich James Bay neighbourhoods.

Q3. **Your Full Name** Daniel Sali

Q4. **Your Street Address** 102-408 Parry Street

Q5. **Your email address (optional)** danielartsali@outlook.com



Respondent No: 99

Login: Anonymous

Responded At: Apr 17, 2023 17:59:34 pm

Last Seen: Apr 17, 2023 17:59:34 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This design does not suit the site - far too big.

Q3. **Your Full Name** Lisa Miller

Q4. **Your Street Address** 122 Medana Street

Q5. **Your email address (optional)** lisa4librariea@yahoo.co.uk



Respondent No: 100

Login: Anonymous

Responded At: Apr 17, 2023 18:43:03 pm

Last Seen: Apr 17, 2023 18:43:03 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed development is so outrageously inappropriate for this location as to be absolutely shocking. The entire neighbourhood, including surrounding streets (I live several streets away) opposes it, as was obvious in the recent CALUC process. In that process, I also witnessed significant disdain for the neighbourhood and the residents on the part of the developer's representative, who repeated numerous times, in response to criticisms, "I'm giving you what you need, not what you want"!

Q3. **Your Full Name** Jennifer Button

Q4. **Your Street Address** 50 Menzies St.

Q5. **Your email address (optional)** jenabutton@gmail.com



Respondent No: 101

Login: Anonymous

Responded At: Apr 17, 2023 20:12:22 pm

Last Seen: Apr 17, 2023 20:12:22 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

You got to be Kidding! This is monstrous, it destroys the neighbourhood and sense of community, loss of green space, and affordable housing, replaced by density that will not help middle income families now or ever. The developer is just trying to make his money and get out. Or sell it back to taxpayers via Crd. Stop building in james bay we have enough density and if we have a major disaster emergency services or people will not be able to get in and out!

Q3. **Your Full Name** kelly drabit

Q4. **Your Street Address** 236 kingston st

Q5. **Your email address (optional)** not answered



Respondent No: 102

Login: Anonymous

Responded At: Apr 17, 2023 22:27:31 pm

Last Seen: Apr 17, 2023 22:27:31 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This is one of the worst redevelopment proposals that I have seen. We have housing needs in Victoria, but we also have a diverse range of people that require housing, from families to single people. From a development perspective it makes sense to build types of housing where it makes sense, and in a residential neighbourhood it makes sense to build family homes that integrate into the neighbourhood. This development is well intentioned, but it belongs around other similar buildings in a more densely apartment oriented neighborhood — this building does not belong in the centre of a largely residential neighborhood anywhere, let alone in the midst of century old heritage homes. Regardless of where they live, our city counsellors need to ask themselves if this style of building would be appropriate in their own backyard.

Q3. **Your Full Name** Kevin Youck

Q4. **Your Street Address** 135 Medana Street

Q5. **Your email address (optional)** kyouck@gmail.com



Respondent No: 103

Login: Anonymous

Responded At: Apr 18, 2023 08:54:24 am

Last Seen: Apr 18, 2023 08:54:24 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposal is out of line with the objectives of the City of Victoria in the following ways: -doesn't comply with current zoning and Missing Middle objectives -doesn't provide family housing -has less than 5% open space -is not in line with the design and character of the neighbourhood heritage and tourism interests on a highly traffic street popular with Cruise industry -highly invasive to privacy of multiple lots on all sides and for at least five lots in all directions -provides extreme shade and will change biodiversity of the surrounding -urban forest and gardens -makes misleading claims about affordability In addition the developer shows no demonstration of skill, experience or reliability. Developer provides no portfolio of previous work or ability to provide quality assurance. Developer shows no licensing qualifications. Developer has blatantly spread misinformation through the Notice of Proposed Development. Developer blatantly misinformed CALUC meeting about having undertaken consultation

Q3. **Your Full Name** Gayle Nelson

Q4. **Your Street Address** 54 Government St

Q5. **Your email address (optional)** not answered



Respondent No: 104

Login: Anonymous

Responded At: Apr 18, 2023 09:05:09 am

Last Seen: Apr 18, 2023 09:05:09 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am a frequent visitor to Victoria and often bring other out of town guests. I like to stay on the inner harbour and walk to the sea along Government St. I saw the proposed development sign in front of current building and was appalled by how this proposal will spoil the experience of tourists and the beautiful walk down this historic street. I can understand the need for density but this must be balanced against other values and tourism. Tourism is the main thing Victoria has going for it, and the city should better integrate these values into its planning. Your downtown is mostly an ugly mess of empty storefronts and distressed people coping with substance issues. Please maintain this 50 Government St area (all the way from Chinatown to Dallas Road) as a jewel for tourists and heritage. The walks through James Bay are one of the only things you have going for you!! Also note - I signed into the public hearing on this development April 12th. I was appalled that the City would even consider working with a developer as blatantly inexperienced and disingenuous as Oeza. Do you not have any screening criteria? Visitor from LA

Q3. **Your Full Name** Lee McVicker

Q4. **Your Street Address** 2382 Live Oask Meadow Rd, Malibu CA 90265

Q5. **Your email address (optional)** not answered



Respondent No: 105

Login: Anonymous

Responded At: Apr 18, 2023 10:19:15 am

Last Seen: Apr 18, 2023 10:19:15 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This brutal proposal is completely out of context for James Bay. It shows total disrespect for immediate neighbours and is an insult to the neighbourhood as a whole. The recent CALUC meeting well exposed the many specific issues in this regard. Please stop it and stop it now before irreparable harm is done to James Bay.

Q3. **Your Full Name** Lynda Cronin

Q4. **Your Street Address** 614 NIAGARA ST

Q5. **Your email address (optional)** lyndacronin@shaw.ca



Respondent No: 106

Login: Anonymous

Responded At: Apr 18, 2023 13:28:33 pm

Last Seen: Apr 18, 2023 13:28:33 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

It is an immense looming box with a dominating presence overtop adjacent heritage houses; completely incongruous to the surroundings.

https://docs.google.com/document/d/e/2PACX-1vTKeLu_BuY-lpvINC325gTK1FiHMq2kK9KMu3guocywMXGs6eCTUb6K7E8VabMtc-OxGAck2G0q0IXN/pub

Q3. **Your Full Name** Dennis E Bolen

Q4. **Your Street Address** 136 Medana Street

Q5. **Your email address (optional)** deb@dennisbolen.com



Respondent No: 107

Login: Anonymous

Responded At: Apr 18, 2023 13:56:43 pm

Last Seen: Apr 18, 2023 13:56:43 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Having attended the JBNA CALUC Zoom Meeting on Wednesday April 12, it is appalling to think that the size, mass and total disregard for the neighbourhood could possibly be presented by the developer and seen as acceptable by the community. There seems to be nothing redeeming in the proposal. It is characterless, imposing and inappropriate. Please stop this development.

Q3. **Your Full Name** Patricia Crichton

Q4. **Your Street Address** 128 Medana Street

Q5. **Your email address (optional)** pvcrichton2020@gmail.com



Respondent No: 108

Login: Anonymous

Responded At: Apr 18, 2023 18:34:46 pm

Last Seen: Apr 18, 2023 18:34:46 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Current building is over 110 years old and doest add to the James Bay vibe. It's time for something new. Rentals would help.

Q3. **Your Full Name** Ron Smith

Q4. **Your Street Address** Battery St

Q5. **Your email address (optional)** ronsnith@shaw.ca



Respondent No: 109

Login: Anonymous

Responded At: Apr 18, 2023 18:37:05 pm

Last Seen: Apr 18, 2023 18:37:05 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The current building is a featureless box.

Q3. **Your Full Name** ANNA JOHANSEN

Q4. **Your Street Address** Simco

Q5. **Your email address (optional)** ajohansen@shaw.ca



Respondent No: 110

Login: Anonymous

Responded At: Apr 18, 2023 18:39:20 pm

Last Seen: Apr 18, 2023 18:39:20 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Our city is crying out for rentals. Builds rentals.

Q3. **Your Full Name** Josie Edgar

Q4. **Your Street Address** Dallas Rd

Q5. **Your email address (optional)** not answered



Respondent No: 111

Login: Anonymous

Responded At: Apr 18, 2023 18:43:53 pm

Last Seen: Apr 18, 2023 18:43:53 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I walk my dog past 50 Government St twice daily and note the building is rather old and shapeless. A new construction is overdue.

Q3. **Your Full Name** Margaret Cash

Q4. **Your Street Address** Government Street Victoria

Q5. **Your email address (optional)** not answered



Respondent No: 112

Login: Anonymous

Responded At: Apr 18, 2023 18:46:33 pm

Last Seen: Apr 18, 2023 18:46:33 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I'm all for change. Lets see something new.

Q3. **Your Full Name** Thomas Dean

Q4. **Your Street Address** 1204 Battery Street

Q5. **Your email address (optional)** not answered



Respondent No: 113

Login: Anonymous

Responded At: Apr 18, 2023 18:51:30 pm

Last Seen: Apr 18, 2023 18:51:30 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Existing building is ugly. How about building some nice rental suites?

Q3. **Your Full Name** Wanda Huston.

Q4. **Your Street Address** Superior

Q5. **Your email address (optional)** not answered



Respondent No: 114

Login: Anonymous

Responded At: Apr 18, 2023 18:54:55 pm

Last Seen: Apr 18, 2023 18:54:55 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Building is old and featureless. It's time for something new.

Q3. **Your Full Name** William Swartz

Q4. **Your Street Address** 100 Woodside

Q5. **Your email address (optional)** not answered



Respondent No: 115

Login: Anonymous

Responded At: Apr 18, 2023 18:58:01 pm

Last Seen: Apr 18, 2023 18:58:01 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Victoria needs rental spaces. Build rentals.

Q3. **Your Full Name** Pauline Cook

Q4. **Your Street Address** Battery Street.

Q5. **Your email address (optional)** not answered



Respondent No: 116

Login: Anonymous

Responded At: Apr 18, 2023 19:00:12 pm

Last Seen: Apr 18, 2023 19:00:12 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

The document at this link clearly lays out the problems with the proposal: bit.ly/stop50 If you are not permitted to follow a link, then: This is a low-rise neighbourhood rich in historic and heritage buildings that provide a large niche tourism resource to the City of Victoria. The proposed development is out of sync with the Government-Battery St area, a low rise neighbourhood rich in heritage buildings. There are fifty designated heritage properties within 200m of subject property. Thousands of tourists pass along this part of Government each year by foot, pedicab, and horse carriage to enjoy the neighbourhood. Signs at the cruise ship terminal and on Dallas Rd direct pedestrians to walk downtown along Government St. and there are regular walking tours in this neighbourhood. Of the estimated 945,000 cruise passenger arrivals this year a significant proportion will pass by to enjoy the special heritage feel of this area. This property is at a highly visible intersection of two Heritage Conservation Areas (one existing on Battery St, and one under consideration on this block of Government St). The proposed building is a windowless tower facing the street A poorly considered building is not redeemed by a piece of public art. With a windowless street facing facade, the building has no "eyes on the street" or ground-level relationship to the street and neighbourhood. The building has a significant negative impact on the Battery Street heritage area viewscales. Victoria's Official Community Plan calls for "sensitive infill" in James Bay and this proposal fails to provide it. What is sensitive infill? Two definitions: "Sensitive infill development respects the physical character of a neighbourhood and is compatible with its social, economic, historical and cultural context". [CMHC] "Low rise development on small scale sites requiring little or no demolition of residential units and capable of being built by small builders. Such development conforms in all other respects to the existing scale and character of the neighbourhood." [Peter Barnard Associates] This building is clearly not sensitive infill. This proposal also fails to meet requirements in the OCP saying that a development that varies from the Plan or increases density must follow good urban design principles and be responsive to the envisioned context of the surrounding area. The architectural character of this neighbourhood reflects its mix of period styles from the turn of the century and the first half of the 20th century. The proposed apartment tower more closely fits the architectural style called "Brutalism" (really!) and in no way complements or enhances the look and feel of the neighbourhood. As noted above, the proposal is for a six-storey tower plus roof patio and roof infrastructure on a lot that is zoned for a house or duplex. The building would fill almost the entire property. When you build a large building in Victoria, you are required to put it on a property that's big enough to allow reasonable space ("setbacks") between your building and the buildings around it. Setbacks are required to be large enough to allow for open space, for air, for landscaping, and for softening the unevenness of the different building heights. In addition, setbacks respond to the need to protect the privacy of neighbours and reduce the impact of shadowing caused by tall buildings. They also allow space to support Victoria's urban forest. If the proposed 50 Government building were to have the setbacks legally required to reduce its brutal impact on the streetscape and the neighbouring houses, it would have to have a much larger property - in this neighbourhood, it would need at least three properties put together! Buying a big enough lot would doubtless cost much more than buying an undersized one. By putting this huge building on an undersized lot, the developer saves millions of dollars, while the neighbours and the neighbourhood pay the price for their profit. The lot is so small that plans allow for only six parking spots for 24 units. The total street parking available along the first block of Government Street is approximately 19 parking spots and is already overused. And most of the on-street parking nearby is residential-only parking. The lot size is so small there will be limited space for construction material and equipment storage. Heavy equipment will be operating right beside adjacent homes, heritage properties and protected trees. The City of Victoria and the Province of BC have initiatives that will dramatically increase housing, including affordable housing. Victoria: Missing Middle Housing regulations BC: Homes for People plan What James Bay and Victoria desperately need is housing for families. A building with one-bedroom and studio apartments and not enough parking does nothing for families. James Bay already has higher density than any part of the city outside the downtown core [Statistics Canada]. Some of the density is in purpose-built condos/rentals, but there is a surprising amount of "hidden density", in the form of secondary suites and large houses that have been converted into multi-unit without changing the heritage look of the neighbourhood. This project is described as providing "affordable rentals" or "below market rentals". The terms are not used consistently by the developer but: Interesting sidenote #1: What is affordable housing? "Affordable rental housing is housing

with rents equal to, or lower than, average rates in the private-market.” This means that the rents in this project will not necessarily be any lower than market rate housing! “Below-market rentals” are also ‘at or below’ private market rates. (BC Housing terminology and definitions) Interesting sidenote #2: According to CMHC, Victoria has over 200 vacant social and affordable housing units (2022 data). This does not include additional affordable housing in secondary suites across the City, which are not easily tracked. The province’s BC Homes for People plan recognizes the importance of secondary suites and co-op housing in providing affordable housing. When you think about it, this makes sense: why would a purpose-built capital-intensive apartment tower with an owner who cares about profit ever be more affordable than co-ops or small-scale rentals attached to peoples’ houses? The reliability and proven ability of the developer is a very important contributor to the successful design and construction of a project and its successful integration into a neighbourhood. This is particularly important when the project needs to fit into a community with heritage values or if constrained by factors such as being very close to other buildings. The developer for this project is Oeza developments, which was incorporated in December, 2022. Does this developer have experience leading construction projects of this scale? Can the developer provide any references? The submitted plan contains many errors and inconsistencies and incorrectly states that the property’s zoning allows multi-unit buildings. This leads us to question the developer’s attention to detail. We question whether the developer is able to provide the meaningful community engagement that can result in a plan that works for all parties. The developer describes having knocked on doors to engage the neighbours, but few neighbours are able to confirm this. The submitted proposal is not sensitive to the historical/cultural context of the neighbourhood or the project’s impact on neighbours. The plan contravenes city rules and design guidelines in dozens of ways, and an observer might reasonably assume it would be rejected out of hand. However, if a developer makes changes to a plan after an initial community consultation, they are not required to do a new CALUC (community consultation) as long as the changes they make do not increase its density, reduce the setbacks or add types of use. Does this seem like a viable, well-thought-out plan put forward in good faith? City Council has committed to gentle densification through its Missing Middle bylaw. This proposal makes a mockery of that strategy and is out of line with City guidance that developers should pursue gentle densification that is in line with the character of the host neighbourhood. Further, the proposed building is out of compliance with City planning documents in dozens of ways. Zoning, parking, building and design guidelines, and community plan at the City and the James Bay level, are all contradicted by the proposed plan. This proposal will waste many hours of the City staff’s and the City council’s time and resources. Mike Jones has said he wants to live in James Bay, and we want him to succeed in making the most of the property he bought. And happily, viable alternatives exist! These might not let the developer make as great a profit as with a six-storey apartment tower, but they allow the developer to proceed, and the neighbourhood to remain intact. This property is admirably suited to a Missing Middle development This property could be turned into side-by-side narrow houses with basement suites in keeping with the neighbourhood character. The existing building was well-maintained by the previous owner and could be kept as-is, and if desired, added onto at the back.

Q3. Your Full Name	Soressa May Gardner
Q4. Your Street Address	136 Medana Street
Q5. Your email address (optional)	sg@soressa.com



Respondent No: 117

Login: Anonymous

Responded At: Apr 18, 2023 19:01:57 pm

Last Seen: Apr 18, 2023 19:01:57 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

50 Government Street is not an eye catching building. Something new, modern, but tastefully designed would be nice.

Q3. **Your Full Name** Wilfred Brisas

Q4. **Your Street Address** Battery Street apartment

Q5. **Your email address (optional)** not answered



Respondent No: 118

Login: Anonymous

Responded At: Apr 18, 2023 19:04:37 pm

Last Seen: Apr 18, 2023 19:04:37 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need more rental space for my grandchildren. Current spot is only for 4.

Q3. **Your Full Name** Dorothy Jennings

Q4. **Your Street Address** Simcoe home owner

Q5. **Your email address (optional)** not answered



Respondent No: 119

Login: Anonymous

Responded At: Apr 18, 2023 19:08:28 pm

Last Seen: Apr 18, 2023 19:08:28 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I have lived in James Bay since 1960 and have seen changes for the good and bad. The building at 50 got st is an eyesore and should be replaced with something new. That's my two cents.

Q3. **Your Full Name** Angela Walters

Q4. **Your Street Address** Douglas Street

Q5. **Your email address (optional)** not answered



Respondent No: 120

Login: Anonymous

Responded At: Apr 18, 2023 19:34:34 pm

Last Seen: Apr 18, 2023 19:34:34 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Any Improvement would be nice and welcomed.

Q3. **Your Full Name** J.S. North

Q4. **Your Street Address** Simcoe Road

Q5. **Your email address (optional)** not answered



Respondent No: 121

Login: Anonymous

Responded At: Apr 19, 2023 00:03:40 am

Last Seen: Apr 19, 2023 00:03:40 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This is not about the "Missing Middle". This is, once again, about the maximum profit margin possible for a developer at the expense of the residential neighbourhood. The building is unsupportable now and in the future.

Q3. **Your Full Name** Xela Rysstad

Q4. **Your Street Address** 648 Niagara St.

Q5. **Your email address (optional)** xelaholmes@hotmail.com



Respondent No: 122

Login: Anonymous

Responded At: Apr 19, 2023 08:18:21 am

Last Seen: Apr 19, 2023 08:18:21 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Derek Hawksley

Q4. **Your Street Address** 128 Government St.

Q5. **Your email address (optional)** not answered



Respondent No: 123

Login: Anonymous

Responded At: Apr 19, 2023 08:21:16 am

Last Seen: Apr 19, 2023 08:21:16 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** marion siegel

Q4. **Your Street Address** 128 Government Street

Q5. **Your email address (optional)** not answered



Respondent No: 124

Login: Anonymous

Responded At: Apr 19, 2023 12:14:45 pm

Last Seen: Apr 19, 2023 12:14:45 pm

Q1. What is your position on this proposal?

Other (please specify)

Oppose developer overreach. Build the right housing for the lot and neighbourhood.

Q2. Comments (optional)

not answered

Q3. Your Full Name

Andrew Faulkner

Q4. Your Street Address

2766 Forbes S. Victoria

Q5. Your email address (optional)

afaulkner@datagruven.com



Respondent No: 125

Login: Anonymous

Responded At: Apr 19, 2023 12:35:55 pm

Last Seen: Apr 19, 2023 12:35:55 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Victoria needs density desperately. This project is in an urban neighbourhood that is already home to many highrises. Reducing building height or rental units to appease nearby homeowners is simply unacceptable at this stage of Victoria's housing crisis. Every project needs to maximize units to make a dent in our severe backlog

Q3. **Your Full Name** Matt Bullock

Q4. **Your Street Address** 1736 Emerson street

Q5. **Your email address (optional)** bullock.m.r@gmail.com



Respondent No: 126

Login: Anonymous

Responded At: Apr 19, 2023 13:09:31 pm

Last Seen: Apr 19, 2023 13:09:31 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed project is COMPLETELY inappropriate where proposed! It shows zero respect whatsoever for the character and type of the buildings that dominate this neighbourhood. This project is an absolute nightmare in every way. Hideous!!

Q3. **Your Full Name** Jordan C Stevens

Q4. **Your Street Address** 2795 Yale Street

Q5. **Your email address (optional)** sands.hayward@gmail.com



Respondent No: 127

Login: Anonymous

Responded At: Apr 19, 2023 13:18:53 pm

Last Seen: Apr 19, 2023 13:18:53 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Far too massive, has no relationship to surrounding properties. Based on absolutely no planning principles. Does not suit zoning. This proposal should not have even gone this far, If we throw zoning out of the window we are left with chaos.

Q3. **Your Full Name** Rebecca Towler

Q4. **Your Street Address** 129 Medana Street

Q5. **Your email address (optional)** beckyto@telus.net



Respondent No: 128

Login: Anonymous

Responded At: Apr 19, 2023 17:30:15 pm

Last Seen: Apr 19, 2023 17:30:15 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I oppose this project for the following reasons: 1. Building height: 6 storeys is totally inappropriate for this small lot and the context. The developer's fall-back position is 4 storeys which is also totally inappropriate for the small lot and the context. 2. Site coverage: the proposed building covers almost all of the lot. The developers should have purchased a larger lot, or two or three lots if they want a building that large. There are minimal setbacks which will impact the neighbours significantly while maximizing profits for the developer. 3. Lack of consideration for the immediate neighbours and the streetscape: The immediate neighbours would have a 4 or 6 storey building that for some neighbours will completely block their light, and will significantly impact the privacy of all the immediate neighbours and the livability of their homes. The developer's own drawings of the streetscape show how ridiculous this proposal is. Many have commented that it's like an April Fool's joke to propose such a building. 4. The developer's credibility: The Proposed Development Notice and the developer's presentation and answers to questions at the CALUC meeting contained misinformation. Mike Jones didn't even turn his camera on during the CALUC Zoom meeting. He said that he didn't have a camera on his computer. I'm sure he has a phone with Zoom capability. There was a "Sofie Smith" participating in the meeting chat who was in favour of the proposal. Renata Lang's middle name is Sofia.

Q3. **Your Full Name** Deb Hull

Q4. **Your Street Address** 36 Government Street

Q5. **Your email address (optional)** not answered



Respondent No: 129

Login: Anonymous

Responded At: Apr 19, 2023 18:31:56 pm

Last Seen: Apr 19, 2023 18:31:56 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I writing to support this project because it's aiming to provide much needed below market rental housing in a city that desperately needs it. I understand many neighbours will be unhappy because it is a change. Yes, it's a change. But we need change - what we've been doing isn't working for anyone except existing homeowners - and it needs to start somewhere. We're in desperate need of more affordable housing options, and what better place to have them? As a former James Bay resident, I know how well placed it is for walking or cycling to so many amenities, meaning residents can also save on the cost of a vehicle, maybe allowing them to build a life in Victoria ... and helping us build a more vibrant city.

Q3. **Your Full Name** Christine Astle

Q4. **Your Street Address** 209-3931 Shelbourne St

Q5. **Your email address (optional)** jamjari37@gmail.com



Respondent No: 130

Login: Anonymous

Responded At: Apr 19, 2023 19:29:27 pm

Last Seen: Apr 19, 2023 19:29:27 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The city is extremely short on rentals and needs to build way more. We are in a housing crisis and we need to build as much housing as possible as fast as possible. The city also says that it cares about climate change and resilience, which makes densifying very important.

Q3. **Your Full Name** Micah Brush

Q4. **Your Street Address** 1024 Fairfield Ave

Q5. **Your email address (optional)** not answered



Respondent No: 131

Login: Anonymous

Responded At: Apr 21, 2023 13:34:28 pm

Last Seen: Apr 21, 2023 13:34:28 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The development proposed here is grossly incongruous with the character of the street it us on. There has to be a better way to design this building. Also, long term renters in the existing building must be considered.

Q3. **Your Full Name** Dalia Yanai

Q4. **Your Street Address** 422 Government St.

Q5. **Your email address (optional)** doolyanai@gmail.com



Respondent No: 132

Login: Anonymous

Responded At: Apr 21, 2023 20:39:08 pm

Last Seen: Apr 21, 2023 20:39:08 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed building is too big for the lot (the developer is seeking a variance because the current setbacks won't work with his proposal). The proposed building is too tall for the lot. 6 stories is too tall for a single residential city lot and would cast long shadows. Immediate neighbours are asked to swallow the fact that all 24 suites are facing their yards an impinging on their privacy. Street parking is at a premium already. Add a 24 suite apartment into the mix with only 6 parking stalls and you're not setting the neighbourhood up for success. Basically the building does not fit with the neighbourhood as it's proposed.

Q3. **Your Full Name** Christopher Colgan

Q4. **Your Street Address** 39 Government St.

Q5. **Your email address (optional)** c.l.colgan@gmail.com



Respondent No: 133

Login: Anonymous

Responded At: Apr 22, 2023 09:05:24 am

Last Seen: Apr 22, 2023 09:05:24 am

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

I urge you to oppose the outlandish redevelopment proposal for 50 Government Street, which currently features an occupied two-storey fourplex on a 586 square metre lot zoned for a single home or duplex. The present fourplex conforms to the Missing Middle Initiative and “sensitive densification” already practiced in this part of James Bay, which, according to Statistics Canada, has a higher density than any part of the city outside the downtown core. Yet the owner/developer, Mike Jones, proposes to demolish the building and erect a six-storey structure with 24 very small studio and 1-B rental apartments unsuitable for families or anyone requiring shared accommodation. Mr. Jones claims that the 40 sq m and 50-57 sq m units can be “affordable” only if his new structure is built to his specifications. Yet at the April 12th CALUC meeting, he informed the audience of 180 James Bay neighbours—all but two of whom were vehemently opposed to the project—that he imagines the units renting for \$1700-\$2300/month, substantially more than the \$1500 his long-term tenants pay for larger units. Furthermore, with only 6 parking spaces, new residents and their visitors would have to park on narrow and over-used Government and Battery Streets. Located at the T-intersection of the Battery St, a Heritage Conservation Area, and a HCA currently being considered on this block of Government St, the windowless street-facing façade of the new structure would be overwhelmingly out-of-character with the surrounding low-lying heritage homes that both locals and tourists enjoy as well as block their views of the Sooke Hills from the top of Battery St. Since nearly all the units and balconies are side-facing, the building would severely compromise the light and privacy of neighbouring 2-3-storey homes. Moreover, it offers no garden area except on its own roof, and rises up nearly from the sidewalk—destroying all attractive sightlines to Dallas Road, the sea, and the extraordinary views beyond. As the website [bit.ly/stop50](https://www.bit.ly/stop50) reports, “By putting this huge building on an undersized lot, the developer saves millions of dollars, while the neighbours and the neighbourhood pay the price for their profit.” The proposed building extends to the edge of his lot with almost no setbacks, and requires a property at least three times the size of 50 Government St if it is to accord with any sensible zoning. As for the ecological advantages that Oeza Developments Ltd asserts it is offering, “Carl Elefante, former president of the American Institute of Architects, famously said: “The greenest building is the one that already exists.” For more, see <https://www.jamesbayconcernedcitizens.ca/projects-of-concern> and an upcoming article in the May 2023 issue of the James Bay Beacon.

Q3. Your Full Name Adele Haft

Q4. Your Street Address 660 Battery Street, Victoria, BC V8V 1E5

Q5. Your email address (optional) not answered



Respondent No: 134

Login: Anonymous

Responded At: Apr 22, 2023 10:46:37 am

Last Seen: Apr 22, 2023 10:46:37 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I oppose this project because it is such an egregious example of a project which does not seek to fit into existing guidelines, does not harmonize with the existing neighbourhood, and does not offer a solution for the housing crisis in that the units are all small and overpriced. Rather it seems to be a vanity project based on the developer's inability to hear the feedback he is receiving and one which imposes one person's desire to make money over common sense. I am not opposed to something sensible going in here such as a townhouse duplex each with an additional suite.

Q3. **Your Full Name** Ocean Inglin

Q4. **Your Street Address** 64 Mezies St.

Q5. **Your email address (optional)** not answered



Respondent No: 135

Login: Anonymous

Responded At: Apr 22, 2023 11:37:00 am

Last Seen: Apr 22, 2023 11:37:00 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

It is difficult to provide a thoughtful critique of the proposal for 50 Government Street as it does not attempt to respond to any relevant planning or zoning policies. Current zoning would permit a single family dwelling, with a garden suite or secondary suite, or a duplex. The lot size required, under this zoning, is 920 sq. metres. The subject site is only 586 sq. metres. The OCP envisions attached and detached buildings up to three storeys, and low-rise and mid-rise multi-unit buildings up to approximately 6 storeys with general floor space ratios up to 1.2:1. 50 Government street does not meet the relevant criteria for a six storey building and is requesting a floor space ration of 2.34:1. The site does not meet the criteria under the current R3-2 zoning. Increased density, up to a total of approximately 2:1, may be considered in strategic locations for the advancement of plan objectives. 50 Government Street does not meet the locations criteria for the higher densities outlined in policy 6.22. While not meeting the criteria for strategic locations, the project proposes a density of 2.34:1, which is in excess of densities identified for strategic locations. The lot size would make it difficult, if not impossible, to design a building, even at a floor space ration of 1.24:1, that would meet the design guidelines, and minimum lot size, not to mention the setback requirements.. I have experience with many site specific zoning proposals and, in fact, during my years on Council, supported many of these applications. This proposal differs from those type of applications in that it makes absolutely no attempt to respond to any elements of the existing zoning, that proposed in the OCP, or even those outlined in development requirements in strategic locations. Site specific zoning can be a useful tool but only when it takes into consideration existing site context while envisioning development that contains elements that may not have been considered within existing zoning opportunities. In this case, the proponents of 50 Government Street have developed a building proposal in complete isolation of its location and completely devoid of any response to existing zoning policies. While there is no mechanism in place to encourage the retention of the existing building it is important to be aware of its current condition. The building had been owned for 35 years by a very responsible owner who undertook high standards of maintenance. There is still 12 years of warranty left on the replaced roof,, repairs to the foundation, including seismic bracing have been undertaken. Electrical systems are in good condition, as is the plumbing. The owner also undertook window replacement, as well as improvements to individual units. The current building contains 3 one bedroom suites and one two bedroom suite. Exactly the type of accommodation that is needed in Victoria and at market affordable rates.

Q3. **Your Full Name** Pamela Madoff

Q4. **Your Street Address** 642 Battery Street

Q5. **Your email address (optional)** pmadoff@icloud.com



Respondent No: 136

Login: Anonymous

Responded At: Apr 22, 2023 13:01:56 pm

Last Seen: Apr 22, 2023 13:01:56 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I live at 47 South Turner St. catty corner to 50 Government St., one lot north and west of this site. Our corners touch. I am opposed to and deeply concerned about this proposed project. I am in favour of affordable housing and I like the idea of affordable housing at 50 Government St. But it must be housing that is suitable for a lot that size, perhaps a series of townhouses for families. This neighborhood, with schools and playgrounds nearby, is perfect for families and children. Studies over decades have shown that any home, whether it is a house or apartment, must offer sunlight and sky views to be healthy. A lack of sunlight leads to anxiety, depression, sleep disturbance, and higher blood pressure. It inhibits cognitive ability. This is no environment for anyone, especially a child. We've known about health and sunlight for a long time. It goes back at least as far as Medieval English Common Law. The Right to Light law says that "A window or other opening that has been used for 20 years is protected at common law against obstruction by an adjoining land holder." It is the reason why zoning bylaws require setbacks and minimum site coverage to guarantee that developments do not block light from nearby neighbours' homes and windows. This is NOT a fad, or fancy. It's a health issue and a healthy communities issue. As proposed, 50 Government St. will shade multiple homes on Government and South Turner Streets. This proposal is a shortsighted suggestion. If it is allowed, it could set a precedent, encouraging developers to propose similar large projects on single lots. This would dramatically change our town, and could well leave it an unhealthy in cohesive ghetto. This proposal belongs downtown or in Harris Green, where it will fit in and create housing for single folks. I would add that James Bay is the oldest residential district in Victoria and has the highest density of any neighborhood in town. We are doing our fair share of housing people. A far better use for 50 Government Street would be two-storey townhouses that can affordably house families. Barbara Pedrick

Q3. **Your Full Name** Barbara Pedrick

Q4. **Your Street Address** 47 South Turner St.

Q5. **Your email address (optional)** bpedrick@pacificcoast.net



Respondent No: 137

Login: Anonymous

Responded At: Apr 22, 2023 13:14:22 pm

Last Seen: Apr 22, 2023 13:14:22 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposed development is out of character in the area where the period architecture is attractive to visitors wandering through this part of James Bay e.g. walking tours from cruise ships. Also the disregard of the zoning of the area is alarming to residents of other areas of period houses - Fairfield for one, where I reside.

Q3. **Your Full Name** Michael Wiggins

Q4. **Your Street Address** 1264 Mckenzie St.

Q5. **Your email address (optional)** papageno89@gmail.com



Respondent No: 138

Login: Anonymous

Responded At: Apr 22, 2023 14:34:03 pm

Last Seen: Apr 22, 2023 14:34:03 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need more affordable housing. I myself was born and raised in Victoria and like others have no choice but to move else where in Canada to be able to afford rent. We need more pet friendly affordable housing.

Q3. **Your Full Name** Alexandra Morin

Q4. **Your Street Address** 4517 West Saanich Road

Q5. **Your email address (optional)** not answered



Respondent No: 139

Login: Anonymous

Responded At: Apr 22, 2023 14:46:50 pm

Last Seen: Apr 22, 2023 14:46:50 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This development is going to ruin the same quaintness of James Bay. I have grow up here, born and raised 25 years. This needs to be a smaller building, as there are heritage homes all around it.

Q3. **Your Full Name** Katarina Greer

Q4. **Your Street Address** 38 Lewis st.

Q5. **Your email address (optional)** katarinag416@gmail.com



Respondent No: 140

Login: Anonymous

Responded At: Apr 22, 2023 15:30:39 pm

Last Seen: Apr 22, 2023 15:30:39 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I do not support the proposed development for 50 Government Street. Six storeys with 24 units jammed onto a single lot with limited setbacks is simply bad urban design. We should not try to solve the housing crisis by tearing apart what is special about our city. A better approach is through careful development that adds density while respecting neighbourhoods. Some of the many issues related to this proposed development include: • Six storeys defies design guidelines and is too much for one lot in the middle of a sensitive heritage streetscape enjoyed by tourists and locals, including thousands of cruise ship visitors. • It sets a dangerous precedent, encouraging developers to buy and overdevelop smaller lots throughout the city with no respect for existing zoning or the Official Community Plan. • The higher site coverage and lower setbacks are extreme, and would lead to negative impacts on both adjoining properties and the overall community. • Best practices in urban planning suggest the height of a building should not vary too much from the predominant height of surrounding buildings. • It does not offer family-oriented housing despite the ideal location close to schools and parks. • There are no windows facing the street, which means no 'eyes on the street' for public safety. • In the limited contact with neighbours, the proponent has been generally disrespectful, claiming he will build what we need, not what we want. He also says that things are still changing. Although I am concerned about the negative privacy, shading, noise and light impacts on nearby properties, including my own, what worries me most is that 50 Government Street may become a rallying point for anyone opposed to the Missing Middle Initiative, which I wholeheartedly support. I am confident it is possible to find options to increase the density at 50 Government Street that we would be able to welcome.

Q3. **Your Full Name** Marj Welch

Q4. **Your Street Address** 51 South Turner Street

Q5. **Your email address (optional)** erminecommunications@shaw.ca



Respondent No: 141

Login: Anonymous

Responded At: Apr 22, 2023 17:14:36 pm

Last Seen: Apr 22, 2023 17:14:36 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I have lived in Victoria for 40 years, many of them in James Bay. I now live in Vic West, but this proposal concerns me because if approved it would set a reckless and dangerous precedent for the integrity of living neighbourhoods in our city. The proposal displaces long-term renters in a still-viable multiplex. The proposed building has absolutely no blending features with the neighbourhood or the street. It is fabulously ugly, disconnected from the neighbourhood by a lack of front-facing windows while barging in on neighbours in all directions with overshadowing height and an inhuman lack of setbacks. There is no green space. There are simply no redeeming features to this proposal. Even the claim to provide "affordable" housing is lame. There is nothing but basic lodging offered here; no character and nothing to make residents part of the established and vibrant community. Tenants who will live in a building like this will not want to stay. To my mind, it is designed for high rental turnover which merely allows for continual rental increases and ongoing profit-driven real estate. This is not the solution to our housing problems. Over the course of 40 years, I have lived at 5 different addresses in James Bay. One of the joys of that part of town is its heritage character and the pleasure of walking around. I am afraid that if this building were to go through, it would be popular for walking tours only as an example of terrible city design. I know that Victoria can do better. Respectfully, Anne Glover Vic West -- I am grateful to live, work and play on the unceded Coast Salish Territory of the Lekwungen and W̱SÁNEĆ nations.

Q3. **Your Full Name** Anne Glover

Q4. **Your Street Address** 101-399 Tyee Road (Vic West)

Q5. **Your email address (optional)** not answered



Respondent No: 142

Login: Anonymous

Responded At: Apr 22, 2023 17:28:37 pm

Last Seen: Apr 22, 2023 17:28:37 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need more of this downtown. The house crunch is not going away!

Q3. **Your Full Name** Gerry Mendria

Q4. **Your Street Address** 810-3000 Stautw rd Saanichton BC V8M 2K5

Q5. **Your email address (optional)** gerrymendria@gmail.com



Respondent No: 143

Login: Anonymous

Responded At: Apr 22, 2023 17:33:35 pm

Last Seen: Apr 22, 2023 17:33:35 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Any new housing development at this time should serve to help to pressure off the housing crunch being experienced in Victoria.

Q3. **Your Full Name** Francine Migue

Q4. **Your Street Address** 810 3000 Stautw Rd, Saanichton BC

Q5. **Your email address (optional)** not answered



Respondent No: 144

Login: Anonymous

Responded At: Apr 22, 2023 17:57:34 pm

Last Seen: Apr 22, 2023 17:57:34 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposed development is much too large for the property. Also, SOME parking is needed. It's unreasonable to think that tenants won't own cars. Parking is already difficult to find in this block of Government St, with spillover to Battery Street.

Q3. **Your Full Name** Carolyn Pawluk

Q4. **Your Street Address** 620 Battery Street, Victoria, BC

Q5. **Your email address (optional)** carolynpawluk@gmail.com



Respondent No: 145

Login: Anonymous

Responded At: Apr 22, 2023 18:15:20 pm

Last Seen: Apr 22, 2023 18:15:20 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This development is over reach for this lot and area of James Bay How did we go from thinking a 6 plex for a single lot could be appropriate to a 6 story 24 unit. There are not enough parking spaces which put more cars on the street.... yes in James Bay we still do drive cars. The streets can not accommodate more cars. More cars parked on the street make the streets more dangerous for bicycles....

Q3. **Your Full Name** Theresa Gillan

Q4. **Your Street Address** 23 Paddon Avenue

Q5. **Your email address (optional)** terry.gillan@hotmail.com



Respondent No: 146

Login: Anonymous

Responded At: Apr 22, 2023 18:44:25 pm

Last Seen: Apr 22, 2023 18:44:25 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am very opposed to this proposed development at 50 Government St. I have lived in James Bay for 22 years and raised a family in this neighborhood. It is a lovely vibrant community. I am appalled by this proposed development! 50 Government is a small lot and is not zoned for a building of this size. At 6, 4 or 3 stories this development with its proposed narrow setbacks is not appropriate for this size lot. The zoned set backs are totally ignored in this proposal and the rectangular block building will be pushed so close to the neighbouring houses that it will tower over them even at 3 or 4 stories. The developer has no units facing the street - all windows and patios are on the sides of the building which has the occupants looking out on the backyards and into the windows of the neighbouring properties, severely affecting their privacy. We all bought our properties knowing the current zoning and expecting it to stay in place. This development will affect the value of all surrounding properties to the benefit of one person - the developer, Mike Jones. The developer cites this development as "affordable" housing, but with rents quoted as between \$1700 and \$2300 for small studio and one bedroom units it doesn't seem very affordable to me. The building is unattractive and offers nothing for its tenants except small expensive suites. This is a popular street for tourists and a part of James Bay with many heritage and character houses. Battery street is a Heritage Conservation Area and this property is at the bottom of Battery Street. This section of Government St. is also a proposed Heritage Conservation Area. A development such as this property will look extremely out of place and does not fit the neighbourhood. We already have major parking issues in this section of Government and up Battery. To add another 20 cars will make the parking situation even worse. At the CALUC meeting, this developer was unwilling or unable to give any examples of past developments that they have built. The development company he is using, Oeza Developments, was only just incorporated last fall and has no completed projects - this project is the only one on their website. The developer said a number of times times at the CALUC meeting that he was giving this neighborhood what they needed, not what they wanted. This shows a complete lack of willingness to listen, engage or work with the community on a development that will respect this unique neighborhood. If you allow zoning to be disregarded to such a degree on this small lot, what does that say about the value of zoning regulations or city and neighborhood planning? Does this mean it is carte blanche for all developers?
Sincerely, Imogen Glover

Q3. **Your Full Name** Imogen Glover

Q4. **Your Street Address** 44 Government St

Q5. **Your email address (optional)** fiveglowers@gmail.com



Respondent No: 147

Login: Anonymous

Responded At: Apr 22, 2023 19:42:02 pm

Last Seen: Apr 22, 2023 19:42:02 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposed development is absolutely unreasonable. This section of Government Street is primarily 1 story and 2 story single family housing. Not only would this proposal overwhelm the unique feel of this street (that includes many heritage homes) but it is also part of the horse and carriage route which is so popular with visitors. Do you honestly believe that this 6 story proposed building would be seen by them as consistent with the rest of the street? Tourists come to Victoria to see our heritage neighborhoods, not to be subjected to massive and inappropriate building. Further, in addition to the unbelievable height and breadth requested by the developer, from what I can see, there appears to be little or no provision for parking. In spite of the dogmatic view of city council that all residents should be bikers or walkers, renters will have cars and these cars need to have space to park. This will become onerous for both current Government Street residents, as well as the renters residing in this development. Moreover, this considerable increase in pedestrian and vehicular traffic would likely result in safety issues as the proposed building is at an intersection on what can be a relatively busy street. As well, a building of such proportion has the potential to overwhelm utilities and infrastructure on this street. City council needs to stop providing easy access to developers who lack the imagination and integrity to propose developments which would enhance older neighborhoods, rather than detract from them. As a former resident of a city (Calgary) that actively destroyed its heritage neighborhoods in the past to satisfy developers and planners, it is disheartening to see many of the same actions taking place here. A city that loses its heritage will lose its identity and its raison d'etre.

Q3. **Your Full Name** Dr. Diane Field (PhD)

Q4. **Your Street Address** 211-25 Government St. Victoria. B.C.

Q5. **Your email address (optional)** djfield@ucalgary.ca



Respondent No: 148

Login: Anonymous

Responded At: Apr 22, 2023 20:53:10 pm

Last Seen: Apr 22, 2023 20:53:10 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Steve Parry

Q4. **Your Street Address** 125 Government Street

Q5. **Your email address (optional)** electricfrog@shaw.ca



Respondent No: 149

Login: Anonymous

Responded At: Apr 22, 2023 23:10:14 pm

Last Seen: Apr 22, 2023 23:10:14 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Shelley Long

Q4. **Your Street Address** 35 South Turner Street

Q5. **Your email address (optional)** not answered



Respondent No: 150

Login: Anonymous

Responded At: Apr 22, 2023 23:29:42 pm

Last Seen: Apr 22, 2023 23:29:42 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

My family is strongly opposed to this proposed development. Everyone that I have spoken with in the neighbourhood is similarly opposed to the plan. Not only is a six storey, 24 unit building totally inappropriate for the site but the proposal is an example of greenwashing at its worst. Clearly, the developer pulled a number of key words from the City of Victoria's website and put them together in a hollow attempt to sell an egregiously oversized structure. This kind of practice is incredibly dangerous as it makes a mockery of the very real and positive changes the City is trying to make. No one that I have discussed the proposal with in this area is against gentle densification. However, the proposed development plan for 50 Government St. represents a brutal form of densification that would have serious negative consequences for the whole community.

Q3. **Your Full Name** Chris Adams

Q4. **Your Street Address** 46 Paddon Ave

Q5. **Your email address (optional)** organichris@hotmail.com



Respondent No: 151

Login: Anonymous

Responded At: Apr 23, 2023 07:16:35 am

Last Seen: Apr 23, 2023 07:16:35 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This unit is too big and does not fit in to the neighborhood. This is also a street which attracts a lot of tourists and the horse carriages/pedi tours etc come down this street to see the historic houses. It is important to keep the style of this street to maintain the history of James Bay.

Q3. **Your Full Name** Lynette Freisinger

Q4. **Your Street Address** 123 Government St

Q5. **Your email address (optional)** lynettef@shaw.ca



Respondent No: 152

Login: Anonymous

Responded At: Apr 23, 2023 07:27:03 am

Last Seen: Apr 23, 2023 07:27:03 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Robert FREISINGER

Q4. **Your Street Address** 123 Government Street

Q5. **Your email address (optional)** Robertf2@shaw.ca



Respondent No: 153

Login: Anonymous

Responded At: Apr 23, 2023 08:51:50 am

Last Seen: Apr 23, 2023 08:51:50 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too big for lot. Too big for immediate streetscape. Too big for immediate neighbourhood because it will cast as outsized shadow on the nearby houses. Can only be a blot on a much traveled tourist route.

Q3. **Your Full Name** Jim Rawling

Q4. **Your Street Address** 350 Sylvia St.

Q5. **Your email address (optional)** jim.rawling@gmail.com



Respondent No: 154

Login: Anonymous

Responded At: Apr 23, 2023 08:57:10 am

Last Seen: Apr 23, 2023 08:57:10 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

A three lot area with maximum three storey development (accommodating the same number of rental units) would be a better integrated and possibly more acceptable proposal for this site.

Q3. **Your Full Name** Peter McGuire

Q4. **Your Street Address** 660 Battery Street

Q5. **Your email address (optional)** mcguirealberni@gmail.com



Respondent No: 155

Login: Anonymous

Responded At: Apr 23, 2023 09:12:30 am

Last Seen: Apr 23, 2023 09:12:30 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This will radically affect one of the most scenic neighbourhoods in Victoria. It's badly planned and will change the entire culture, not because it's better for neighbourhood life, but for financial gain — period. This will be a horrific eyesore and huge disruption to the James Bay Area. It's inappropriate. Go back to the drawing board for something less out of line with the area.

Q3. **Your Full Name** Steffani Cameron

Q4. **Your Street Address** 205-660 Niagara Street

Q5. **Your email address (optional)** scribecalledsteff@gmail.com



Respondent No: 156

Login: Anonymous

Responded At: Apr 23, 2023 09:36:36 am

Last Seen: Apr 23, 2023 09:36:36 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too large for both site & neighbourhood. Will not provide "affordable" housing for those who really need it, i.e low income families & seniors.. will seriously impact the heritage homes directly beside & behind , as well as the heritage designation of Battery St. James Bay has the highest density of other communities in the City of Victoria. Tourists & residents enjoy the James Bay neighbourhood, please don't spoil it.

Q3. **Your Full Name** Shirley Roberts

Q4. **Your Street Address** 402-660 Battery St, Victoria, BC V8V 1E5

Q5. **Your email address (optional)** shurlr@shaw.ca



Respondent No: 157

Login: Anonymous

Responded At: Apr 23, 2023 10:09:28 am

Last Seen: Apr 23, 2023 10:09:28 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need more rentals. This is an old building & not attractive. Change needs to happen. Those privileged to own a house need to look to the future to provide rentals close to town where a vehicle isn't necessary & good jobs are available. With the changes coming to Government Street including a bike lane from downtown to Dallas Rd & traffic calming this rental building will be a great addition

Q3. **Your Full Name** Renee Brown

Q4. **Your Street Address** Battery Street

Q5. **Your email address (optional)** not answered



Respondent No: 158

Login: Anonymous

Responded At: Apr 23, 2023 10:12:32 am

Last Seen: Apr 23, 2023 10:12:32 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

More rentals are necessary especially near Victoria so a vehicle isn't necessary. Government Street has a bike lane coming. Young people & seniors are choosing to live a simpler life with no vehicle & less belongings.

Q3. **Your Full Name** Betty Carter

Q4. **Your Street Address** Out of town

Q5. **Your email address (optional)** not answered



Respondent No: 159

Login: Anonymous

Responded At: Apr 23, 2023 10:15:29 am

Last Seen: Apr 23, 2023 10:15:29 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

As a senior downsizing to a bachelor or 1 bedroom is great! This building seems it will bring some much needed rentals & revitalize a neighbourhood with a building that will be there a long time. Great closeness to parks, Victoria & the waterfront. All pluses for a great rental

Q3. **Your Full Name** Ken Carter

Q4. **Your Street Address** Out of town

Q5. **Your email address (optional)** not answered



Respondent No: 160

Login: Anonymous

Responded At: Apr 23, 2023 10:24:00 am

Last Seen: Apr 23, 2023 10:24:00 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

A new James Bay community plan is essential. It seems unlikely such a plan would support this type of incongruent development in our community.

Q3. **Your Full Name** Brian Cousins

Q4. **Your Street Address** 101-660 Battery St

Q5. **Your email address (optional)** moalta@hotmail.com



Respondent No: 161

Login: Anonymous

Responded At: Apr 23, 2023 10:24:56 am

Last Seen: Apr 23, 2023 10:24:56 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Patricia Hollister

Q4. **Your Street Address** 660 Battery Street

Q5. **Your email address (optional)** not answered



Respondent No: 162

Login: Anonymous

Responded At: Apr 23, 2023 11:35:04 am

Last Seen: Apr 23, 2023 11:35:04 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

We are close neighbours to the proposed tower and make the following points: Scale: This six-storey tower is out of scale with the surrounding one or two-storey heritage homes. It would significantly alter the character of the street. Zoning: On the "Proposed Development Notice" the developer states, "Current zoning allows for a multi-unit residential building of up to 6 stories (sic)" This is simply not true. The R3-2 zoning will only permit a 2-storey duplex on a plot of this size. "No multiple dwelling shall be erected, used or maintained on a lot having an area of less than 920m²". The lot size of 50 Government is 585m² Parking: This block of Government St. runs from Dallas to Niagara and has only 19 on-street parking spots. The addition of 24 apartments with only six parking spots will put a severe strain on the already limited parking availability. Middle housing: The proposed development does not come remotely close to the requirements of the well thought out middle housing initiative which requires 45% open site space and a maximum height of 8m. The variances required to fit the proposed building on the current lot are huge. Privacy: The tower appears to have 23 windows on the North side and 36 windows or balconies on the south side - all overlooking neighboring houses and yards. This would cause huge privacy concerns for the nearby residents. Notably there are no windows facing the street. Shadowing: The height of the proposed building would cause significant shadowing on the neighboring properties, severely reducing natural light. Official Community Plan: This calls for "sensitive infill" in James Bay. This building is clearly not sensitive infill. Affordable Housing: In the letter to Mayor and Council the developer notes that "Our project team is already in conversation with BC Housing and will be using their definition of affordable housing" However, it is important to note that this is not "below market housing". The BC housing definition of affordable housing is "rents equal to, or lower than, average rates in the private-market" During the CALUC presentation the developer stated that the rents would be in the \$1,700-\$2,300 range. This for studios at 430 sq.ft up to 1 bedroom at 600 sq.ft. This is not affordable accommodation, nor does it meet the urgent need for family accommodation. Also, although a BC Housing representative was listed on the CALUC agenda no representative was present at the meeting. Local Area Plan: The proposed development highlights the urgent need for an updated local area plan for James Bay. Amazingly, the current one is dated 1993. Increased density is required throughout Victoria but allowing this development, which tramples on the current zoning, to proceed would and make a mockery of the City's planning process. Lack of consultation: The developer has not spoken with us nor many of the nearby neighbours. And, on a personal note: We are in complete support of increased affordable housing in Victoria, James Bay and specifically at 50 Government Street but we cannot support this insensitive monstrosity which aims to maximize the developer's profit by providing the smallest possible non-family accommodation on an undersized lot.

Q3. **Your Full Name** Bob & Becky Vander Steen

Q4. **Your Street Address** 58 Government Street

Q5. **Your email address (optional)** bvs@trevose.com



Respondent No: 163

Login: Anonymous

Responded At: Apr 23, 2023 11:42:21 am

Last Seen: Apr 23, 2023 11:42:21 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We really need more housing

Q3. **Your Full Name** Lionel East

Q4. **Your Street Address** 3000 Stautw Road Saanichton

Q5. **Your email address (optional)** not answered



Respondent No: 164

Login: Anonymous

Responded At: Apr 23, 2023 11:50:50 am

Last Seen: Apr 23, 2023 11:50:50 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This development does not meet the community plan and would have a detrimental impact on the privacy of the immediate neighbours.

Q3. **Your Full Name** Kim Tooby

Q4. **Your Street Address** 660 Battery St.

Q5. **Your email address (optional)** not answered



Respondent No: 165

Login: Anonymous

Responded At: Apr 23, 2023 12:31:56 pm

Last Seen: Apr 23, 2023 12:31:56 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Margaret Rice

Q4. **Your Street Address** 203-660 Battery St

Q5. **Your email address (optional)** margaretrice@telus.net



Respondent No: 166

Login: Anonymous

Responded At: Apr 23, 2023 12:49:55 pm

Last Seen: Apr 23, 2023 12:49:55 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

COMMENTS RE THE PROPOSED DEVELOPMENT OF 50 GOVERNMENT STREET From Carolyn Sadowska, joint-owner of 41/43 South Turner Street adjacent to 50 Government Street. Allowing the proposed 6-storey apartment building for 50 Government Street to go ahead will be an unforgiveable mistake. The proposed 6-storey building is completely out of scale for the small lot at 50 Government Street. The small lot cannot provide sufficient setbacks to offset the impacts of the proposed building on adjacent properties and the neighbourhood. The problems created by the proposed building will persist for the century. I must object to this proposal for several reasons: 1 .LONG-TERM NEGATIVE IMPACTS TO NEIGHBOURING HOMES a) Blockage of sunlight. The long shadow cast by the proposed building will significantly deprive the adjacent and neighbouring homes of sunlight necessary for warmth, gardens, health and quiet enjoyment. At 41/43 South Turner our backyard and garden will be plunged into day-long shade. This will impact our landscaped garden, cherry tree, and rare English weeping yew designated as a Heritage Tree in Victoria. It will reduce the amount of daylight needed for the art studio at the back of our garden. The loss of the morning sun will also incur greater heating costs for the house and art studio. b) Loss of privacy and quiet enjoyment. The 64 ft tower set back a mere 10 ft. 6 in from the property line will directly overlook the adjacent properties. The balconies and stairwells will allow the tenants of 50 Government Street to look into the windows and skylights of the neighbouring homes. c) Light pollution. The close proximity of the proposed tower to the neighbours will intensify light pollution from windows and stairwells. This will interfere with the quiet enjoyment of neighbouring homes. d) Reduction of property values for adjacent properties. This is an obviously be a result of the above. Who would want to buy a house next to the proposed development? e) The proposal suggests that the owners of the single detached homes are comfortable and well-off, who are depriving people of badly needed housing. However, many of detached "single family" homes in the neighbourhood already are duplexes or have secondary suites, and house multiple residents. A number of homeowners in the vicinity of the proposed building have limited incomes and face increasing costs to maintain their homes and properties. 2. NEGATIVE IMPACTS ON CITY OF VICTORIA TOURISM BRAND AND BUSINESSES James Bay, the oldest neighbourhood in Victoria, is literally the welcome mat for tourists to downtown Victoria. For decades, the City of Victoria has invested financially in preserving the distinct architectural heritage of James Bay as the City of Victoria's marketing "brand" to attract tourism. It supports a number of businesses, both downtown and in James Bay. The distinctive heritage streetscape in the neighbourhood around 50 Government Street has long played a critical role in the City "brand." This block of Government Street, nearby South Turner Street and Battery Street are tourism streets. They attract many tourists and foot and via tours: carriage rides, pedicabs, rickshaws and bus tours. The City has invested significantly in the heritage of the local neighbourhood around 50 Government Street. Two registered Heritage Houses adjoin 50 Government Street. Many other registered Heritage Houses stand on Government Street, Battery Street and South Turner Street. Battery Street is designated as a Heritage Area. Other houses in the streetscape of single detached houses are of the same vintage. This neighbourhood and the tour businesses make the tourism in Victoria special. Visitors do not come to Victoria to see bad planning mistakes. The proposed development at 50 Government Street will directly diminish the City of Victoria's long-term investment in heritage to support tourism: a) The out-of-scale, overhanging 6-storey building will ruin the heritage setting of the registered Heritage Houses and houses of similar character in the streetscape. This is a direct impact on the City of Victoria "brand" and its tourism businesses. b) The proposed 6-storey building will particularly ruin the heritage settings of the registered Heritage Houses 41/43 South Turner and 54 Government Street that are immediately adjacent to the proposed building. c) The proposed building will detract from heritage setting of registered Heritage Houses. This proposal, if allowed, will make homeowners question why they should seek and/or maintain a registered Heritage House. Who will want to sacrifice their time, energy and money to protect a Heritage House which can be randomly devalued through bad planning and no fault of the homeowner? 3. INTEGRITY Integrity is a key building block in a strong community. The authentic, distinctive heritage character of the local neighbourhood maintains integrity in our quality of life. The developer's idea of integrity is to propose a disingenuous mural on the front of a 6-storey box as a contribution to "decolonization." It reeks of virtue-signaling. It is a ploy of no merit. In contrast to 50 Government Street, over the adjoining back fence is the registered Heritage House of 41/43 South Turner. From 1916 into the 1920s, 41

South Turner was the home of Reverend C.M. Tate, an early proponent to what we now know as the Truth and Reconciliation Movement. This has integrity. 4. RECOMMENDATIONS At this time, wiser choices are available. Deny the present proposal for 50 Government Street. We need City of Victoria to act with integrity in making decisions that intimately affect our rights to good health, light, privacy and good government. Affordable family housing would be welcome on this property as that is a valued contributor to the stability of this neighbourhood. We know and like our neighbours. Our neighbourhood allows for a social, civilized society to exist here. The forbidding, fortress-like design and size of the structure proposed for 50 Government Street is a disconnect, out of proportion and unrelated to all around it. Planning needs to be done with sensitivity to the small lot size of 50 Government Street and the surrounding environment of well-maintained registered Heritage Houses (and other homes of similar vintage, but not yet designated.) There are answers for what and how to build - but accepting the present proposal for 50 Government Street is definitely not one of them.

Q3. **Your Full Name** Carolyn Sadowska

Q4. **Your Street Address** 43 South Turner Street

Q5. **Your email address (optional)** not answered



Respondent No: 167

Login: Anonymous

Responded At: Apr 23, 2023 12:58:33 pm

Last Seen: Apr 23, 2023 12:58:33 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This proposal's significant harms and risks are out of proportion to its limited benefits. This is not the right change in the right place. The proposed apartment block would be located on a heritage-intensive street that is a key route for tourists, in an area already full of hidden density. The appropriate change for this property would be either Missing Middle, R1-S2 (small lot), or other housing in line with its current zoning, such as a duplex with secondary suites. The proposed building on the other hand would be better suited to a larger property with enough room for required setbacks, to allow streetscape transition, open space, and reduced impact on neighbouring properties. Even then, the plan would need revision to incorporate City design guidelines. This development would be egregiously and unfairly harmful to the immediate neighbours. The developer proposes to squeeze a large building onto a property that is far too small. Following the rules for setbacks and open space, this building would require a property over 2.5 times the size of 50 Government. This property is zoned for nothing larger than a duplex, and every neighbour purchased their properties with the subject property's zoning restrictions in place. The proposed building has such an extreme footprint and such minute setbacks that every neighbour would be severely affected by loss of privacy, views, daylight, and home-value. Its design also suggests excessive noise and lightspill onto neighbouring properties. In my case, the oversized building would be exceedingly close to my house and property. Its numerous balconies and windows would peer directly into my backyard and my bedroom. The benefit to the developer is inseparable from the harm it brings the neighbours. This development would be harmful to the street and the neighbourhood. This section of Government Street has a rare combination of residential heritage values and high tourism traffic. It and Dallas Road carry more tourism activity than any other residential street in the city. This intersection is the centre of a pocket of low-rise residences dominated by heritage houses, within a context of high-rises that surround it a few blocks out. The site is at a key position at the meeting of Government Street with the Battery St Heritage Conservation Area, and this portion of Government St is the subject of a separate proposed Heritage Conservation Area. The proposed large structure would disrupt, dominate, and damage the streetscapes of both Government and Battery. James Bay has high residential density, and carries hidden density in its existing houses through conversions, secondary suites and duplexes. This proposal disruptively intensifies the James Bay density without fitting in. This proposal provides no housing for families, only for singles and a few couples. The area is notoriously short of on-street parking. Approximately 86 residences on Government between Dallas and Niagara share approximately 17 on-street parking spots. (People already park on lawns out of desperation.) Adding a further twenty residences to the small stretch of street is unreasonable. Approval of this proposal would also be harmful to city planning. It aligns poorly with the city's Missing Middle Initiative and the BC Homes for Families program. It makes a mockery of the city's strategy of "gentle densification". The proposal violates city planning documents in dozens of ways. Approving it would undermine the role of city planning and encourage a chaotic approach to development. It would send the message to the development community that "anything goes" and that the city lacks confidence in Missing Middle. Further, approval would have the appearance of a sweetheart deal for this developer. The proposal does not provide meaningful affordability. The proposal justifies its extraordinary non-compliance with city planning documents by claiming to provide affordable housing, but the housing this suggests does not align with people's actual housing needs. The proposed rent of \$1600-\$2300 per month is not considered genuinely affordable. Even more than that, true affordability speaks to a comprehensive vision of how a range of income levels, family stages and housing styles coexist to create a livable and vibrant neighbourhood community. Such a vision can be achieved by encouraging and expanding secondary suites, which have lower rents compared to purpose-built suites. Secondary suites also typically come with access to a yard, making them suitable for families as well as singles and couples. Furthermore, they make use of existing housing stock, lower the cost of acquiring a house, and allow empty-nesters and seniors to age in place by converting excess space into secondary suites. A project such as this demands a developer with a proven track record in similar projects, excellent community-engagement skills, and a keen attention to detail. However, Oeza Developments fails to demonstrate these qualities. Oeza Developments was incorporated only four and a half months ago and has no track record, particularly for work in a sensitive heritage area. Despite describing "knocking on doors" to talk to neighbours, very few residents could confirm this took place, indicating poor community engagement. During the CALUC meeting, the

developer was described as “disrespectful”, “arrogant”, “rude”, “condescending”, and “not listening” to the participants. They used phrases like “I’m proposing what you need, not what you want”, which does not indicate good communication skills. The developer also hinted that they proposed a six-storey building with the expectation that they would end up with a four-storey development, which raises questions about their sincerity. The plans contain multiple errors and inconsistencies, such as miscalculating required parking, inconsistently stating the number of suites, and misstating the zoning, indicating a lack of care and attention to detail. Other examples include inconsistent statements about expected rent, the nature of the roof, and the number of affordable units. In summary, the risks and harms of the proposed development vastly outweigh any benefits.

Q3. Your Full Name	Todd Glover
Q4. Your Street Address	44 Government St
Q5. Your email address (optional)	fiveglovers@gmail.com



Respondent No: 168

Login: Anonymous

Responded At: Apr 23, 2023 13:00:44 pm

Last Seen: Apr 23, 2023 13:00:44 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Fran Thoburn

Q4. **Your Street Address** 413-685 Niagara St

Q5. **Your email address (optional)** not answered



Respondent No: 169

Login: Anonymous

Responded At: Apr 23, 2023 13:18:30 pm

Last Seen: Apr 23, 2023 13:18:30 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

1. James Bay is a heritage neighbourhood which I thought was protected by by-laws/ regulations, etc. The City loves the cruise ship business and thousands of tourists arrive in our neighbourhood and often stroll the streets due to the lovely homes and gardens.; 2. The bldg in question is not appropriate to its surroundings and exceeds limits in every way; 3. The proposal fills almost the entire lot, resulting in surrounding lovely homes facing a solid 6 story wall, reducing their property values and causing undue and unfair long term stress, including the shadow effects affecting many homes; 4. Parking is already an issue everywhere. This will add to that; 5. Adding a solid wall of artwork on the front and labelling it first nations friendly is smoke & mirrors; 6. The people struggling trying to find housing are low income levels (seniors, young people, unemployed, single mothers, disabled). This building will not be income accessible to those who most need assistance. Do the math; 6) There are already several major developments either in progress or proposed in James Bay, aimed at increasing housing, including @ Niagara Street & Menzies, which recently had huge and lovely trees totally removed. James Bay is already very "dense". Don't need more unaffordable housing; 7) If City Hall allows builder after builder to break the heritage area rules, then soon all the charm will be gone; 8) You allow one man to do what he wants and that sets a precedent for future builders/ I understand the man suggesting this project already owns the property and lives there, ergo his own agenda. It would be a travesty to allow this to go forward and there will be major ongoing protests. Please do not allow this.

Q3. **Your Full Name** Pat Nichols

Q4. **Your Street Address** 110 Douglas Street, 401

Q5. **Your email address (optional)** lovenow112@gmail.com



Respondent No: 170

Login: Anonymous

Responded At: Apr 23, 2023 14:03:58 pm

Last Seen: Apr 23, 2023 14:03:58 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too large for the neighborhood.

Q3. **Your Full Name** Patricia A. Macholl

Q4. **Your Street Address** 301-660 Battery Street, V8V 1E5

Q5. **Your email address (optional)** pamacholl@aol.com



Respondent No: 171

Login: Registered

Responded At: Apr 23, 2023 14:38:05 pm

Last Seen: Apr 23, 2023 21:08:34 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This development is a brazen attempt to disfigure a neighborhood for personal gain. The developer cares nothing about the current area zoning, the surrounding neighbors and heritage buildings, a nearby heritage zone, the difficult realities of local neighborhood parking, the recently legislated Missing Middle Initiative, or honest engagement with city affordability requirements and real ecological viability. Having heard his shameless CALUC presentation, I believe it would be shameful for the city council to advance such a project and would encourage other similarly arrogant developers to radically alter the character of other important and vibrant areas of the City of Victoria.

Q3. **Your Full Name** Jordan Zinovich

Q4. **Your Street Address** 202-660 Battery Street, Victoria, BC V8V 1E5

Q5. **Your email address (optional)** not answered



Respondent No: 172

Login: Anonymous

Responded At: Apr 23, 2023 15:13:10 pm

Last Seen: Apr 23, 2023 15:13:10 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Brenda Clark

Q4. **Your Street Address** 201-660 Battery Street

Q5. **Your email address (optional)** not answered



Respondent No: 173

Login: Anonymous

Responded At: Apr 23, 2023 15:16:36 pm

Last Seen: Apr 23, 2023 15:16:36 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

COMMENTS RE PROPOSED DEVELOPMENT OF 50 GOVERNMENT STREET These comments are submitted by John Dewhirst, joint owner of the registered Heritage House, 41/43 South Turner Street In short, lot at 50 Government Street is too small to mitigate the many adverse impacts of the proposed six-storey multi-residential apartment building. The proposed out-of-character, out-of-scale multi-residential building will significantly diminish the quality of life for those in adjacent buildings and in the neighbourhood. Approval of this flawed proposal will jeopardize the local neighbourhood and set a problematic precedent for James Bay. 1. A Disingenuous Proposal The proposal presents selective facts out of context. Moreover, the proposal does not consider those critical contexts in relation to 50 Government Street and its neighbourhood. The proposed development is devoid of sound planning that ensures quality of life. a) The proposal asserts incorrectly that: (1) the current R3-2 zoning allows up to 6 storeys at 50 Government Street and that (2) the property is zoned for a 4-storey condominium. b) The proposal asserts that it knows what is best for Victoria, and therefore by extension, our distinctive heritage neighbourhood around 50 Government Street. Clearly, the proponent is uninformed about the needs and interests of the neighbourhood. It seems that there has been little or no attempt to solicit community-based information. To the best of my knowledge, no neighbours on South Turner Street adjacent to 50 Government have been consulted. c) The proposed development makes no attempt to consider the consequences of its requested deliberate breach of the current zoning, building height, and setback requirements that ensure quality of living in the neighbourhood. Thus, the proposed development presents no measures to mitigate its unconsidered impacts. In short, the proposal makes no effort to consider impacts on the adjacent properties, the streetscape, the heritage values, and the neighbourhood. d) The proposal ignores the distinctive heritage character of the oldest neighbourhood in Victoria. It is integral to the City of Victoria's market "brand." Indeed, 54 Government and 41/43 South Turner, both adjacent to 50 Government, are registered Heritage Houses. Other registered Heritage Houses are nearby on Government, Battery and South Turner Streets. For decades, the City has invested financially in these houses and their distinctive streetscapes as Victoria's unique "brand" to promote tourism and its local enterprises. 50 Government Street and South Turner Street are literally "tourism streets" that attract many tourists and support local businesses. The proposal makes no attempt to consider the adverse impacts of the 50 Government development on the City's marketing "brand" and on the City's actual long-term financial investment in the neighbourhood. e) The proposal relies for support on selective "facts" taken out of their actual physical context. In particular, the nearby seven-storey multi-residential 7-storey building at 39 South Turner is an example of such selectivity. The plans depict "comparable" nearby 36 South Turner Street in the background to justify the proposed six storeys for 50 Government Street. 36 South Turner, seven storeys with 13 residential units, is the nearest large, high multi-residential building. However, the proposed development completely overlooks the requirements for 36 South Turner that successfully allow it to fit into the neighbourhood. Unlike the proposed six-storey building for 50 Government, 36 South Turner is not in a streetscape of detached houses. Instead, 36 South Turner is placed on a corner next to other multi-residential buildings. 36 South Turner was built on three lots that provide large setbacks to minimize shadow on neighbours and intrusions into privacy. In contrast, the actual lot at 50 Government Street is too small to offset the impacts of its proposed six-storey multi-residential building.

2 . Impacts on the Immediate Neighbourhood The six-storey multi residential apartment building proposed for 50 Government Street will significantly impact the quality of life for its neighbours, especially the adjacent properties. The proposed insignificant setbacks (10 ft 6 in or less) cannot mitigate the obvious impacts of shadow, lack of privacy, reduction of property values, and disruption of the streetscape of detached houses. The impacts on 41/43 South Turner that adjoins the west side of 50 Government Street also will apply to its other adjacent properties. The proposed multi-residential building, setback only 10 ft. 6 in from the property line of 41/43 South Turner, will be a massive overlooking wall 64 ft high that stretches across nearly the whole width of the property. Below is a mock-up of the proposed building seen from the backyard at 41/43 South Turner: The proposed six-storey multi-residential building will adversely impact 41/43 South Turner:

a) Blockage of morning sunlight. In the afternoon the backyard and garden are in shade. The loss of morning sunlight will plunge our backyard and garden into constant shade. This will have obvious consequences on our garden and landscaping which we have developed over many years. The garden includes a heritage designated rare English weeping yew and a

cherry tree. The constant shade and impacts to the garden will reduce our enjoyment. b) Loss of privacy. The proposed building directly overlooks our backyard and the back of our house. c) Light pollution from the overlooking proposed building. From stairwells and from the residential unit on top. d) Increased heating costs resulting of loss of morning sun. e) The proposed building will be a relentless, constant reminder of our lost quality of life at 41/43 South Turner. f) Reduced property values: Would you buy a house adjacent to an intrusive overlooking six-storey multi-residential building?

3. Impacts on the City of Victoria’s Distinctive Marketing “Brand” Over many years, the City of Victoria has made a significant financial investment in preserving the distinct architectural heritage of its oldest neighbourhood as its “brand” to attract tourism and businesses. The City has had a long established program for homeowners to register their period houses as Heritage Houses. Registration rides with the property title. It requires the owner to maintain the distinctive heritage character of the registered house. Owners are obliged to keep their houses in good repair. Any repairs must conform to specific heritage requirements. The City often covers the cost of major repairs such as foundation work, new roofs, etc. However, the owners register their houses because they are committed to preserving heritage and maintaining their homes as architectural monuments. The end result is not just maintenance of individual houses, but also the heritage streetscape and quality of the neighbourhood. Nearby are houses in similar architectural styles from the same period. These assets are physical examples of the distinctive marketing “brand” of the City of Victoria. The neighbourhood around 50 Government Street reflects the City of Victoria’s long-term investment in heritage as its marketing brand. Registered Heritage Houses directly adjoin 50 Government Street at 54 Government and at 41/43 South Turner. In addition, there are many other registered Heritage Houses in the block of Government Street and on South Turner Street. 50 Government is located at the foot of Battery Street which is a Heritage Area with a number of registered Heritage Houses. These are literally tourism streets in the Market Brand of Victoria, an attraction for out-of-town visitors and cruise ship travellers. They support well established local tourist businesses: carriage rides, rickshaws, pedicabs, local restaurants and shops. The proposed development with its intrusive out-of-scale size imposed amid a heritage streetscape of detached houses in a heritage character neighbourhood will adversely impact the heritage settings of the registered Heritage Houses, as well as the heritage character of the immediate neighbourhood:

a) With respect to the City of Victoria’s investment and its heritage program: Why would anyone want to register their house as a Heritage House, which rides on the property title, and endure costs and sacrifices for upkeeping its authentic heritage character when nearby an imposed out-of-scale, out-of-character building can ruin the heritage setting of a registered Heritage House? b) Similarly, owners of registered Heritage Houses will ask: Why should homeowners honour their commitment to upkeep Heritage Houses when the City does not support its Marketing Brand on the ground? c) The proposal ignores actual heritage values in the immediate neighbourhood and instead, proposes a large First Nations mural in allusion to “decolonization.” Ironically, the proposed six-storey development will ruin the heritage setting of adjacent registered Heritage House 41/43 South Turner that has real heritage importance for First Nations. 41 South Turner was the residence of Reverend Charles M. Tate, a pioneer in what is now the Truth and Reconciliation Movement. Tate worked tirelessly for the Indian Rights Association of British Columbia and for the Allied Tribes of British Columbia. In this respect, 41/43 South Turner is a standing architectural monument to Truth and Reconciliation. d) Local businesses will feel the impact from loss of the heritage setting for 41/43 South Turner.

4. Recommendations The redevelopment of 50 Government Street is a valuable ‘missing middle’ opportunity to provide family housing in keeping with the OCP guidelines and requirements. Families, unlike transients, stabilize and maintain neighbourhoods and their quality of life. The development should also maintain the distinctive heritage architectural character of this neighbourhood in which the City of Victoria and many homeowners have invested substantially for decades. This has been done successfully in the immediate neighbourhood. For example, 62 and 64 Government, just north of 50 Govt, was a single detached house replaced by two modern detached houses in the architectural character of the street and neighbourhood. I welcome the redevelopment of 50 Government Street to provide affordable family housing that meets the requirements of the “Missing Middle” and the guidelines of the OCP. The developer should consider affordable family housing with sufficient setbacks to include green space and landscaping for quality of life, especially for children. The height should not exceed the present two-storey building.

Q3. Your Full Name	John Dewhirst
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Q4. Your Street Address	41 South Turner Street
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Q5. Your email address (optional)	not answered
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Respondent No: 174

Login: Registered

Responded At: Apr 23, 2023 15:29:40 pm

Last Seen: Apr 23, 2023 22:28:31 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I strongly oppose this proposal. I have canvassed door to door in James Bay various times. Many of the houses in the immediate neighbourhood & typically in this type of street contain multiple units of often affordable housing. The proposed structure will have a disproportionate impact on the immediate neighbours in terms of loss of direct sunshine, light, privacy and views as well as the general loss of well-being. San Jose is a similar street and a gentle balance of the above attributes is maintained over the years by neighbours acting with a mutual respect for each other. I attended the zoom JBNA caluc meeting for this proposal. The distress it clearly causes the neighbours points out the need for continued strong local community plans. I think most people recognize the need for more housing, however the scale of this structure is not appropriate in this location.

Q3. **Your Full Name** Darrel Woods

Q4. **Your Street Address** 60 San Jose Ave

Q5. **Your email address (optional)** darrelwoods@shaw.ca



Respondent No: 175

Login: Anonymous

Responded At: Apr 23, 2023 15:49:50 pm

Last Seen: Apr 23, 2023 15:49:50 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I agree that we need to consider adding density to James Bay, but this is far too dense. I would be way more inclined to agree with 12 units on a lot of this size, but 24 is kind of wild.

Q3. **Your Full Name** Jonathan Marc Huot

Q4. **Your Street Address** 1105-548 Dallas Road

Q5. **Your email address (optional)** jonathan@huot.co



Respondent No: 176

Login: Anonymous

Responded At: Apr 23, 2023 16:31:41 pm

Last Seen: Apr 23, 2023 16:31:41 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Aubrie Nelson

Q4. **Your Street Address** 330 Becher Bay Rd

Q5. **Your email address (optional)** aubrielenelson@gmail.com



Respondent No: 177

Login: Anonymous

Responded At: Apr 23, 2023 16:32:23 pm

Last Seen: Apr 23, 2023 16:32:23 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Aaron Lazar

Q4. **Your Street Address** 330 Becher Bay Rd

Q5. **Your email address (optional)** alazargeo@gmail.com



Respondent No: 178

Login: Anonymous

Responded At: Apr 23, 2023 16:38:23 pm

Last Seen: Apr 23, 2023 16:38:23 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This is totally the wrong project in the wrong place for SO many reasons!! 1. There is already a huge parking problem on my block of Government St 2. This is too small a lot for 24 units 3. 6 storeys are not reasonable or currently allowable in this location 4. This will block most of the light for many of the adjacent single family homes beside & behind the huge project 5. The developer claims to be providing affordable housing but that is simply not true

Q3. **Your Full Name** Nancy E Martin

Q4. **Your Street Address** 30 Government St

Q5. **Your email address (optional)** not answered



Respondent No: 179

Login: Anonymous

Responded At: Apr 23, 2023 16:58:04 pm

Last Seen: Apr 23, 2023 16:58:04 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Allowing this to go forward will be the beginning of the end of the character of the neighbourhood. No different than allowing an old mobile home to be set up on a street with beautiful heritage buildings. Government street is already at the max with street parking, with many homes split into multiple suites. I see home-care workers having to park blocks away to service their customers. Eventually some who take up residence there will no longer be able to ride a bike and will rely on having a car. Also this is not the kind of housing that is needed, it will not be affordable by any stretch of imagination by the time it is built. The design, screams \$\$\$\$\$, and has no place in this area.

Q3. **Your Full Name** Katheleen Moi

Q4. **Your Street Address** 25 Government st

Q5. **Your email address (optional)** khis38@yahoo.com



Respondent No: 180

Login: Anonymous

Responded At: Apr 23, 2023 17:10:41 pm

Last Seen: Apr 23, 2023 17:10:41 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposal is totally out of sync with the neighborhood.

Q3. **Your Full Name** Barbara Wilson

Q4. **Your Street Address** 30 Douglas St Apt 7A

Q5. **Your email address (optional)** wilsonbarbster@gmail.com



Respondent No: 181

Login: Anonymous

Responded At: Apr 23, 2023 17:28:27 pm

Last Seen: Apr 23, 2023 17:28:27 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** shelley long

Q4. **Your Street Address** 35 South Turner Street

Q5. **Your email address (optional)** not answered



Respondent No: 182

Login: Anonymous

Responded At: Apr 23, 2023 17:42:23 pm

Last Seen: Apr 23, 2023 17:42:23 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This 6 floor building is completely inappropriate within a residential area. The street is a historic street with 2 - 3 floor homes, many of which have heritage designation and are over 100 years old. I have no problem with the missing middle housing initiative of two or four plexes in residential neighbourhoods. But a 6 story building smack dab between 100 year hold houses is inconceivable. When the MMH initiative was proposed our current mayor told us not to worry....that they would not be building multi-story buildings in the middle of residential neighbourhoods. So, please, keep your promise! It's the main reason I supported this current council. This section of Government st. is not only historic, but a regular tourist attraction, and is currently being upgraded to allow bicycles and pedestrians better access. Why would you put a story "skyscraper" here now? And the proposal for only 4 parking spaces on a street where parking is already nearly impossible is yet another reason to stop this project. It is also not fair, and damaging to those living next door who will lose privacy, and light, forever.

Q3. **Your Full Name** Joe Rallo

Q4. **Your Street Address** 33 Government St.

Q5. **Your email address (optional)** drjoerallo@gmail.com



Respondent No: 183

Login: Anonymous

Responded At: Apr 23, 2023 17:42:38 pm

Last Seen: Apr 23, 2023 17:42:38 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Tourists are a big part of Victoria's economy, and Government St is full of them - walking, in carriages, etc. We will continue to lose the character of the street if the current 2-story building is replaced with a 4- to 6-story one - why would tourists come to see that?! The street already is hard to find parking on, and adding more housing without parking spaces will just make this worse for those of us who live here.

Q3. **Your Full Name** Joanne Gaul

Q4. **Your Street Address** 33 Government St

Q5. **Your email address (optional)** jgaulmd@gmail.com



Respondent No: 184

Login: Anonymous

Responded At: Apr 23, 2023 17:52:36 pm

Last Seen: Apr 23, 2023 17:52:36 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am against the construction of a 6 story building at 50 Government street as it will negatively impact the homes around it.

Q3. **Your Full Name** Janet Clark

Q4. **Your Street Address** 6609 Goodmere Road, Sooke, BC

Q5. **Your email address (optional)** sapcetobeme@gmail.com



Respondent No: 185

Login: Anonymous

Responded At: Apr 23, 2023 18:06:32 pm

Last Seen: Apr 23, 2023 18:06:32 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am in support of affordable housing and know there is a need. I feel the planning for housing needs to be well thought out and not done willy-nilly at the behest of developers. 50 Government St is a small lot and my understanding is it is zoned for a single family house or a duplex. I am against the development being proposed. Building a 6-storey apartment with 24 units of studios and 1-bedrooms on this small lot would be a travesty in this neighbourhood of heritage houses that is a tourist attraction and therefore money-maker for businesses in Victoria. A 4-story building would also be too much. We need homes for families with some green space, not small units that appear perfect for the airbnb market. This development should not go ahead as proposed. A two-storey building that fits with the surroundings would be much more appropriate.

Q3. **Your Full Name** Amanda Gaunt

Q4. **Your Street Address** 64 Menzies Street

Q5. **Your email address (optional)** not answered



Respondent No: 186

Login: Anonymous

Responded At: Apr 23, 2023 18:06:48 pm

Last Seen: Apr 23, 2023 18:06:48 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The nebulous "affordable housing" crafty sly diplomacy is thin sheep's clothing over the fact that the developers have No Qualms about hurting the neighbors and neighborhood with their proposed development. Anyone with else but dollar signs in their eyes can see that it's absolutely the wrong location for their high rise!

Q3. **Your Full Name** Michael Donald Clement

Q4. **Your Street Address** 145A GOVERNMENT ST

Q5. **Your email address (optional)** jrbard@gmail.com



Respondent No: 187

Login: Anonymous

Responded At: Apr 23, 2023 18:14:10 pm

Last Seen: Apr 23, 2023 18:14:10 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

While we support affordable housing in our neighbourhood it needs to be for families, have green space and fit with the design of this important heritage and tourist street.

Q3. **Your Full Name** Robin and Chris Rohrmoser

Q4. **Your Street Address** 531 Simcoe Street

Q5. **Your email address (optional)** not answered



Respondent No: 188

Login: Anonymous

Responded At: Apr 23, 2023 18:15:45 pm

Last Seen: Apr 23, 2023 18:15:45 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I oppose this development for a number of reasons. Because it's design is not sympathetic to the aesthetics, density, scale, height and ambiance of our low key, single family or duplex zoned heritage neighbourhood. Because it doesn't have room to provide enough parking for the proposed number of residents in an area where the existing nearby Residential Parking areas are already overcrowded without the addition of all those residents' cars. And because it doesn't respect our existing neighbourhood, city or heritage area plans.

Q3. **Your Full Name** Joan Margaret Ryan

Q4. **Your Street Address** 651 Battery St

Q5. **Your email address (optional)** ownyara@telus.net



Respondent No: 189

Login: Anonymous

Responded At: Apr 23, 2023 18:44:25 pm

Last Seen: Apr 23, 2023 18:44:25 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I understand the housing crisis we are facing together. In the past two years both my adult children and their families have been evicted from rentals that they occupied for 10 years each. This included five children who were moved to another school catchment. the proposed building is not the type of housing that families or individuals need or want. The multitude of small units proposed does not attract and sustain occupants wanting to set down roots and thrive. The previous occupants of 50 Government enjoyed a secure family friendly environment until they were evicted. Allowing a six story building on this lot will place surrounding properties in jeopardy welcoming similar developments in the future. We are at a cross road where the balance between affordable housing and housing that is an integrated stable platform is fragile.

Q3. **Your Full Name** Helga Avila

Q4. **Your Street Address** 609 Battery Street

Q5. **Your email address (optional)** havila@telus.net



Respondent No: 190

Login: Anonymous

Responded At: Apr 23, 2023 18:46:12 pm

Last Seen: Apr 23, 2023 18:46:12 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

it's too big. It will cut off the light at 4 houses (front, back and sides) and affects the light for at 10 houses. it doesn't fit in a residential area in james bay.

Q3. **Your Full Name** philip smith

Q4. **Your Street Address** 39 south turner street.

Q5. **Your email address (optional)** pahsmith.ca@hotmail.com



Respondent No: 191

Login: Anonymous

Responded At: Apr 23, 2023 18:58:15 pm

Last Seen: Apr 23, 2023 18:58:15 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I live at 40 Government Street in Victoria, and am married to the owner who has owned this property for almost 20 years. I am very concerned about, and adamantly opposed to, the proposed building at 50 Government Street for various reasons which I will share below.

Character of neighbourhood: Our home was built in 1906, and is designated Heritage, as are many homes in the nearby vicinity. The Heritage designation is in place to maintain the feel, look, and character of the home and neighbourhood built over a century ago, because the community (and the city as well) values this preservation. We live near the corner of Battery Street which has its own Heritage Conservation Area designation as a neighbourhood. The plans at 50 Government Street with its proposed 6 stories and no windows facing the street bears no resemblance to the heritage character and would drastically be out of place and incongruent. This is patently obvious at first glance. Many people have worked hard to maintain the charm of James Bay. There is not one thing about the building that fits the neighbourhood: not style, size, character, density, nor sensitivity to surroundings.

Zoning, size, density, parking: The developer is planning to build a structure that is 3 times the height of the neighbouring single-family homes, is outside the current zoning and setbacks, provides less than the minimum green space required, is approximately 6-8 times the density of neighbourhood occupants, and violates the current zoning for building height for a lot this size as clearly stated by Rob Bateman at the CALUC meeting. The developer acknowledges clearly in his letter to the city that his plan is "not in keeping with all aspects of the Official Community Plan." The following sentence appears in the developer's letter to the city: "Strategic locations are defined as within 200 m of the urban core, a town center, a large urban village, or abetting an arterial or secondary arterial road. This section of Government St is not arterial, and we are 430 m from James Bay Village. We are arguing that in the context of the dual climate and housing crises, that any location where affordable units are proposed in a building aligned with the Paris Accord climate targets should be considered strategic." This rationale aims to disregard any and/or all planning strategies that don't fit the developer's goals. He knows he is asking to build something that does not fit, citing climate and affordability crises. The incongruity here is that the units are not affordable. Read on. In a letter from the developer to the city is this sentence regarding rents: "Our project team is already in conversation with BC Housing and will be using their definition of affordable housing." His claim to be working with BC Housing with the idea of offering affordable rents, was further contradicted (at the CALUC meeting) when he stated that the definition of BC Housing rents is "at or below market rents". Unfortunately, this is the issue: market rents are not affordable! If a property owner claims to charge market rents, they are in keeping with the current problem to begin with. Proposing to jam 24 units onto a small lot (breaking current zoning laws) with the claim of solving the affordable housing issue, then charging market rents, is double talk. He stated rents somewhere in the \$2000-\$2300 range for the 1-bedroom units. Many of us on the chat line were outraged. A quick drive through James Bay reveals several buildings either under construction or newly constructed that blend in nicely with the neighbourhood. There are many examples of a builder putting two homes on one lot that once contained a single-family home, gently densifying the neighbourhood, updating construction/environmental standards, and providing more homes for people in a sustainable and tasteful manner. Suggesting going from 4 to 24 residences on a single lot this size demonstrates nothing short of overkill.

Parking: Government Street has parking on only one side of the street. Parking here is already a well-known big problem for residents and their visitors as others have already mentioned. The developer has ignored this issue completely. He considers putting a Modo parking spot and an electric car outlet on the property a suitable answer to our concerns about parking for 24 units.

Building style, Artwork, Rents: The proposed building has no windows facing the street. All windows face neighbouring windows and yards with shortened building setbacks, creating an intrusive privacy issue for immediate neighbours. It would have several residents of the building looking directly in at me through our SKYLIGHT in our kitchen. The property looks more like a modern-day jail to me, with a big 6-storey WALL facing the street. The developer has proposed a large top to bottom mural of indigenous art to be installed on the front of the building. He claims this is an attempt to "promote decolonization" efforts. However, the building does nothing to actually support indigenous people, (perhaps by designating a portion of the units to indigenous residents, actually lowering the rent, etc.) or provide any monetary or community inclusion for indigenous peoples. Instead, I see this as an attempt once again for the wealthy white man to further exploit indigenous peoples and culture for his own personal gain. He is not donating artwork in

a public place to “promote indigenous culture”. He is asking to break zoning guidelines/restrictions and build a structure of massive size in a quaint neighbourhood. Offering this art project feels like a distraction from what is not right about this project. When I asked him at the meeting who would own the building, he said he would. This indicates to me that he has a large and long-term financial interest in creating as many units as possible on one lot for his own personal gain. The developer has little credibility in my opinion. He has shown no other projects that have been successful in gently updating neighbourhoods in a way that is tasteful and accepted by the community. Nor has he done anything to support the rent issues in the community, or the indigenous peoples, or James Bay community. Lastly, he is not at all interested in working with the community and has acted like he can do whatever he wants, like he knows what we need and we do not. More than once, he stated clearly that he would “give us what we need, not what we want.” This is the voice of an autocratic person not someone interested in the welfare of others. Lastly, I will acknowledge that Mike came to our house to discuss his ideas over a year ago. I found him to be charming and easy to talk to. I was in favor of his idea of replacing an old building with updated units for the community. His current proposal however, has thrown myself and many of my neighbours into a position of defending our community from what we perceive as someone who does not understand nor care about the community. As concerned as I am about the shock of what has been proposed, I would support his going back to the drawing table to create a building or buildings that better suit the community of James Bay, its character and its needs. A two-storey structure is more in line with this vision. I acknowledge that I sound quite angry in this letter, and honestly I am. I don't know how else to indicate what is true for me other than to state it as I see it. Thank you for hearing my viewpoints.

Q3. **Your Full Name** Elizabeth Stone

Q4. **Your Street Address** 40 Government Street

Q5. **Your email address (optional)** liz@lizstone.com



Respondent No: 192

Login: Anonymous

Responded At: Apr 23, 2023 19:09:57 pm

Last Seen: Apr 23, 2023 19:09:57 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This development does not fit in with the neighborhood! James Bay is the oldest neighborhood in Victoria, and Government St (one of the most historic in Victoria ie: emily carr house, character homes, horse carriage tours etc) deserves to have its heritage preserved. Additionally, as a young woman (early 30s), i find this development to be disruptive, excessive and not a step in the right direction to improve the housing crisis as the current 4 unit / 2 level building houses renters that will now have to search for new housing in an already hard to find, and expensive renters market. In terms of missing middle guidelines (i am a missing middle support by the way), it must be heritage conserving infill housing, which this is not. Adding a 6 story building on a lot that is zoned for 2 that is surrounded by heritage houses every which way (including on both sides), is not heritage conserving. In terms of the construction and time line this new build would require, this is also very disruptive on a very quiet street. There is currently construction on Government St (Dallas & Government as of right now) for transportation improvements that will be ongoing until the end of 2023. This requires large construction equipment that takes up space on Dallas & Government St as they park them here while the construction is in progress, signs while they're working etc to take up space. We are not looking to have Government St to be a constant construction zone which this 50 Government St development would greatly add to. Additionally, there is already not nearly enough residential parking available on this street for those that already live here. Add more vehicles to the street (the construction workers, developers etc) and this takes up already low-available parking spaces for those that live along this street. Even with proposed building parking spots, there would still not be nearly enough street parking available for visitors to the new building residents without taking away parking for all of us that live here. Imagine also living in the character directly beside this proposed 6 story build, having all of your gorgeous sunshine blocked from this eye sore! Having looked at the Oeza Development Ltd. website, it is very clear that they have used many popular "buzzwords" (sustainable, accessible, respectful etc...) to attempt to make this seem like it will maintain James Bay's historic character but it is very clear that they do not value the integrity of this neighborhood / street or the people that live here.

Q3. **Your Full Name** Gabrielle Assaf

Q4. **Your Street Address** 16A Government Street

Q5. **Your email address (optional)** gabrielle.assaf@me.com



Respondent No: 193

Login: Anonymous

Responded At: Apr 23, 2023 19:23:35 pm

Last Seen: Apr 23, 2023 19:23:35 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposal is heinously out of scale, zoning, and character for the historical neighborhood and street of single family homes; Many of which contain suites. This radical densification does nothing but lower quality of life for all residents, while not providing homes that are reasonably priced or value for money. We need smart density growth, not destroying heritage conservation areas, tourist attractions, and quality neighbourhood, all so a developer can reap the profits. This is not nimby, this is common sense. You have just approved a massive block of at market rentals a few blocks away, as well as numerous other development proposals pushing in on every residential area remaining in James Bay.

Q3. **Your Full Name** Claire Smith

Q4. **Your Street Address** 116 Medana Street

Q5. **Your email address (optional)** cscov@foodsmith.ca



Respondent No: 194

Login: Anonymous

Responded At: Apr 23, 2023 19:31:08 pm

Last Seen: Apr 23, 2023 19:31:08 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposed development is laughable as proposed and will be tragic if approved. It is in complete contrast to the surrounding neighbourhood in size, scale, design and setbacks. It would tower over its neighbours of modest, heritage style homes, blocking sunlight, leaving them in shadows. It might fit into a downtown city block, but doesn't come close to fitting into the residential neighbourhood of James Bay.

Q3. **Your Full Name** Patrick Smith

Q4. **Your Street Address** 116 Medana Street, Victoria BC

Q5. **Your email address (optional)** patricksmith13@me.com



Respondent No: 195

Login: Anonymous

Responded At: Apr 23, 2023 19:39:27 pm

Last Seen: Apr 23, 2023 19:39:27 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Not the right development for this location

Q3. **Your Full Name** Belinda Page

Q4. **Your Street Address** 110 Medana Street

Q5. **Your email address (optional)** b.page@shaw.ca



Respondent No: 196

Login: Anonymous

Responded At: Apr 23, 2023 19:43:56 pm

Last Seen: Apr 23, 2023 19:43:56 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

Hello, I don't believe this proposed development fits in with the neighbourhood and surrounding/adjacent properties. I believe the developer is proposing such a large and out of scale building being fully aware and expecting opposition. I feel this is a tactic or strategy in an attempt to negotiate with Council to find middle ground, when submitting revised plans - which will likely still be far out of scale for the neighbourhood.. This property cost the developer roughly 1.6 million dollars. They do not need to build anything significant to turn a profit. It's less than a block away from Dallas road in an extremely desirable and prime location. They need to build a two story, townhome or something that fits in the neighbourhoods scale and maintains existing parking - or enough parking for each unit. There are designated heritage homes nearly directly beside the proposed development, which is located directly on the most iconic and historic street in Victoria. I'm all for adding housing units to Victoria and James bay in the appropriate locations, but this does not fit with the neighbourhood in the slightest. The plans do not provide enough parking for the amount of proposed units, and street parking in this block of Government street is already extremely limited. Adding additional units without adequate on-site parking is not good enough. The current building has parking for each unit. This should be the case for a new build on this site. The neighbourhood impact during the construction of such a building will affect all the neighbouring buildings/residents, and there is also not enough parking on street for the construction vehicles (excavators/etc). Transportation is working to reduce the lower block of government street's vehicle traffic and to make this area safer for pedestrians and cyclists with expanding their bike network down government street as well. A significant build here will bring far more vehicle traffic during the construction phase. I hope that council will not negotiate on this site and that they hold the developer accountable to maintain the existing zoning, height/setbacks/on-site parking etc. To allow developers to build, out of scale developments on Government Street in James bay would affect Victoria's image and identity. There are sites across James bay and Victoria that larger buildings may be appropriate for but this one - or any other large multi-level-unit building on Government Street in James Bay should not be approved. Horse Carriages, Historic Tours, Visitors/Tourists alike walk down this street and admire the homes, and charming residential feel. The only apartment building on Government street in James bay is at 25 Government, which actually works due to the land size and neighbouring properties and setbacks. Please keep Government street in James Bay, quaint, charming and full of character. Jake

Q3. Your Full Name Jake McFadden

Q4. Your Street Address 16

Q5. Your email address (optional) not answered



Respondent No: 197

Login: Anonymous

Responded At: Apr 23, 2023 20:02:50 pm

Last Seen: Apr 23, 2023 20:02:50 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This project does not fit into the neighbourhood aesthetics or take into consideration the shadowing on neighbouring properties. Containership looking construction without any interesting architectural details, aside from the virtue signaling aboriginal nod on the exterior, does not resonate with the heritage details most tourists and locals come to see and want live in and learn about.

Q3. **Your Full Name** C. Peter

Q4. **Your Street Address** 110 Medana Street

Q5. **Your email address (optional)** not answered



Respondent No: 198

Login: Anonymous

Responded At: Apr 23, 2023 20:19:07 pm

Last Seen: Apr 23, 2023 20:19:07 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Hello, I'm writing to express my opposition for the proposed development at 50 Government street. I live at 16 Government street, and feel the proposed development does not fit in the with the existing neighbourhood feel and adjacent properties. I believe the developer is aware that the proposal is significantly out of scale, as a strategy/tactic to be able to negotiate lower and find middle ground with Council and by offering amenities as a form of buzzwords to gain councils approval. They bought the property for 1.6 million, and do not need to construct anything significant to turn a profit on a highly desirable, and prime location - less than a block to Dallas road. The only multi level/3+ storey apartment building on Government street in James bay is located at 25 Government, and actually fits the area due to the size of the lot/property and the significant setbacks and location to neighbouring properties. 50 government is not a location that will benefit from anything over 2 storeys. The property is located nearly directly beside designated heritage homes, on the most iconic and historic street in Victoria. To allow a building that does not fit the neighbourhood would tarnish Victoria's identity, image and charm. I'm all of adding housing and units to Victoria and James bay, but developers need to build the appropriate type of housing in an appropriate location. This location would be appropriate for a townhome, or another two storey building. Please keep the developer accountable for zoning, height, setbacks and on-site parking. Currently there is onsite parking for each unit in the existing building. With Transportation's expansion of the bike network in James bay and on Government street, they are working to make the area safer for pedestrians and cyclists which includes traffic calming measures. This block of Government already has limited on-street and residential parking, which would be greatly affected during the construction of the building, with excavators/trucks etc - which would increase vehicle and construction vehicle traffic - impacting available on-street parking as well. The construction of such a proposed building would affect all nearby residents. Victoria doesn't just need housing. We need the right kind of housing, in the right locations. This location may be great for townhomes/townhouse, a single family home, or an updated two level multi-unit apartment, (maintaining existing parking on-site for each unit) Government Street in James bay, is visited by horse drawn carriages, heritage tour guides, and tourists from across the world. They walk by and talk about the houses, the history and and the charm the neighbourhood provides. If there's one street in Victoria to have a strong position on for maintaining its charm and identity, it's Government Street. Thank you for your consideration. Jake McFadden

Q3. **Your Full Name** Jake McFadden

Q4. **Your Street Address** 16A Government

Q5. **Your email address (optional)** funksurfsoul@gmail.com



Respondent No: 199

Login: Anonymous

Responded At: Apr 23, 2023 20:21:20 pm

Last Seen: Apr 23, 2023 20:21:20 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Mokie Burnham

Q4. **Your Street Address** 269 Niagara St

Q5. **Your email address (optional)** mokieburnham@gmail.com



Respondent No: 200

Login: Anonymous

Responded At: Apr 23, 2023 20:29:53 pm

Last Seen: Apr 23, 2023 20:29:53 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Jared Barabash

Q4. **Your Street Address** 311-562 yates street

Q5. **Your email address (optional)** jkbarabash@gmail.com



Respondent No: 201

Login: Anonymous

Responded At: Apr 23, 2023 20:33:51 pm

Last Seen: Apr 23, 2023 20:33:51 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am strongly opposed to the proposed development. I have lived in the neighbourhood for 45 years and have seen many changes. The proposal for 50 Government Street is the most outrageous out of all the developments that have been built or proposed in this immediate area. It already is a neighbourhood of diversity and considerable density but the proposal for 50 Government exceeds almost all measures of what should be acceptable.

Q3. **Your Full Name** John Adams

Q4. **Your Street Address** 634 Battery Street, Victoria V8V 1E5

Q5. **Your email address (optional)** john@discoverthepast.com



Respondent No: 202

Login: Anonymous

Responded At: Apr 23, 2023 20:40:04 pm

Last Seen: Apr 23, 2023 20:40:04 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This is definitely not what we need in the area. Way too tall, would be a giant eye sore. Not the James Bay we chose to make our home when we bought our house! Please don't put your trash in our neighbourhood. Thank You.

Q3. **Your Full Name** Michael Burnham

Q4. **Your Street Address** 269 Niagara Street

Q5. **Your email address (optional)** mjburnhamis@gmail.com



Respondent No: 203

Login: Anonymous

Responded At: Apr 23, 2023 20:47:22 pm

Last Seen: Apr 23, 2023 20:47:22 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposal does not fit with the neighbourhood where as the existing building does. Furthermore the existing building seems to fit the missing middle guidelines; a fourplex on a single family lot. Why change this. Council is showing no vision. By approving projects piecemeal with no plan to guarantee cohesion Victoria will lose its identity. No matter how well intentioned the council is the baby is being thrown out with the bathwater. Thanks.

Q3. **Your Full Name** Elizabeth Anderson

Q4. **Your Street Address** 35 Olympia Ave.

Q5. **Your email address (optional)** elizabib2@gmail.com



Respondent No: 204

Login: Anonymous

Responded At: Apr 23, 2023 22:00:26 pm

Last Seen: Apr 23, 2023 22:00:26 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I do not support the current six-storey proposal for 50 Government St., nor would I support a four-story building at this site. However, I would support a three-storey multi-unit building here, if setbacks and site coverage met the requirements of R3-2 zoning. This lot is only 56 feet wide; that is 6 feet wider than a standard R-2 lot. This block of Government is largely intact with many multi-unit heritage houses. I live around the corner on Niagara in a heritage registered duplex. For comparison to nearby R3-2 zoned properties, the four-storey condo at Government and Dallas is built on a larger lot with respectable setbacks from the neighbouring properties and the road. Front yard setbacks are critical to maintaining residential neighborhoods. Government Street is not a secondary arterial and this site should not be considered as a candidate for rezoning. It is a small lot with multi unit zoning surrounded by many multi-unit R2 properties. The city should respect their own zoning and require the developer to work within current zoning parameters.

Q3. **Your Full Name** Dean Rysstad

Q4. **Your Street Address** 648 Niagara St

Q5. **Your email address (optional)** deanr@uvic.ca



Respondent No: 205

Login: Anonymous

Responded At: Apr 23, 2023 22:39:41 pm

Last Seen: Apr 23, 2023 22:39:41 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

This proposed building is quite out of character to the surrounding properties. Tourists pay hefty fees to ride carriages down government street to view these heritage buildings. Is council aware, that the developers are just in it for profit? If providing homes was their reason, why evict families that have lived there for years. If this goes ahead under the banner of cheap housing, put a cap on rents at \$1000 per month and see how keen they are to proceed. No parking is also an issue.

Q3. **Your Full Name** Rosemary Verren-Delbridge

Q4. **Your Street Address** 71 Government Street

Q5. **Your email address (optional)** not answered



Respondent No: 206

Login: Anonymous

Responded At: Apr 23, 2023 23:59:26 pm

Last Seen: Apr 23, 2023 23:59:26 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I was present for the recorded zoom meeting and there were so many wonderful speakers. I can't say anything new and definitely not better. I can only repeat the obvious. 1. It is too big for the lot. 2. This is a heritage neighborhood. 3. The amount of shade it will create on the neighbours is crazy and unhealthy for the humans and plants. 4. There already isn't enough parking.

Q3. **Your Full Name** Tamara Hodgson

Q4. **Your Street Address** 39 Government Street

Q5. **Your email address (optional)** not answered
